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Cook County Recorder

27.50



0020558120

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made effective the 11th day of April, 2000, memorializing certain terms and conditions of a lease agreement by and between LYONS VENTURES LIMITED PARTNERSHIP ("Landlord") and CAPITAL FITNESS, INC., an Illinois corporation, as tenant ("Tenant"):

WITNESSETH:

1. **Demised Premises.** Landlord and Tenant have entered into a Lease Agreement dated April 11, 2000 (the "Lease"), pursuant to which Tenant has leased from Landlord certain premises ("demised premises") located at 3938 S. Harlem, Lyons, Illinois 60148, consisting of approximately 37,086 square feet, as outlined on the site plan attached as Exhibit A and legally described on Exhibit B attached hereto.

2. **Term - Options.** The term of the Lease has commenced. The lease term terminates on July 31, 2014; provided, however, the Tenant has one (1) option to extend the term of the Lease for an additional period of five (5) years.

3. **Purpose.** The sole purpose of this instrument is to give notice of the Lease and Tenant's rights thereunder, and all of its terms, covenants and conditions to the same extent as if the Lease were fully set forth herein. This instrument shall in no way amend or be used to interpret the Lease, and in the event of any conflict or inconsistency between any of the terms and conditions of this Memorandum and any terms and/or conditions of the Lease, the terms and/or conditions of the Lease shall govern and control. All covenants and agreements of this Memorandum and the Lease shall run with the land until such time as the Lease is terminated. A full and complete copy of the Lease is on file at the offices of Landlord and Tenant.

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This Memorandum of Lease is executed by Tenant at Big Rock, Illinois, on this 1st day of May, 2002.

TENANT:

CAPITAL FITNESS, INC.,
an Illinois corporation

By: _____
Name: Evan M. Rayman, not individually, but as
Vice President of Capital Fitness, Inc.

ATTEST:

By: _____
Name: Alan J. Feldman
Title: Secretary

STATE OF ILLINOIS

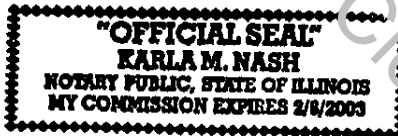
COUNTY OF KANE

I, Karla Nash, a Notary Public in and for Kane County, Illinois, do hereby certify that Evan M. Rayman, as Vice President of Capital Fitness, Inc., an Illinois corporation, who is personally known to me to be the same person as whose name is subscribed to the foregoing instrument, who appeared before me on this day and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of Capital Fitness, Inc., for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st day of May, 2002.

Karla M. Nash
Notary Public

(Seal)



My Commission Expires: 2-6-03

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EXHIBIT A

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THAT PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF 40TH STREET AND THE EAST LINE OF POWELL AVENUE FO A PLACE OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF POWELL AVENUE A DISTANCE OF 680 FEET TO THE SOUTH LINE OF PERSHING ROAD, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 11 IN GOLDBLATT'S RESUBDIVISION OF PART OF VACATED HAAS AND POWELL'S ADDITION TO RIVERSIDE, THENCE EAST ALONG THE NORTH LINE OF LOT 11 A DISTANCE OF 245.75 FEET TO THE NORTHEAST CORNER OF LOT 11; THENCE SOUTH ALONG THE EAST LINE OF LOT 11 A DISTANCE OF 331.5 FEET TO THE SOUTH LINE OF GOLDBLATT'S RESUBDIVISION, BEING ALSO THE NORTH LINE OF THE SOUTH 1/2 OF THE EAST 10.06 ACRES OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF SECTION 1; THENCE EAST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 245.75 FEET TO THE WEST LINE OF HARLEM AVENUE AS DEDICATED BY HAAS AND POWELL'S SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF HARLEM AVENUE A DISTANCE OF 348.5 FEET TO THE NORTH LINE OF 40TH STREET; THENCE WEST ALONG THE NORTH LINE OF 40TH STREET A DISTANCE OF 491.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

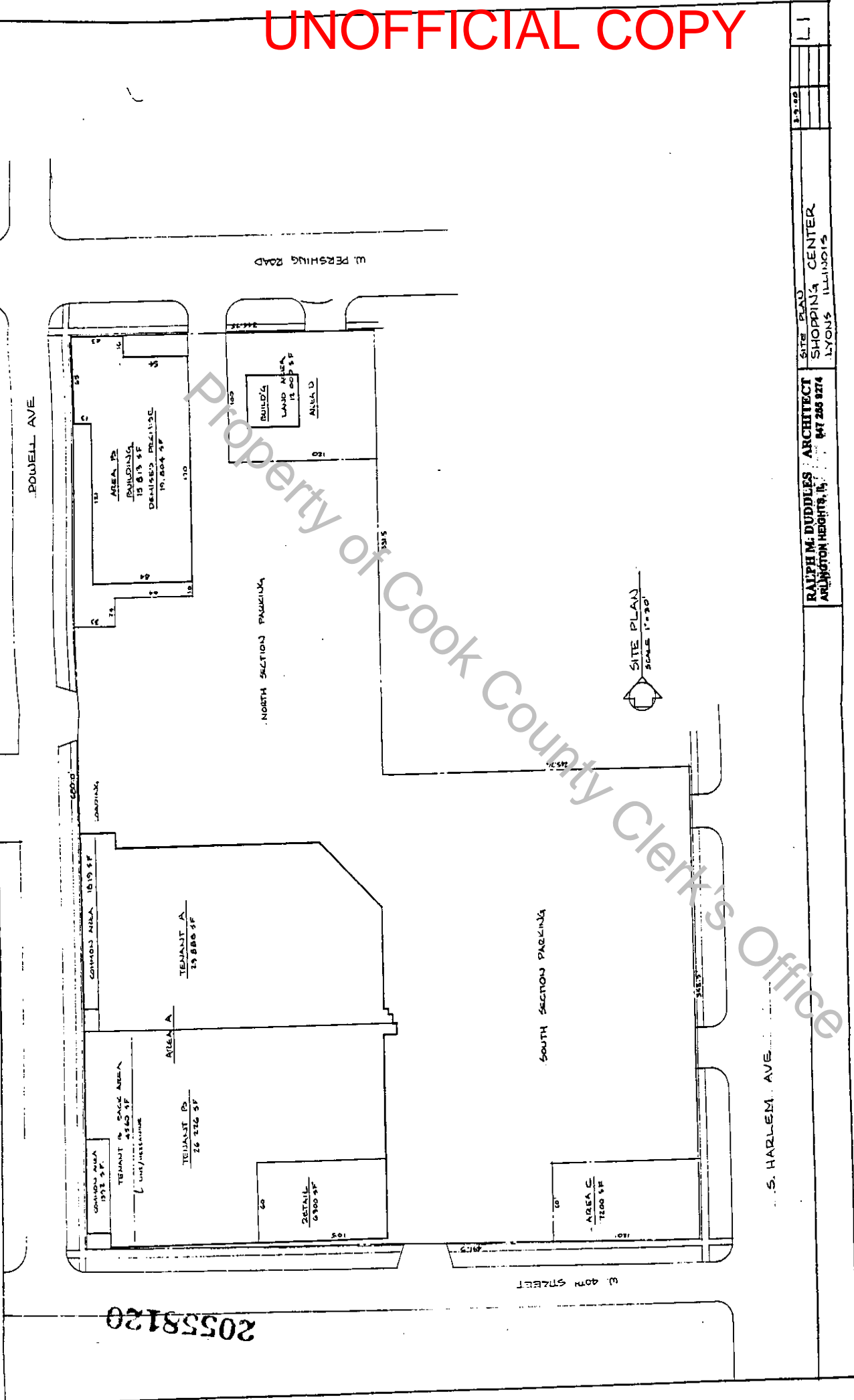
18-01-204-002 , 18-01-204-003

3938 S. Harlem
Lyons, IL 60534

Return to: Louis S. Quinn, Jr. Esq,
Jones, Walker
8555 United Plaza Blvd
5th Floor
Baton Rouge, LA 70809



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RAULPH M. DUDDELES ARCHITECT
 ARCHITECTURE
 100 W. PERSHING ROAD
 LYONS, ILLINOIS 60465
 TEL: 708.288.8274