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MEMORANDUM OF LEASE

On March 11, 2002, a 3 year lease agreement was entered into between NANCY ANGELACOS and A&P SNACK SHOP, INC. an Illinois corporation (hereinafter referred to as Landlord), and BLACK RAM, INC. an Illinois corporation (hereinafter referred to as Tenant), for the following described property:

Lot 1 in Mandas resubdivision of lots 9,10,12,13 and 14 in block 16 of Arthur T. McIntosh and Company's addition to Des Plaines Heights being a subdivision of that part east of railroad of the south 1/2 of the south east 1/4 of section 20, township 41, Range 12, east of the Third Principal Meridian, and of that part west of Des Plaines road of the south 1/2 of the southwest 1/4 of (except the 4 acres in the northeast corner thereof) of section 21, township 41 north, range 12, east of the third Principal Meridian in Cook County, Illinois.

PIN 09-20-417-039-000

Commonly known as 1414 W. Calton St. Des Plaines, Illinois 60018.

The lease agreement provides the Tenant with options to renew the lease and to purchase all or a part of the property.

LANDLORD:

Nancy Angelacos
NANCY ANGELACOS

A&P SNACK SHOP, INC.

By Nancy Angelacos

Its Pres.

TENANT:

BLACK RAM, INC.

By Neil Linger

Its PRESIDENT

21113180

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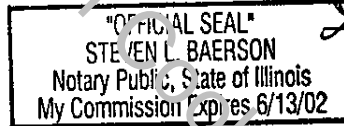
ACKNOWLEDGEMENT

State of Illinois)

) ss.

County of Cook)

I, STEVEN BAERSON a Notary Public, in and for and residing in COOK County, in the State aforesaid, DO HEREBY CERTIFY that NANCY ANGELACOS and NANCY ANGELACOS of A&P SNACK SHOP, INC. an Illinois corporation, personally known to me to be the same persons whose names are subscribed in the foregoing instrument individually and as PRESIDENT of the corporation, respectively, appeared before me this day in person and being first duly sworn by me severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this 11 day of MARCH, 2002.



Steven Baerson
Notary Public

State of Illinois)

) ss.

County of Cook)

I, STEVEN BAERSON a Notary Public, in and for and residing in COOK County, in the State aforesaid, DO HEREBY CERTIFY the NICK LIAS of BLACK RAM, INC. an Illinois corporation, personally known to me to be the same person whose name is subscribed in the foregoing instrument individually and as PRESIDENT of the corporation appeared before me this day in person and being first duly sworn by me severally acknowledged that he signed and delivered the said instrument as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this 11 day of MARCH, 2002.



Steven Baerson
Notary Public

This instrument was prepared by Gordon F. Gault 161 N. Clark Street, Chicago, Illinois, 60601.

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