

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Raymond S. Kaplan, Esq.
Rudin, Richman & Appel
9601 Wilshire Boulevard, Suite 820
Beverly Hills, California 90210



MAILED TO

23rd ASSIGNMENT AND ASSUMPTION AGREEMENT dated as of the day of November, 1985, by and between:

PLITT THEATRES, INC., a Delaware corporation, having an office c/o 1925 Century Park East, Suite 300, Los Angeles, California 90067-4787 (the "Assignor"); and

PLITT NORTH PARTNERS, a California limited partnership, having an address c/o 1925 Century Park East, Suite 300, Los Angeles, California 90067-4787 (the "Assignee").

WITNESSETH:

WHEREAS, the Assignor is the lessee under the lease described in Exhibit A hereto (the "Lease") demising the premises described in Exhibit B hereto; and

WHEREAS, the Assignor desires to assign to the Assignee all of the Assignor's right, title and interest in and to the Lease; and

WHEREAS, the Assignee is willing to accept such assignment and to assume and be bound by, and to perform, the terms, covenants and agreements on the part of the lessee to be performed under the Lease;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The Assignor hereby assigns to the Assignee all of the Assignor's right, title and interest in and to the Lease.
2. The Assignee hereby accepts such assignment as of the date hereof and, for the benefit of the lessor under the Lease and the Assignor and their respective successors and assigns, hereby assumes and agrees to discharge in accordance with the terms of the Lease the obligations of the Assignor as lessee

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thereunder, all with the same force and effect as if the Assignee had signed the Lease originally as the lessee therein named.

3. Assignor represents and warrants that it has not sold, conveyed, transferred or encumbered the Lease or the leasehold estate created thereunder in any manner subsequent to 11:00 A.M. on the day preceding the date hereof. Except as set forth immediately above, Assignor makes no representations, warranties or covenants whatsoever with respect to the Lease, the leasehold estate or the related improvements and other rights and interests hereby conveyed or Assignor's title thereto, notwithstanding any provision of law or statute to the contrary (and Assignee acknowledges and agrees that it is acquiring the Lease, the leasehold estate and all related improvements and all other rights and interests hereby conveyed "AS IS").

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

Greg M. Plitt
Witness: Greg M. Plitt
(print name)

Mark L. Nelson
Witness: MARK L NELSON
(print name)

Raymond S. Kaplan
Witness: RAYMOND S. KAPLAN
(print name)

Mark L. Nelson
Witness: MARK L NELSON
(print name)

ASSIGNOR:

PLITT THEATRES, INC.

By: [Signature]
Title: President

ATTEST: [Signature]
Assistant Secretary

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ASSIGNEE:

PLITT NORTH PARTNERS, a California limited partnership
By its general partner
PLITT ENTERTAINMENT GROUP, INC.
a California corporation

By: [Signature]
Roy H. Aaron, President

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Illinois (Corporation)

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

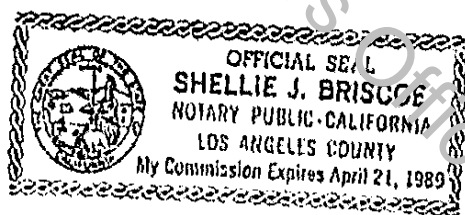
I, SHELLIE J. BRISCOE, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Garth H. Drabinsky, personally known to me to be the President of PLITT THEATRES, INC. and Myron Gottlieb personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me severally acknowledged that as such Garth H. Drabinsky, President, and Myron Gottlieb, Assistant Secretary, they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he as custodian of the seal of said corporation did cause the corporate seal of said corporation to be affixed thereto, pursuant to authority of the Board of Directors of said corporation as their 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 22 day of November, 1985.

Shelli J. Briscoe
Notary Public

My Commission Expires:

4.21.89



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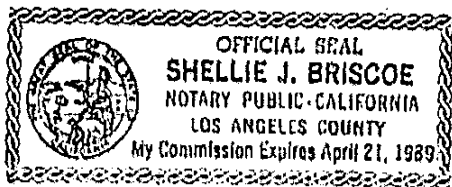
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STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On this 22 day of November, in the year 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared Roy H. Aaron personally known to me to be the President, and ^{Raymond S. Kaplan} ~~James A. Sorenson~~ personally known to me to be the ^{Assistant} Secretary of Plitt Entertainment Group, Inc., a California corporation, the corporation that executed the within instrument, and personally known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being personally known to me to be the general partner of Plitt North Partners a California limited partnership the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

WITNESS my hand and official seal.



Shellie J. Briscoe

Notary Public in and for said State

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10/1/2011

The City of Chicago

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Exhibit A

United Artists Theatre and Building (IL-36)
Chicago, Illinois

1. Lease dated February 1, 1927 between Leander J. McCormick Building Corporation, Landlord, and Chicago-United Artists Theatre Corporation, Tenant.
2. Indenture dated January 5, 1933 between Landlord and Tenant..
3. Indenture dated July 28, 1939 between Landlord and Tenant..
4. Assignment dated April 15, 1946 between Chicago United Artists Theatre Corporation, Assignor, and Dearborn-Randolph Corporation, Assignee.
5. Assignment dated December 5, 1974 by Balaban & Katz Corporation. Assignor, to Plitt Theatres, Inc., Assignee.
6. Letter Agreement dated 11/30/83 between Tenant and Landlord.

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1911-12 Annual Report of the Board of Education
of Cook County, Illinois
The Board of Education of Cook County, Illinois, in its report for the year ending June 30, 1912, has the honor to acknowledge the assistance rendered by the following gentlemen in the preparation of this report: Messrs. J. H. ...
The Board of Education of Cook County, Illinois, in its report for the year ending June 30, 1912, has the honor to acknowledge the assistance rendered by the following gentlemen in the preparation of this report: Messrs. J. H. ...
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COOK COUNTY RECORDER

United Artists Theatre & Building, Chicago

Lease dated February 14, 1927 between Leander J. McCormick Building Corporation, an Illinois corporation ("McCormick") and Chicago-United Artists Theatre Corporation, a Delaware corporation. ("Chicago-United") recorded on February 14, 1927 as Document No. 9550460 in the Official Records of Cook County, Illinois, the Indenture dated January 5, 1933 between Mc Cormick and Chicago-United recorded on May 12, 1933 as Document No. 11234422 in the Official Records of Cook County, Illinois, the Supplemental Agreement dated July 28, 1939 between McCormick and Chicago-United recorded on December 28, 1945 as Document No. 13686496 in the Official Records of Cook County, State of Illinois, and the Assignment dated December 5, 1974 to Plitt recorded on December 23, 1974 as Document No. 22946675 in the Official Records of Cook County, Illinois for that certain real property more particularly described below:

ORIGINAL LOT 4 (EXCEPT THE SOUTH 80 FEET THEREOF) AND THAT WEST HALF OF ORIGINAL LOT 3 (EXCEPT THE SOUTH 80 FEET THEREOF) IN BLOCK 37 IN THE ORIGINAL TOWN OF CHICAGO, SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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17-09-450-002

45 W. Randolph, Chgo

EXHIBIT B

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PROPERTY TAXES

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