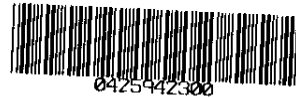


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Doc#: 0425942300
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/15/2004 02:35 PM Pg: 1 of 3

Prepared by and Return to:

Richard L. Williams, III, Esq.
Vedder Price Kaufman & Kammholz, P.C.
222 N. LaSalle Street, Suite 2600
Chicago, IL 60601

LEASE TERMINATION AGREEMENT

THIS LEASE TERMINATION AGREEMENT is made this 11th day of August, 2004 by and between Tennis Club-Edens, L.L.C. as Landlord and Diamond Clubs Group, L.L.C., an Illinois limited liability company as ("Tenant").

WITNESSETH:

WHEREAS, Tenant has heretofore entered into that certain unrecorded Lease dated March 28, 1996 (the "Lease"), by and between Landlord and Tenant, for certain premises known as 7234 N. Laramie, Skokie, Illinois 60077 legally described on Exhibit A attached hereto (the "Premises"), which lease is disclosed in a Subordination and Attornment Agreement dated November 1, 2002 and recorded in Cook County, Illinois on November 4, 2002 as Document No. 0021215170; and

WHEREAS, Landlord and Tenant now desire to terminate the Lease subject to the terms and conditions set forth herein and in full compliance with the Lease.

NOW THEREFORE, in consideration of the covenants and conditions set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Lease Termination. Landlord shall release Tenant from any and all liabilities, loss, damage or expense arising pursuant to the Lease as of August 13, 2004 (the "Termination Date"), ~~provided that Tenant complies with the provisions of Paragraph 2 hereof.~~ Tenant shall release Landlord from any and all liabilities, loss, damage or expense arising pursuant to the Lease at 10:00 a.m. on the Termination Date.

Binding Nature. The terms, covenants and conditions of this Lease Termination Agreement shall inure to the benefit of and be binding upon Landlord and Tenant and their respective members, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Termination Agreement on the day and year first above written.

LANDLORD:
Tennis Club-Edens, L.L.C., an Illinois limited liability company

By:
Dyann Yaras, Manager
By:
Nachshon Draiman, Manager

TENANT:
Diamond Clubs Group, L.L.C., an Illinois limited liability company

By:
Dyann Yaras, Manager
By:
Nachshon Draiman, Manager

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MARTIN E. SCHULTZ, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dyann Yaras and Nachshon Draiman, personally known to me to be the Managers of Tennis Club-Edens, L.L.C. and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers, they signed and delivered the said instrument pursuant to authority given by the Company as their free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of August, 2004.

Martin E. Schultz
Notary Public

My commission expires: 7/14/05



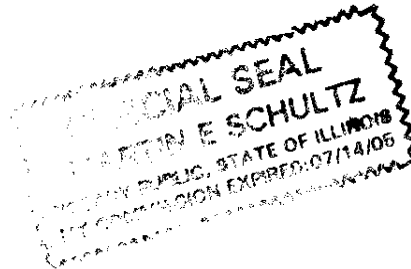
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Martin E. Schultz, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dyann Yaras and Nachshon Draiman, personally known to me to be the Managers of Diamond Clubs Group, L.L.C. and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers, they signed and delivered the said instrument pursuant to authority given by the Company as their free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of August, 2004.

Martin E. Schultz
Notary Public

My commission expires: 7/14/05



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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN GERIANN BABS SUBDIVISION OF THE SOUTH 495.0 FEET OF THE EAST 455.0 FEET (EXCEPT THE EAST 33.0 FEET THEREOF) ALSO THE NORTH 145.0 FEET OF THE SOUTH 495.0 FEET OF THE EAST 540.0 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-28-313-021-0000

7234 N. Danamue
Katie L

Property of Cook County Clerk's Office