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2002-06-04 13:02:13
Cook County Recorder 31.00

Prepared By and When
Recorded Return to:

David I. Badain, Esq.
Loews Cineplex
711 Fifth Avenue
New York, New York 10022



0020621773

AS
A-00189844

Property of Cook County Clerk's Office

MEMORANDUM OF LEASE

Landlord:

^{BANK}
LaSalle National Association, fka LaSalle National
Bank, not Personally but solely as Trustee under Trust
No. 30703
c/o Simon Property Group
National City Center
115 West Washington Street
Indianapolis, Indiana 46204
Attn: Senior Vice President of Development

Tenant:

Plitt Theatres, Inc.
c/o Loews Cineplex United States
711 Fifth Avenue
New York, New York 10022
Attn: President

Date of Lease:

August 17, 1983

Dates of Amendments:

December 30, 1994, January 1, 1999, December 28,
2001, January 16, 2002, January 30, 2002

Premises:

A portion of the River Oaks Shopping Center in Calumet
City, Illinois (the "Shopping Center"). The premises are
known as the River Oaks 7-8 theatre and have a street
address of 70 River Oaks Center, Calumet City, Illinois.
A legal description of the Shopping Center is attached as
Exhibit A.

BOX 333-CU

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Term (as extended to date): November 3, 1978 - December 31, 2002, subject to earlier termination as provided in the Lease.

Extension Option:

Tenant has the option, exercisable by notice given to Landlord on or before December 1, 2002, to extend the term of the Lease on the terms and conditions contained therein for the 12 month period commencing January 1, 2003 (said period, the "2003 Extension Term"). Landlord and Tenant each have the right to terminate the Lease at any time during the 2003 Extension Term upon at least 30 days prior written notice to the other party. If Landlord so terminates the Lease, Landlord may not permit the Premises to be operated as a motion picture theatre during the five year period from the date of the termination.

It is expressly understood and agreed that this Amendment is executed on behalf of LaSalle Bank National Association, f/k/a LaSalle National Bank, not personally but as Successor Trustee as aforesaid, in the exercise of the power and authority conferred upon and invested in it as such Successor Trustee, and under the direction of the beneficiaries of a certain Trust Agreement dated June 1, 1965, and known as Trust No. 30703. It is further expressly understood and agreed that LaSalle Bank National Association, f/k/a LaSalle National Bank as Successor Trustee as aforesaid, has no right or power whatsoever to manage, control or operate said real estate in any way or to any extent and is not entitled at any time to collect or receive for any purpose, directly or indirectly, the rents, issues, profits or proceeds of said real estate or any lease or sale or any mortgage or any disposition thereof. Nothing in this Amendment contained herein shall be construed as creating any personal liability or personal responsibility of the Successor Trustee or any of the beneficiaries of the Trust as a lien or otherwise, and, in particular, without limiting the generality of the foregoing, there shall be no personal liability to pay any indebtedness accruing hereunder or to perform any covenant, either expressly or implied herein.

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The purpose of this memorandum is to evidence the Lease described herein. Nothing contained herein is intended to modify the Lease or constitute an assumption of the Lease for purposes of Section 365 of the United States Bankruptcy Code.

Executed as of the 15th day of May, 2002

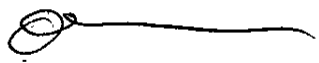
Landlord:

^{Bank}
LASALLE NATIONAL ASSOCIATION,
fka LASALLE NATIONAL BANK, NOT
PERSONALLY BUT SOLELY AS
TRUSTEE UNDER TRUST NO. 30703

By: 
Name: DEBORAH BERG
Title: ~~CEO~~ PRESIDENT

Tenant:

PLITT THEATRES, INC.

By: 
David I. Badain
Vice President

Office of Cook County Clerk's Office

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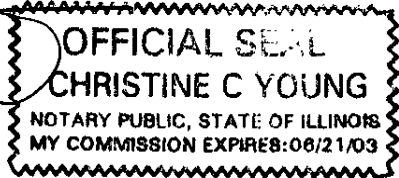
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Landlord Acknowledgment:

State of Illinois)
County of Cook) ss.:

On the 15th day of May, in the year 2002, before me, the undersigned, personally appeared Deborah Berni of Postville Bank NA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the entity on behalf of which the individual(s) acted, executed the instrument.

[Signature]



Tenant Acknowledgment:

State of New York)
County of New York) ss.:

On May 10, 2002 before me, the undersigned, personally appeared David I. Badain, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature on the instrument, the individual, or the entity on behalf of which the individual acted, executed the instrument.

[Signature]

PATRICIA GIARDINA
Notary Public, State of New York
No. 01GI5031601
Qualified in Kings County
Cert. Filed in New York County
Commission Expires 8/13/2002

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EXHIBIT A

DESCRIPTION OF SHOPPING CENTER

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DEVELOPER'S PROPERTY

That part of the Northwest 1/4 of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian which lies North and East of the Margin of the Middle Calumet River, excepting therefrom the following:

The East 660 feet of said Northwest 1/4; That part of said Northwest 1/4 described as follows: Commencing at the Northwest corner of said quarter, thence South along the West line of said quarter a distance of 230 feet, thence Easterly on a line parallel to the North line of said quarter a distance of 250 feet, thence North a distance of 230 feet to a point in the North line of said quarter, thence Westerly along said North line a distance of 250 feet to the point of beginning; That part of said Northwest 1/4 which is both South of a line parallel to and 2056.78 feet South of the North line of said quarter and West of a line 300 feet East of and parallel to the East line of Torrence Avenue; That part taken, used or dedicated for Torrence Avenue; That part thereof conveyed to the Public Service Company of Northern Illinois by deed duly recorded July 24, 1926 as Document Nos. 9349854 and 9350297; That part of said Northwest 1/4 bounded and described as follows: Beginning at the Northwest corner of the East 660 feet of said Northwest 1/4; thence South $0^{\circ}-09'-50''$ West on the West line of the East 660 feet of said Northwest 1/4, 1635.56 feet; thence North $44^{\circ}-42'-30''$ West, 260.28 feet; thence North $28^{\circ}-30'-00''$ East 59.87 feet; thence North $44^{\circ}-42'-30''$ West, 519.21 feet; thence South $45^{\circ}-17'-30''$ West, 24.00 feet; thence North $44^{\circ}-42'-30''$ West, 120.00 feet; thence South $45^{\circ}-17'-30''$ West, 10.00 feet; thence North $44^{\circ}-42'-30''$ West, 615.00 feet; thence North $0^{\circ}-17'-30''$ East on a line perpendicular to the North line of the Northwest 1/4 of said Section 19, 543.00 feet to the North line of said Northwest 1/4; thence South $89^{\circ}-42'-30''$ East on the North line of said Northwest 1/4, 1055.93 feet to the point of beginning.

Tax Parcel Number: 30-19-100-128-0000

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