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MEMORANDUM OF LEASE

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:



Jeffrey B. Schamis, Esquire
Seyfarth Shaw LLP
55 East Monroe Street
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Chicago, Illinois 60603

Doc#: 0907918055 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/20/2009 03:30 PM Pg: 1 of 5

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum") is dated as of Oct 31, 2008 by and between Willow Festival LLC, a Delaware limited liability company (the "Landlord"), and Houlihan's Restaurants, Inc., a Delaware corporation (the "Tenant").

RECITALS.

Pursuant to the Ground Lease May 7, 2008, Landlord has leased to Tenant certain real property (the "Premises") which is legally described on Exhibit 1 and which constitutes a portion of the shopping center commonly known as Willow Festival (the "Shopping Center").

For notice purposes only, the parties hereby confirm that:

1. The term of the Ground Lease commenced on May 7, 2008, and shall expire, unless further extended, on the tenth (10th) anniversary of the Rent Commencement Date (as defined in the Ground Lease).
2. The Ground Lease contains three (3) successive options to extend the term for additional periods of five (5) years each.

This Memorandum is made solely for purposes of creating record notice of the existence of the Lease and of certain rights granted to Tenant and does not in any manner amend, enlarge or reduce the respective rights, privileges, liabilities or obligations of Landlord or Tenant under the Ground Lease.

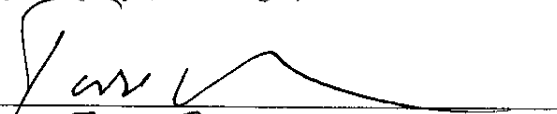
This Memorandum may be signed in multiple counterparts, each of which constitute an original and, taken together, shall constitute a single agreement.

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The parties hereto have caused this Memorandum to be executed as of the date first above written.


LANDLORD:

Willow Festival LLC, a Delaware limited liability company
By: HP Willow, LLC an Illinois limited liability company (Its manager)

By: 
Name: TODD BERLINGHOF
Its: MANAGING MEMBER

TENANT:

Houlihan's Restaurants, Inc.,
a Delaware corporation

By: 
Name: Andrew D Paryes
Its: Vice President

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ACKNOWLEDGMENT

STATE OF Kansas)
) SS
COUNTY OF Johnson)

I, Melissa Wetzell, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Cynthia Parras the Vice President, of Houlihan's Restaurants, Inc., a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such VP, appeared before me this day in person and acknowledged that She signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of October, 2008.

Melissa Wetzell
Notary Public

My Commission Expires:

4/17/2012

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EXHIBIT 1

Legal Description

THAT PART OF LOT SE-1A IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL SE-1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 14, AND PART OF THE NORTHWEST QUARTER OF SECTION 23, AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 01007540, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT SE-1A; THENCE SOUTH 88 DEGREES 41 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT SE-1A, A DISTANCE OF 683.23 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 42 SECONDS EAST, 106.93 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 41 MINUTES 18 SECONDS WEST, 108.93 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 42 SECONDS EAST, 193.50 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 18 SECONDS EAST, 108.93 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 42 SECONDS WEST, 193.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN:	04-23-108-001-0000 (SE-1A-2) (portion only)
Address:	1018 Willow Road, Northbrook, Illinois