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152570039 34 001 Page 1 of 5  
2000-02-18 13:23:23  
Cook County Recorder 29.50

Recording Requested By and  
When Recorded Mail to:

Franchise Mortgage Acceptance Company, A Delaware corporation  
Three American Lane  
Greenwich, CT 06831

Attention: Servicing

(Space above this line for Recorder's Use)

**MEMORANDUM OF MASTER LEASE**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE UNDERSIGNED Landlord and Tenant, also named on EXHIBIT A attached hereto, and made a part hereof, entered into a written master lease as described in EXHIBIT A, (hereinafter the "Master Lease") whereunder and whereby Landlord did lease, rent and demise unto said Tenant the property described in EXHIBIT B attached hereto, all of which is hereinafter referred to as the "Premises".

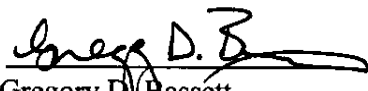
WHEREAS, Landlord presently leases to Tenant the Premises TO HAVE AND TO HOLD upon Tenant's paying the rent and other charges provided for and observing the covenants and conditions set forth in the Master Lease, for a term as set forth in EXHIBIT A, with any renewal options as set forth in EXHIBIT A, and any options to purchase or rights of first refusal as set forth in EXHIBIT A.

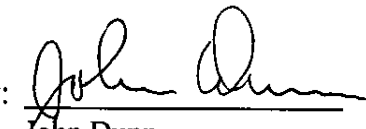
NOW, THEREFORE, this Memorandum of Master Lease is executed by the undersigned parties with the intention that the same shall be filed for the record in the Office of the Recorder of Deeds of the County and State where the Premises is located, to give notice of the existence of Tenant's leasehold estate under the Master Lease in and to the Premises.

IN WITNESS WHEREOF, the undersigned parties have each caused this Memorandum of Master Lease to be executed as of the 27<sup>th</sup> day of May, 1999.

**JIFFY LUBE INTERNATIONAL OF  
MARYLAND, INC., TENANT**

**JOHN DUNN REAL ESTATE  
INVESTMENTS, LANDLORD**

By:   
Gregory D. Bassett  
Vice President

By:   
John Dunn  
General Partner

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STATE OF Illinois  
COUNTY OF DuPage

§  
§  
§

00126242

I, Jerry Blaisdell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Dunn, General Partner personally known to me to be the same person(s) whose name is subscribed to the foregoing appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19 day of May 1999,

My Commission Expires: 10/06/99

Jerry A. Blaisdell  
Notary Public



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STATE OF TEXAS

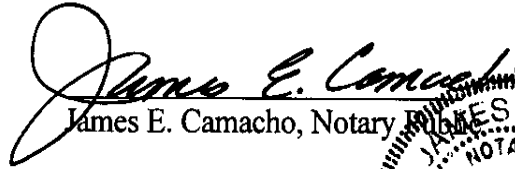
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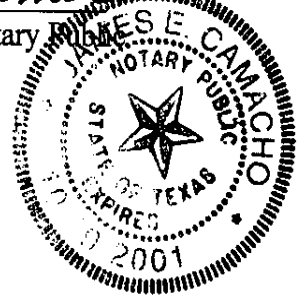
COUNTY OF HARRIS

I, James E. Camacho, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory D. Bassett, personally known to me to be the same person whose names is subscribed to the foregoing appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27<sup>th</sup> day of May, 1999.

My Commission Expires: October 19, 2001

  
James E. Camacho, Notary Public



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Borrower: Autoserve, Inc.  
Store #: 01100  
Store Address: 17 West 620 Butterfield Road  
Oakbrook Terrace, IL 60523

## EXHIBIT A

The Master Lease dated December 9, 1987, between Harris Bank of Naperville, as Trustee under Trust Agreement, dated May 10, 1997 and known as Trust No. 2745 as Landlord and Jiffy Lube International of Maryland, Inc. as Tenant, covering the leasehold estate in premises known as 17 West 620 Butterfield Road, Oakbrook Terrace, IL 60523, located in DuPage County, as more fully described in EXHIBIT B attached hereto and made a part hereof.

1. (Master Lease)
  - a. Date of Master Lease and any Amendments: December 9, 1987, Assignment to Rocfam Enterprises Limited Partnership on June 28, 1989, assignment to Jiffy Lube International of Maryland, Inc. on July 17, 1992
  - b. Landlord: John Dunn Real Estate Investments dated December 9, 1987
  - c. Tenant: Jiffy Lube International of Maryland, Inc.
  - d. Property Street Address: 17 West 620 Butterfield Road, Oakbrook Terrace, IL 60523
  - e. Building Description, Including Square Feet and Use:
  - f. Commencement Date Under Master Lease: December 9, 1987
  - A. Expiration Date of Master Lease, Not Including Renewal Options: August 31, 2009
  - g. Number of Renewal Options and Term of each: 1 x 5 yrs. J.D.G.B.
  - h. Expiration Date of Master Lease Including Renewal Options: August 31, ~~2014~~ 2019 J.D.G.B.
  - i. Does Tenant Have Option or Right of First Refusal to Purchase Property: Yes

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**EXHIBIT B**

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**Legal Description**

LEASEHOLD ESTATE CREATED BY MEMORANDUM OF LEASE FROM HARRIS BANK NAPERVILLE AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 1977 AND KNOWN AS TRUST NUMBER 2745, LESSOR, TO JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., AND RECORDED NOVEMBER 21, 1988 AS DOCUMENT NUMBER R88-133312 AND ASSIGNED TO ROCFAM ENTERPRISES LIMITED PARTNERSHIP BY ASSIGNMENT OF LEASE DATED JUNE 28, 1989 AND RECORDED JULY 5, 1989 AS DOCUMENT NUMBER R89-79758, DEMISING THE FOLLOWING DESCRIBED FOR A TERM OF YEARS BEGINNING DECEMBER 9, 1987 AND ENDING 20 YEARS FROM TO WIT:

THE WEST 100 FEET OF THE EAST 140 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE, OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 650 FEET THEREOF AND EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF BUTTERFIELD ROAD AS CONSTITUTED IN THE YEAR 1949) IN DU PAGE COUNTY, ILLINOIS.

Property of Cook County Clerk's Office