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MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is made and entered into this 18 day of January, 1985, to give record notice of that certain Lease entered into of even date herewith by and between COLUMBIA NATIONAL BANK OF CHICAGO as T/U/T No. 2003, and not personally, as Landlord, and MERLIN MUFFLER SHOPS, INC., as Tenant, with respect to the premises described in Exhibit A attached hereto and made a part hereof (the "Premises"), which Lease provides for a lease term of twenty (20) years and two (2) options to renew of five (5) years each.

IN WITNESS WHEREOF, the parties hereto hereby execute this Memorandum of Lease the day and year first above written.

WITNESSES:

Kathleen Morrey

Patricia A. Rutkowski
Patricia A. Rutkowski
FOR TENANT ONLY

LANDLORD:

COLUMBIA NATIONAL BANK OF
CHICAGO as T/U/T No. 2003,
and not personally,

By: *Phillisa Witwicki*
PHILLISA WITWICKI
Its: TRUST OFFICER

TENANT:

MERLIN MUFFLER SHOPS, INC., an
Illinois corporation

By: *Eugene Sokoloff*
Eugene Sokoloff
Its: Treasurer

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STATE OF IL)
COUNTY OF Cook) SS.

The foregoing instrument was acknowledged before me this 18 day of January, 1985, by Phillip J. Corcoran of COLUMBIA NATIONAL BANK OF CHICAGO, a Illinois Corporation on behalf of the Company.

Joseph Thomas
Notary Public, Cook County, IL

My commission expires: NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES APR 19 1988
ISSUED BY ILLINOIS NOTARY ASSOC.

STATE OF Michigan)
COUNTY OF Wayne) SS.

The foregoing instrument was acknowledged before me this 5th day of January, 1985, by Eugene Sokoloff, Treasurer of MERLIN MUFFLER SHOPS, INC., an Illinois corporation, on behalf of the corporation.

Patricia A. Rutkowski
Notary Public, Wayne County, MI

My commission expires: PATRICIA A. RUTKOWSKI
Notary Public, Macomb County, Michigan
Acting in Wayne County
My Commission Expires January 20, 1986

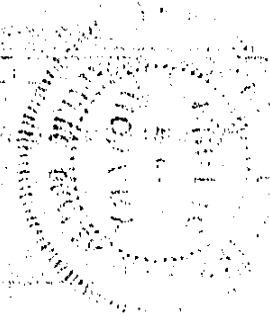


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EXHIBIT "A"

That certain real property described as Lots 2 and 3 in block 20 in North Evanston in Cook County, Illinois according to the map thereof recorded December 17, 1968 as Document Number 18783 in Book 168 of Maps Page 35 in Cook County, Illinois.



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DEPT-01 RECORDING \$12.25
TR3332 TRAN 8977 06/26/86 07:27:00
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COOK COUNTY RECORDER

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Mailed To:

MERLIN CORPORATION

1250 GROVE

SUITE 100

BARRINGTON ILL. 60010

ATTN: THOMAS BARRETT

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