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Prepared by and
WHEN RECORDED MAIL TO:



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Doc#: 0417745081
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/25/2004 10:31 AM Pg: 1 of 4

DEC 78820 copy 185

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made as of April 30, 2004, by and between 233 Broadcast LLC, a Delaware limited liability company ("Tenant") and TH Tower Leasing LLC, a Delaware limited liability company ("Landlord"), whereby the parties agree as follows:

1. Tenant and Landlord have entered into a Lease dated as of the 29th day of April, 2004 ("Lease"), pursuant to the terms of which Tenant has agreed to lease space as set forth in the Lease in the office building located at 233 Wacker Drive, Chicago, Illinois and commonly known as the Sears Tower.
2. The term of the Lease, unless extended or sooner terminated as provided therein, shall commence on the Commencement Date set forth in the Lease and shall expire upon the expiration on April 30, 2014.
3. This Memorandum of Lease is subject to all of the terms, conditions and understandings set forth in the Lease, which are incorporated herein by reference and made a part hereof, as though copied verbatim herein. In the event of a conflict between the terms and conditions of this Memorandum of Lease and the terms and conditions of the Lease, the terms and conditions of the Lease shall prevail.

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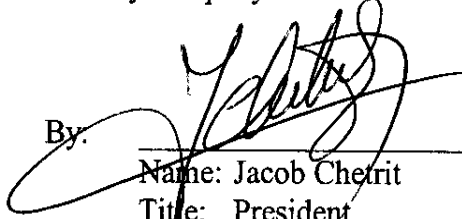
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IN WITNESS WHEREOF, Tenant and Landlord have caused this Memorandum of Lease to be duly executed as of the day and year first above written.

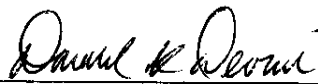
TENANT:

233 BROADCAST LLC, a Delaware limited liability company

By: 
Name: Jacob Chetrit
Title: President

LANDLORD:

TH TOWER LEASING LLC, a Delaware limited liability company

By: 
Name: DONALD K. DEVINE
Title: vice President

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STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

I, JEHOSHUA GRAFF, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jacob Chetrit, as President of 233 Broadcast LLC, a limited liability company of the State of Delaware, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that (he/she), being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said limited liability company and as (his/her) own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7 day of ^{June}~~May~~, 2004.

[Signature]
Notary Public

My Commission expires:

JEHOSHUA GRAFF
Notary Public, State of New York
No. 02GR4518172
Qualified in Nassau County
Commission Expires Feb. 28, 2007

STATE OF Illinois)
) SS.
COUNTY OF Will)

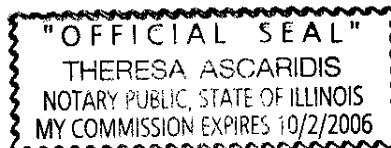
I, Theresa Ascaridis, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Donald W. Devine, as Vice President of TH Tower Leasing LLC, a limited liability company of the State of Delaware, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that (he/she), being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said limited liability company and as (his/her) own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8 day of ^{June}~~May~~, 2004.

[Signature]
Notary Public

My Commission expires:

10/2/06



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LEGAL DESCRIPTION:

LOTS 1 TO 12, BOTH INCLUSIVE, AND ALL OF VACATED QUINCY STREET LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 6 AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 1 EXTENDED SOUTH TO THE EAST LINE OF LOT 12 AND LYING EAST OF AND ADJOINING THE WEST LINE OF SAID LOT 6 EXTENDED SOUTH TO THE WEST LINE OF LOT 7 IN PEARSON'S SUBDIVISION OF BLOCK 83 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAX NO.: 17-16-216-009

ADDRESS: 233 SOUTH WACKER DRIVE, CHICAGO, ILLINOIS

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First American Title

Order # _____