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Cook County Recorder 33.50



SPACE ABOVE THIS LINE FOR
RECORDER'S USE

Store No. 4152
Mobile Ave., Chicago, IL


This instrument prepared by:

Lorne O. Liechty, Esq.
Liechty & McGinnis, P.C.
10440 N. Central Expressway
Suite 1100
Dallas, Texas 75231

LTIC 98-17092

MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between WEC 98F-9 LLC, a Delaware limited liability company ("Landlord"), and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation ("Tenant"). Landlord has demised and let to Tenant, and Tenant has taken and leased from Landlord the premises herein described for the term herein stated, for the rent and upon the terms and conditions of that certain Lease Agreement, by and between Landlord and Tenant of even date herewith (the "Lease") upon the following terms:

Landlord: WEC 98F-9 LLC,
a Delaware limited liability company
c/o River Island Land Company
33 North Front Street
Ria Vista, California 94571
Attention: Bill D'Amico

Tenant: BOND DRUG COMPANY OF ILLINOIS,
an Illinois corporation
c/o Walgreen Co.
200 Wilmot Road
Deerfield, Illinois 60015

Date of Lease: December 8, 1998
Copies of Lease are on file in offices of
Landlord and Tenant

Description of
Leased Premises: See Exhibit A attached hereto

Lawyers Title Insurance Corporation

Date of Commencement of Term: December 10, 1998

Date of Expiration of Term: December 31, 2020

Renewal Options: Tenant has options for Eight (8) renewal terms of Five (5) Years each, the last renewal term expiring December 31, 2060, as provided in the Lease. Each renewal term is automatically exercised unless tenant gives notice of cancellation of the remaining renewal terms at least one hundred eighty (180) days prior to the expiration of the then current term.

Right of First Refusal Option: Except in transactions consummated prior to the second anniversary of the Commencement Date, Tenant has a right of first refusal to purchase the Leased Premises on the sale thereof by Landlord as set forth in the Lease.

Notice is hereby given that Landlord shall not be liable for any labor, services or materials furnished or to be furnished to Tenant, or to anyone holding any of the Leased Premises through or under Tenant, and that no mechanic's or other liens for any such labor, services or materials shall attach to or affect the interest of Landlord in and to any of the Leased Premises.

The purpose of this Memorandum of Lease is to give record notice of the Lease and the rights created thereby, all of which are hereby confirmed and this shall not have the effect of in any way amending, modifying, supplementing or abridging the Lease or any of its provisions as the same are now or may hereafter be in force and effect.

IN WITNESS WHEREOF the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgments.

Store No. 4152
Mobile Ave., Chicago, IL

LANDLORD'S SIGNATURE PAGE

Attached to and made a part of Memorandum of Lease Dated: December 8, 1998

Between:

WEC 98F-9 LLC, Landlord

and

BOND DRUG COMPANY OF ILLINOIS, Tenant

Premises:

Store No. 4152

Location: Mobile Ave., Chicago, IL

WEC 98F-9 LLC,
a Delaware limited liability company

By:

Name: BILL G. D'AMICO

Title: PRESIDENT

Store No. 4152
Mobile Ave., Chicago, IL

TENANT'S SIGNATURE PAGE

Attached to and made a part of Memorandum of Lease Dated: December 8, 1998

Between:

WEC 98F-9 LLC, Landlord

and

BOND DRUG COMPANY OF ILLINOIS, Tenant

Premises:

Store No. 4152
Location: Mobile Ave., Chicago, IL

BOND DRUG COMPANY OF ILLINOIS,
an Illinois corporation

By: [Signature]
Allan M. Resnick, Vice President

Attest:

By: [Signature]
Name: Robert E. KATUNG
Title: ASST. SECRETARY

Store No. 4152
Mobile Ave., Chicago, IL

STATE OF ILLINOIS §
COUNTY OF Cook §

Before me, Rebecca L. Murphy, a Notary Public of said County and State, personally appeared BILL G. D'AMICO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT (or other officer authorized to execute the instrument) of WEC 98F-9 LLC, a Delaware limited liability company, and that he as such OFFICER/PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of said limited liability company, by himself as PRESIDENT.

Witness my hand and seal, at office in Dallas, Texas, this 9 day of December, 1998.

Rebecca L. Murphy
Notary Public

My Commission Expires:



Store No. 4152
Mobile Ave., Chicago, IL

STATE OF Illinois §
COUNTY OF LaSalle §

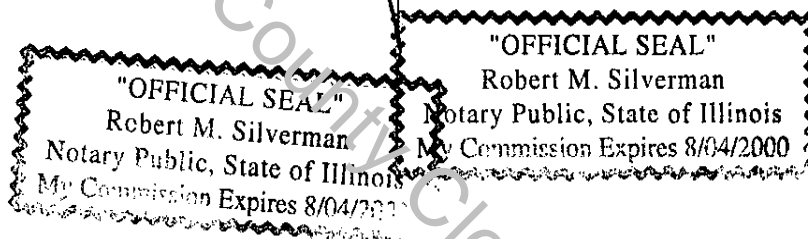
Before me, Robert M. Silverman, a Notary Public of said County and State, personally appeared Allan M. Resnick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of said corporation, by himself as Vice President.

Witness my hand and seal, at office in ~~Dallas~~ ^{DEERFIELD}, Texas, this 8th day of December, 1998.


Notary Public

My Commission Expires:

WOLVERINWALGREEN4152.MEM



STORE NO. 4152
CHICAGO, IL

EXHIBIT A

Lots 8, 9, 10, 11, and 12 in Block 45 in A. Gale's Subdivision of the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same premises acquired by Bond Drug Company of Illinois, an Illinois corporation, from North & Mobile, L.L.C., a Nebraska limited liability company, by Warranty Deed dated December 10, 1997, filed as Doc. No. 97944127 in the Cook County Records.

Tax Parcel No. 13-32-315-029

Premises Address: North Avenue and Mobile Avenue
1606 North Mobile Avenue
Chicago, Illinois

WOLVERINWALGREEN\TITLE\4152.EXA