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Date: 03/02/2007 04:02 PM Pg: 1 of 6

Kathleen A. Swien, Esq.
Winston & Strawn LLP
35 West Wacker Drive
Chicago, Illinois 60601

(Space above this line for recording purposes)

West Jackson Boulevard
Chicago, Illinois

MEMORANDUM OF LEASE

This **MEMORANDUM OF LEASE** (this "Memorandum"), which is dated for reference purposes only as February 28, 2007, is made by and between **CATHOLIC BISHOP OF CHICAGO**, an Illinois corporation sole having an address at 155 E. Superior Street, Chicago, IL 60611, (the "Landlord") and **CHICAGO JESUIT ACADEMY**, an Illinois non-for-profit corporation, having an address c/o 2050 N. Clark Street, Chicago, IL 60614 (the "Tenant").

WITNESSETH:

1. **Basic Terms.** Landlord and Tenant are the current landlord and tenant of that certain Lease dated as of February 23, 2007 (the "Lease"), and Landlord hereby leases to Tenant, according to the terms of the Lease, the Premises (as defined in the Lease), which Premises are more particularly described in Exhibit A attached hereto and made a part hereof. A copy of the Lease is available for review at the Premises. The term of the Lease commenced on or about February 23, 2007 and expires on February 22, 2017 (the "Term"). The Lease also contains an option to purchase the land, more particularly described on Exhibit B, together with any and all improvements located thereon, all as more particularly set forth in the Lease. All of the terms, provisions and covenants of the Lease are incorporated in this Memorandum of Lease by reference as though written out at length herein, and the Lease and this Memorandum of Lease shall be deemed to constitute a single instrument or document.

2. **Miscellaneous**

- (a) The terms and conditions herein contained shall inure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns. Nothing herein contained, whether express or implied, is intended to

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give or shall be construed, as giving anyone other than the parties hereto and their successors or permitted assigns any rights hereunder.

- (b) This Memorandum shall be construed and enforced in accordance with the laws of the State of Illinois.
- (c) All amendments and/or supplements to this Memorandum must be in writing and executed by each party hereto. However, such execution may be in counterparts and shall be deemed to constitute one document.
- (d) The parties acknowledge that each party and its counsel have reviewed and revised this Memorandum and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Memorandum or any amendments or exhibits hereto.
- (e) This Memorandum may be executed in counterparts, all of which counterparts shall be deemed to be one original.
- (f) All of the terms, and conditions and covenants of the Lease are as set forth in the Lease.

[Signature and Notary Pages Follow]

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IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed by their respective duly authorized officers on the date specified above.

LANDLORD:

CATHOLIC BISHOP OF CHICAGO,
an Illinois corporation sole

By: Thomas M. Brennan

Name: Thomas M. Brennan

Title: Director of Finance

TENANT:

CHICAGO JESUIT ACADEMY, an Illinois
not-for-profit corporation

By: Matthew J. Botica

Name Printed: MATTHEW J BOTICA

Title: CHAIRMAN

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ACKNOWLEDGEMENT

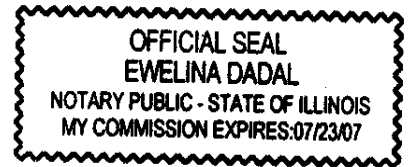
State of Illinois)
)
County of Cook)

On this 28th day of February, 2007, before me, the undersigned officer, personally appeared Thomas M. Brennan who acknowledged himself/herself to be the Director of Finance of Catholic Bishop of Chicago, and that they, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the CBC by himself/herself as Thomas M. Brennan.

In witness whereof I hereunto set my hand and official seal.

Ewelina Dadal
NOTARY PUBLIC

[SEAL]



ACKNOWLEDGEMENT

State of Illinois)
)
County of Cook)

On this 28th day of February, 2007, before me, the undersigned officer, personally appeared Matthew J. Botica who acknowledged himself/herself to be the Chairman of **CHICAGO JESUIT ACADEMY**, and that he/she, as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Matthew J. Botica.

In witness whereof I hereunto set my hand and official seal.

Stephanie L. Prince
NOTARY PUBLIC

[SEAL]



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Exhibit A to Memorandum of Lease

Premises (Lease)

Lots 13 through 21, both inclusive, together with that part of the vacated 7 foot East-West alley lying South of and adjoining said Lots and lying West of the Southerly extension of the East line of Lot 13 aforesaid, in Snow and Hills Subdivision of Lot 58 in the School Trustees Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Also:

That part of Lot 57 (except the South 33 feet taken for opening of Jackson Street) in the School Trustees Subdivision lying West of the Southerly extension of the West line of Lot 12 in Snow and Hills Subdivision of Lot 58 in the aforesaid School Trustees Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Excluding:

That certain former rectory building commonly known as 5082 W. Jackson Boulevard and the walkways, patio, parking spaces adjacent to said rectory and paths for vehicular and pedestrian ingress and egress to the rectory and parking spaces.

P.I.N.:

16-16-210-001

16-16-210-011

5082 W. Jackson Blvd.
Chicago, Illinois

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Exhibit B to Memorandum of Lease

Western Property (Option to Purchase)

Lots 13 through 21, both inclusive, together with that part of the vacated 7 foot East-West alley lying South of and adjoining said Lots and lying West of the Southerly extension of the East line of Lot 13 aforesaid, in Snow and Hills Subdivision of Lot 58 in the School Trustees Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Also:

That part of Lot 57 (except the South 33 feet taken for opening of Jackson Street) in the School Trustees Subdivision lying West of the Southerly extension of the West line of Lot 12 in Snow and Hills Subdivision of Lot 58 in the aforesaid School Trustees Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. :

16-16-210-001

16-16-210-011

5082 W. Jackson Blvd.
Chicago, Illinois