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1999-11-03 16:03:27
Cook County Recorder 29.50



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REQUESTED BY:

prepared by and

AFTER RECORDATION RETURN TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
5775 Glenridge Avenue, NE
Atlanta, Georgia 30328
Attn: Amy Greipp

DEC CC192246 TR

RETURN BY: MAIL (X) PICK UP ()

Bakers Square #20194/Wilmette, Cook County, Illinois

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of October 28, 1999, by and between **CNL-BB CORP.**, a Florida corporation with principal office and place of business at 400 E. South Street, Suite 500, Orlando, Florida 32801 ("Landlord"), and **VICORP RESTAURANTS, INC.**, a Colorado corporation, with a mailing address of ~~480~~ ⁴⁰⁰ West 48th Avenue, Denver, Colorado 80216 ("Tenant").

In consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated on even date herewith (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has hired and does hereby hire from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises").

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The term of the Lease is fifteen (15) years commencing on the date hereof and ending on October 22, 2014. Said Lease provides for options to renew for one (1) successive ten (10) year term and two (2) successive five (5) year terms (to be exercised in the order stated). Tenant shall not allow any mechanic's lien or similar type of lien to be filed against the Premises. Tenant has the first right of refusal to purchase the Premises during the term of the Lease and any renewals or extensions thereof upon the terms and conditions set forth in the Lease.

[Signatures on Next Page]

Property of Cook County Clerk's Office

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

Signed, Sealed and Delivered
in the presence of:

"LANDLORD"

CNL-BB CORP., a Florida corporation

Ronnie P. Burgess
Name: Ronnie P. Burgess

By: [Signature]
Robert A. Bourne, as President

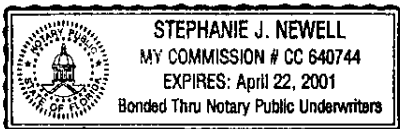
Lisa M. Fannin
Name: Lisa M. Fannin

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 26 day of October, 1999, by **Robert A. Bourne, as President of CNL-BB CORP.**, a Florida corporation, on behalf of the corporation.

(NOTARY SEAL)

[Signature]
Notary Public, State of Florida



Printed Name: _____
Notary Commission No. _____
My Commission Expires: _____

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"TENANT"

VICORP RESTAURANTS, INC., a
Colorado corporation

Stanley Erecksom Jr
Name: Stanley Erecksom, Jr.

Gary F. Burke
Name: Gary F. Burke

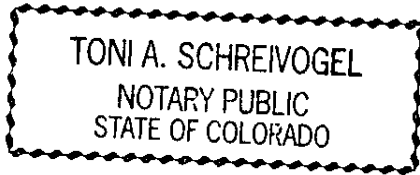
By: Charles R. Frederickson
Name: Charles R. Frederickson
As Its: President

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STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 25th day of October, 1999, by Charles R. Frederickson, as President of VICORP RESTAURANTS, INC., a Colorado corporation, on behalf of the corporation.

(NOTARY SEAL)



Toni A. Schreivogel
Notary Public, State of Colorado

Printed Name: Toni A. Schreivogel
Notary Commission No. n/a
My Commission Expires: 8/25/2002

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EXHIBIT "A"

Legal Description of the Premises

Bakers Square #20194/Wilmette, Cook County, Illinois

LOT 1 AND THE SOUTH 100 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) OF LOT 2 IN MANGEL'S SUBDIVISION OF PART OF LOT 31 IN COUNTY CLERKS DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. 21067238, IN THE VILLAGE OF WILMETTE, IN COOK COUNTY, ILLINOIS.

05-32-306-033

05-32-306-049

200 Skokie Blvd

Wilmette, IL

09025891