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WHEN RECORDED, RETURN TO:

Alison Altman, Esquire
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PREPARED BY:

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Richmond, Virginia 23219

7300 W. GRAND AVE.

ELMWOOD PARK, ILLINOIS

Tax Parcel I.D. Nos. 12-25-427-045
12-25-427-046
12-25-427-047
12-25-427-050
12-25-426-032
12-25-426-036
12-25-426-037
12-25-426-027
12-25-426-029
12-25-426-028

4448-9275



MEMORANDUM OF LEASE

This Memorandum of Lease made as of this 30 day of November, 1993, by and between CC ACQUISITIONS L.P., a New Jersey limited partnership, having its principal office at c/o Richards & Robbins, 20 Community Place, Morristown, New Jersey 07960 ("Landlord"), and CIRCUIT CITY STORES, INC., a Virginia corporation, having its principal office at 9950 Mayland Drive, Richmond, Virginia 23233-1464 ("Tenant").

DEPT. OF RECORDING \$29.50
TRAN 12/10/93 12:11:00
*-03-013068
COOK COUNTY RECORDER

WITNESSETH:

That in consideration of the rents, covenants and conditions more particularly set forth in a certain lease between Landlord and Tenant of even date herewith (the "Lease"), Landlord and Tenant do hereby covenant, promise and agree as follows:

1. Leased Premises. Landlord does demise unto Tenant and Tenant does take from Landlord for the term (as hereinafter defined) the Land described in Exhibit A attached hereto and made a part hereof, and the Improvements and Equipment (excepting therefrom the Trade Fixtures).

2. Term. The term of the Lease shall commence on November 30, 1993 and shall terminate on March 15, 2016, provided, however, that the term of the Lease may be extended by Tenant for two (2) renewal terms of ten (10) years each, as set forth in the Lease.

3. Effect of Memorandum. The sole purpose of this instrument is to give notice of the Lease and its terms, covenants and conditions to the same extent as if the Lease were fully set forth herein. This Memorandum shall not modify in any manner the

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terms, conditions or intent of the Lease and the parties agree that this Memorandum is not intended nor shall it be used to interpret the Lease or determine the intent of the parties under the Lease.

4. Defined Terms. The defined terms used herein shall have the meanings set forth in the Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first written.

Signed, sealed and delivered in the presence of:

Robert M. Broughton
Alan [Signature]

CC ACQUISITIONS L.P.

By G-P Acquisitions, Inc., a New Jersey corporation, its sole general partner

By: [Signature]
Title: Asst. Secretary

CIRCUIT CITY STORES, INC.

[Signature]
Robert M. Broughton

By: Philip Dunn
Philip Dunn, Treasurer

STATE OF Ohio
CITY/COUNTY OF Cuyahoga

BEFORE ME, the undersigned authority, personally appeared Alison Altman, to me known and known to me to be the asst sec of G-P Acquisitions, Inc., a New Jersey corporation, sole general partner of CC Acquisitions L.P., a New Jersey limited partnership, and acknowledged to me that he executed this instrument as the asst sec of G-P Acquisitions, Inc. as sole general partner of CC Acquisitions L.P. and that this instrument is the free act and deed of CC Acquisitions L.P.

WITNESS my hand and official seal this 20th day of November, 1993.

Melissa J. Jenkins
Notary Public
MELISSA J. JENKINS
Notary Public - Cuyahoga County
My commission expires March 23, 1997

My commission expires:

{SEAL}

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL STREET
CHICAGO, ILL. 60602

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STATE OF Ohio
CITY/COUNTY OF Cuyahoga

BEFORE ME, the undersigned authority, personally appeared Philip Dunn, to me known and known to me to be the Treasurer of Circuit City Stores, Inc., a Virginia corporation, and acknowledged to me that he executed this instrument as the Treasurer of Circuit City Stores, Inc. and that this instrument is the free act and deed of Circuit City Stores, Inc.

WITNESS my hand and official seal this 30th day of November, 1993.


Notary Public

My commission expires:

[SEAL]

MELISSA J. JENKINS
Notary Public - Cuyahoga County
My commission expires March 23, 1997

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(EXHIBIT) A

That part of Schumacher and Gnaedinger's Addition to Chicago, a subdivision of that part of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, lying North of Grand Avenue (except 2 acres thereof, described as: Commencing at the Northeast corner of the Southeast 1/4 of Section 25; thence West 20 rods; thence South 16 rods; thence East 20 rods; thence North 16 rods to the point of beginning) described as follows:

Beginning at the Southeast corner of Lot 1 in Block 62; thence Northwestwardly, along the Southerly lines of Blocks 62, 63 and their extensions, a distance of 616.00 feet to the Southwest corner of Lot 10 in Block 63; thence North, along the West line of said Lot 10, a distance of 128.47 feet to the Northwest corner of said Lot; thence Southeasterly, along the Northeasterly line of Block 63 and its extension, a distance of 341.83 feet to the Northwest corner of Lot 10 in Block 62; thence North, along the Northernly extension of the West line of Lot 10, aforesaid, and the West line of Lots 7, 8, 9 and 10 in Block 60, a distance of 121.57 feet to the point of intersection with the South line of the North 16.00 feet of said Lot 7; thence East, along the aforesaid South line, a distance of 125.34 feet to the point of intersection with the East line of said Lot 7; thence South, along the East line of Lots 7 and 8 in Block 60, a distance of 34.01 feet to the Southeast corner of said Lot 8; thence East, along the North line of Lot 9, in Block 61 and its extension, a distance of 141.35 feet to the Northeast corner of said Lot 9; thence South, along the East line of Lots 9, 10, 11 and 12 in Block 61, and its extension and along the East line of said Lot 1 in Block 62, a distance of 280.40 feet to the hereinabove described point of beginning, in Cook County, Illinois.

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