

STATEMENT OF COMMENCEMENT OF LEASE

This Statement of Commencement of Lease is entered into as of the 25th day of January, 1993, by and among M & J WILKOW LTD, FORMERLY KNOWN AS M & J WILKOW MANAGEMENT CORPORATION, as agent for the beneficiary of American National Bank and Trust Company, not personally, but as Trustee under Trust No. 107183-02 dated December 1, 1988, whose mailing address is 180 North Michigan Avenue, Suite 2000, Chicago, Illinois 60601 (hereinafter, "Lessor"), and BURGER KING CORPORATION, a Florida corporation, whose mailing address is P. O. Box 520783, General Mail Facility, Miami, Florida 33152 (hereinafter, "Lessee").

WITNESSETH:

That Lessor and Lessee did enter into a certain In-Line Store Lease dated effective August 17, 1992 (hereinafter, the "Lease"), covering certain space contained in a building located within certain property located in the City of Chicago, County of Cook, State of Illinois, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Leased Premises"), for a term of five (5) years commencing on the earlier of (a) the date Lessee commences business on the Leased Premises or (b) one hundred and twenty days (120) days after Lessor delivers vacant possession of the Leased Premises, with one five (5) year option to extend. A Memorandum of said Lease is filed for record under Doc. No. 92635500 in the Real Property Records of Cook County, Illinois.

Lessor and Lessee hereby covenant and agree that Lessee opened for business on the Leased Premises effective October 6, 1992 and that said term shall commence running from that date forward.

IN WITNESS WHEREOF, Lessor has executed this Statement of Commencement of Lease on the 25th day of January, 1993.

M & J WILKOW LTD, FORMERLY KNOWN AS M & J WILKOW MANAGEMENT CORPORATION, as agent for the beneficiary of AMERICAN BANK AND TRUST COMPANY, not personally, but as Trustee under Trust No. 107183-02 dated December 1, 1988,

BY: Marc R. Wilkow
TITLE: President

RETURN TO: LISA A. KUZMA
MCGLINCHAY STAFFORD LANG
643 MAGAZINE STREET

Prepared By:
Thomas P. McAlister
McGlinchey Stafford Lang
643 Magazine Street
New Orleans, LA 70130

LS:MSL (TPM) NEW ORLEANS, LA
statmt\cmncm\lles p.o. box 60643
BKC A#9172(C) NEW ORLEANS LA 70160-0643
Chicago, IL
January 20, 1993

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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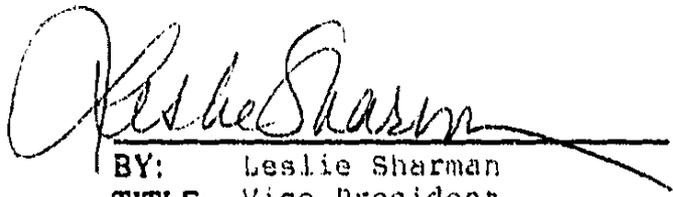
73-82-049 D1

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IN WITNESS WHEREOF, Lessor has executed this Statement of Commencement of Lease on the 1st day of February, 1993.

BURGER KING CORPORATION, a
Florida corporation



BY: Leslie Sharman
TITLE: Vice President


ATTEST: Michael B. Marvin
TITLE: Assistant Secretary

Property of Cook County Clerk's Office

LS:MSL (TPM)
statmnt\cmncmt\lsc
BKC A#9172(C)
Chicago, IL
January 20, 1993

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Property of Cook County Clerk's Office

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STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared Leslie Sharman and Michael B. Marvin to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of BURGER KING CORPORATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 1st day of February, 1993.

(SEAL)

Synn Ellen Fox
Notary Public
My Commission Expires: 11-19-93

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, personally appeared MARCO WILKOW
to me well known and known to me to be the individuals described in and who executed the
foregoing instrument as _____ President of MWJ WILKOW, LTD., a
ILLINOIS corporation, and severally acknowledged to and before me that they executed
such instrument as such _____ President of said corporation, and that said
instrument is the free act and deed of said corporation.

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

(SEAL)



Cheryl Zientara
Notary Public
My Commission Expires:

<http://www.lakelake.com/illinois/diversity/stateofcommissioner.html>

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Property of Cook County Clerk's Office

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

Lots 19 through 23 inclusive and Lot 24 (except that part thereof conveyed to Clarence Buckingham by deed dated September 17, 1895 and recorded October 7, 1895 as Document No. 2,288,080 in Book 5532, Page 148) and Lot 27 in Block 1 in Bergman and Others Subdivision of the West 3/4 of Block 9 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 28 and 29 in Bergman and Others Subdivision of the West 3/4 of Block 9 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

AND

Lots 1 and 2 in Edson's Subdivision of the East 1/2 of Blocks 10 and 13 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY OF CALIFORNIA****Schedule A - Continued****Policy No.: 243125****949 W. DIVERSEY, CHICAGO, IL.****EXHIBIT A - LEGAL DESCRIPTION****PARCEL 1:**

Lots 19 through 23 inclusive and Lot 24 (except that part thereof conveyed to Clarence Buckingham by deed dated September 17, 1895 and recorded October 7, 1895 as Document No. 2,188,080 in Book 5532, Page 148) and Lot 27 in Block 1 in Bergman and Others Subdivision of the West 3/4 of Block 9 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 28 and 29 in Bergman and Others Subdivision of the West 3/4 of Block 9 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

AND

Lots 1 and 2 in Edson's Subdivision of the East 1/2 of Blocks 10 and 13 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Numbers: 14-29-404-001
(Affects Lot 19)

Volume: 490

14-29-404-002
(Affects Lot 20)

14-29-404-003
(Affects Lot 21)

14-29-404-004
(Affects Lot 22)

14-29-404-005
(Affects Lot 23)

14-29-404-006
(Affects Lot 24 except part conveyed to Buckingham)

14-29-404-007
(Affects Lot 27)

14-29-404-008
(Affects Lots 28 and 29)

14-29-403-003
(Affects Lots 1 and 2)

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