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Doc#: 1332310012 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2013 10:24 AM Pg: 1 of 7

**Recording Requested by and
When Recorded Mail to:**

Prepared by:
Long John Silver's, LLC
Attn: General Counsel
9505 Williamsburg Plaza, Suite 300
Louisville, Kentucky 42501

Re: LJS Store 3204 – 3901 Touhy Avenue, Lincolnwood, Illinois (the "Restaurant")

(Space above this line for Recorder's use)

MEMORANDUM OF SUBLEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Long John Silver's, Inc., a Delaware corporation (now known as Long John Silver's, LLC and hereinafter referred to as "Long John Silver's") whose tax mailing address is 9505 Williamsburg Plaza, Suite 300, Louisville, Kentucky 40222, as Lessee, entered into a certain Master Lease dated as of September 1, 1999, as amended ("1999 Master Lease"), with Lojon Property LLC, a Delaware limited liability company as Lessor ("Lessor"), whereunder and whereby Lessor did lease, rent and demise unto said Long John Silver's multiple parcels of real property and the improvements thereon, including LJS Store 3204 located at 3901 Touhy Avenue, Lincolnwood, Illinois (the "Property"), which Property is further described in Exhibit "A" attached hereto, all of which is hereinafter referred to as the "Premises"; and

WHEREAS, the 1999 Master Lease was superseded by that certain Amended and Restated Master Lease dated as of January 4, 2008, (the "Master Lease"); and

WHEREAS, by that certain Sublease dated on or about November 14, 2007, Long John Silver's subleased the Property to Raheel Foods 2, Inc., an Illinois corporation, whose address is 9800 South La Cienega Blvd., Suite 380, Inglewood, California (the "Raheel Sublease"); and

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WHEREAS, Sublessor and Sublessee terminated the Raheel Sublease by way of that certain Sublease Termination Agreement and that certain Termination of Memorandum of Sublease, both dated October 17, 2013; and

WHEREAS, Long John Silver's ("Sublessor") entered into a certain Sublease dated as of October 17, 2013 ("Sublease") with Joy Enterprises of Chicago, Inc., an Illinois corporation ("Sublessee"), whose address is 1074 North Eufaula Avenue, Eufaula, Alabama 36027;

WHEREAS, the Term (as defined in the Sublease) of the Sublease shall commence as of October 17, 2013 ("Effective Date") and expire on August 31, 2019, unless sooner terminated as provided in the Sublease; and

WHEREAS, this Memorandum of Sublease may be executed in one or more counterparts, each of which shall be deemed an original.

NOW, THEREFORE, this Memorandum of Sublease is executed by the undersigned parties with the intention that the same shall be filed of record in the Office of the Recorder of Deeds in the County in which the Premises is located, to give notice of the existence of Sublessee's leasehold estate under the Sublease in and to the Premises.

SIGNATURES APPEAR ON THE FOLLOWING PAGES

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IN WITNESS WHEREOF, the parties have each executed or authorized this Memorandum of Sublease to be executed by its corporate officers as of the effective date of October 10, 2013.

SUBLESSOR:

LONG JOHN SILVER'S, LLC

By: Forrest W. Ragsdale
Forrest W. Ragsdale, III
Sr. V.P. & General Counsel

Lara Smothers
Witness/Attest:

SUBLESEE:

JOY ENTERPRISES OF CHICAGO, INC.

By: Mark Joy
Mark Joy, President

Akefa Lamans
Witness/Attest:

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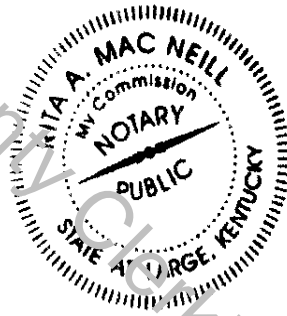
COMMONWEALTH OF KENTUCKY)

COUNTY OF JEFFERSON)

I HEREBY CERTIFY that the foregoing was acknowledged and sworn to before me this 10TH day of OCTOBER, 2013 by Forrest W. Ragsdale, III, Senior Vice President and General Counsel of Long John Silver's, LLC, a Delaware limited liability company.

Rita A. MacNeill
Notary Public, Jefferson County, Kentucky

My Commission Expires: 4-15-2016



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STATE OF ALABAMA)
)
COUNTY OF Barbour)

I HEREBY CERTIFY that the foregoing was acknowledged and sworn to before me this 3rd day of October, 2013 by Mark Joy, as President of **Joy Enterprises of Chicago, Inc.**, an Illinois corporation.

x Akefa Lamons
Notary Public, State at Large, Alabama

My Commission Expires: March 26, 2014

AKEFA LAMONS
NOTARY PUBLIC
State of Alabama
My Commission Expires Mar. 26, 2014

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Exhibit "A"

(To Memorandum of Sublease)

LEGAL DESCRIPTION

LJS #3204
3901 Touhy Avenue
Lincolnwood, Illinois

PARCEL 1:

Lot 2 (except the North 10 feet and except the East 3 feet) and Lot 3 (except the South 8 feet and the East 3 feet) in the Subdivision of the North 10 acres of the West ½ of the Northwest ¼ of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

PARCEL 2:

The East 10 feet of the vacated alley lying West of and adjoining Parcel of aforesaid, in Cook County, Illinois.

PIN: 10-35-100-017-0000

10-35-100-018-0000

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(Space above reserved for Recorder of Deeds Certification)

Title of Document: MEMORANDUM OF SUBLEASE

Date of Document: OCTOBER 10, 2013

Lessee(s): LONG JOHN SILVER'S, INC., A DELAWARE CORPORATION

Lessor(s): LOJON PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY

Property: 3901 Touhy Ave., Lincolnwood, IL

PIN: 10-35-100-017-0000; 10-35-100-018-0000