



MEMORANDUM OF LEASE
TERMINATION

7900350 LMT 01

THIS MEMORANDUM OF LEASE
TERMINATION is dated as of June 7, 2002, between
QSRE, L.L.C. ("Landlord") and QSR, Inc. ("Tenant").

1. Landlord and Tenant executed a lease dated
as of July 21, 1997 (the "Lease") in which Landlord leased
to Tenant that certain property located at 6950 South
Pulaski Road, Chicago Illinois and more particularly
described on Exhibit A attached hereto, a memorandum
of which Landlord and Tenant executed as of July 21,
1997 and which was recorded on July 30, 1997 with the
Cook County Recorder as Document No. 97553124.

2. Landlord and Tenant have terminated the
Lease as of the date hereof, and desire to record this
Memorandum of Lease Termination.

LANDLORD:

QSRE, L.L.C.

BY Barbara A Lucas
Its PRESIDENT

TENANT:

QSR, INC.

BY Barbara A Lucas
Its PRESIDENT

Name and return address:

Mark D. Griepentrog, Esq.
Reinhart Boerner Van Deuren s.c.
P.O. Box 92900
Milwaukee, WI 53202

BOX 333-CTI

- 19-22-419-034-0000
- 19-22-419-035-0000
- 19-22-419-036-0000
- 19-22-419-037-0000
- 19-22-419-038-0000
- 19-22-419-039-0000
- 19-22-419-051-0000

Parcel Identification Numbers

UNOFFICIAL COPY

State of _____)
: SS
_____ County)

This instrument was acknowledged before me on June 12, 2002, by
BARBARA A. LUCAS as PRESIDENT of QSRE, L.L.C.

[Seal]  Deborah A. Winkles
(DEBORAH A. WINKLES)
Notary Public, State of Illinois
My commission 8/1/05

State of _____)
: SS
_____ County)

This instrument was acknowledged before me on June 12, 2002, by
_____ as _____ of QSR, Inc.

[Seal]  Deborah A. Winkles
(DEBORAH A. WINKLES)
Notary Public, State of Illinois
My commission 8/1/05

This instrument was drafted by, and after recording should be returned to:

Mark D. Griepentrog, Esq.
Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 2100
P.O. Box 92900
Milwaukee, WI 53202-0900

20856397

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EXHIBIT A

Legal Description

The South 2.00 feet of Lot 18 and all of Lots 19 to 24, both inclusive (except that part of said lots taken for widening Crawford Avenue, now known as Pulaski Road) in Block 1 in A.T. McIntosh's 69th Street Addition, being a subdivision of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded May 3, 1917 as Document 6103259, in Cook County Illinois.

Property of Cook County Clerk's Office

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LEASE TERMINATION AGREEMENT

THIS AGREEMENT is dated as of June 7, 2002 between QSRE, L.L.C. ("Landlord") and QSR, INC. ("Tenant").

RECITALS

Landlord and Tenant acknowledge the following:

A. Landlord and Tenant are parties to that certain lease dated July 21, 1997 (the "Lease") related to the real property commonly known as 6950 South Pulaski, Chicago, Illinois (the "Premises").

B. Landlord and Tenant now desire to terminate the Lease and memorialize the terms and conditions of their agreements regarding the termination of the Lease.

AGREEMENTS

In consideration of the Recitals and the mutual agreements that follow, Landlord and Tenant agree as follows:

1. The Lease including, without limitation, all options to purchase, rights of first refusal, options to extend and options to lease additional space described therein, if any, shall terminate upon full execution of this Agreement and thereafter neither party shall have any right, title, interest or obligations under the Lease, except as provided in this Agreement.

2. Tenant's obligations and agreements related to expenses and upkeep of the Premises during the term of the Lease, if any, shall terminate upon full execution of this Agreement.

3. This Agreement may be amended only in writing, signed by all of the parties hereto and shall be binding upon and inure to the benefit of the parties and their respective heirs, successors and assigns.

LANDLORD:

QSRE, L.L.C.

BY Barbara A. Lucas

Its PRESIDENT

TENANT:

QSR, INC

BY Barbara A. Lucas

Its PRESIDENT

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