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EDISON BROTHERS' STORES INC. 86109325

EXECUTIVE OFFICES 801 NORTH BROADWAY MAIL PO BOX 14020 ST LOUIS MO 63178 PHONE 314-331-8000 TELE 275433 EDWIN OR

March 19, 1986

CERTIFIED MAIL #P 258 581 529
RETURN RECEIPT REQUESTED

Mr. James Min
3350 West 26th Street
Chicago, IL 60623

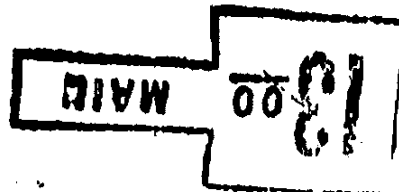
Re: Exercise of a 5-Year Option
Burts #1061
4024 West Madison
and Additional Basement Space
Chicago, Illinois

Dear Mr. Min:

We are your Tenant under a Lease between ourselves and your predecessor in interest, The Catholic Charities of the Archdiocese of Chicago, dated July 28, 1961, as amended and extended from time to time thereafter (hereinafter "Lease"), for the above referenced premises. The premises are more fully described in Exhibit 1 attached hereto, and by this reference incorporated herein.

Pursuant to the terms of the Lease, we are hereby exercising our 5-year option to extend the Lease on the same terms and conditions, so that the term of the Lease, which was to have expired on September 30, 1986, is extended so as to expire on September 30, 1991.

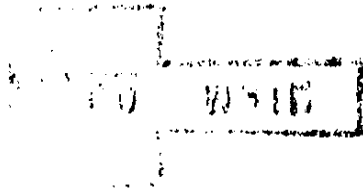
Although it is not required, we would appreciate if you and your wife would sign the attached duplicate copy of this letter and return it to



DEPT-01 RECORDING
TRAN 4945 03/20/86 14:51:00
#7698 # 4 * -86-109325

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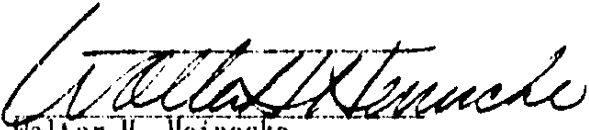
Mr. Min
March 19, 1986
Page 2

us for our records. We look forward to a mutually beneficial extended term.

Sincerely,

Edison Illinois Stores, Inc.

By


Walter H. Heinecke,
Vice President

nmp
f.5

cc: Mr. and Mrs. James Min
c/o Commercial Bank of Korea
Chicago Branch
230 W. Monroe Street, #1400
Chicago, IL 60606
(Certified Mail #P 258 581 530)

TWO ORIGINAL LETTERS SENT
VIA FEDERAL EXPRESS PKG.ID #07390

ACKNOWLEDGED and AGREED to this _____ day of March, 1986.

Mr. and Mrs. James Min, Landlord

(This document was prepared by the attorney for Edison Illinois Stores, Inc.: Alan S. Nemes, Attorney at Law, P.O. Box 14020, St. Louis, Missouri 63178)

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STATE OF MISSOURI)
COUNTY OF ST. LOUIS) ss

Before me, a notary public, in and for the above said County and State, personally appeared the above named Walter H. Heinecke, to me known to be the Vice President of Edison Illinois Stores, Inc., the Corporation which executed the foregoing instrument, and he acknowledged that he executed the same as the act and deed of Edison Illinois Stores, Inc.

WITNESS, my hand and notarial seal on the 19th day of March, 1986.

Edward P. Page
Notary Public

SEAL

My Commission Expires:

EDWARD P. PAGE, Notary Public
STATE OF MISSOURI, COUNTY OF ST. LOUIS
MY COMMISSION EXPIRES 12-7-86

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EXHIBIT I

The Premises, under a Lease dated July 28, 1961, by and between The Catholic Charities of the Archdiocese of Chicago as Landlord and Edison Illinois Stores, Inc. as Tenant, as amended and extended from time to time thereafter, is defined on Page 1 of the Lease as follows:

"...the store premises known as 4024 West Madison Street in Chicago 24, Illinois, outlined in red on the blueprint attached [to said Lease] and hereby made a part hereof, said demised premises being located in the building on the following described real estate premises, to wit:

Lots Thirty Nine (39), Forty (40), Forty One (41) Forty Two (42) in Block Thirty Three (33) in the Subdivision by West Chicago Land Company of the South Half of Section Ten Township Thirty Nine North Range Thirteen East of the Third Principal Meridian in Cook County, Illinois, commonly known as 4016-24 West Madison St., Chicago 24, Illinois

16-10-425-032-0000

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said store premises consisting of of a first floor store and basement space as indicated on the plat attached [to said Lease] and marked Exhibit A hereby made a part hereof."

In addition, by an Addendum Agreement to the Lease between The Catholic Charities of the Archdiocese of Chicago, Illinois, as Landlord, and Edison Illinois Stores, Inc. as Tenant, entered into on August 5, 1977, the Lease was modified to include additional basement storage space to the Premises as stated in such Addendum Agreement:

"This storage area is approximately 30' x 33' containing approximately 990 square feet and is immediately adjacent to Lessee's existing basement space on the East."

End of Exhibit I

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After filing please return to:

Neil T. Neumark, Esq.
Greenberger, Krauss & Jacobs,
Chartered
180 N. LaSalle Street, Suite 2700
Chicago, Illinois 60601

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