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RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

David G. Stanchak
Decker, Hardt, Kopf, Harr,
Munsch & Dinan, P.C.
2500 Lincoln Plaza, LB 37
500 North Akard
Dallas, Texas 75201-3394

87643930

STATE OF ILLINOIS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOK §

MEMORANDUM OF LEASE

1. On June 3, 1987, Horizon Development I, Inc. ("Landlord") and Video Superstore Management, Inc., a Texas corporation, d/b/a Blockbuster Videos, the Reel Superstore ("Tenant"), entered into a lease agreement (the "Lease") with respect to the Leased Premises (therein described), being a part of a retail development located on a tract of real property in Cook County, Illinois, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

2. The primary term of the Lease is for sixty (60) months commencing five (5) business days after Landlord notifies Tenant that the Premises are ready for occupancy, with options for two successive periods of sixty (60) months and the first right of refusal to lease the Leased Premises thereafter.

3. This Memorandum of Lease does not alter, amend or modify the Lease but is solely for the purpose of giving notice of the Lease, the terms and conditions of which are incorporated into this Memorandum of Lease by reference as if set forth fully herein.

TENANT:

VIDEO SUPERSTORE MANAGEMENT, INC.,
a Texas corporation, d/b/a
Blockbuster Videos, the Reel
Superstore

By: Jeff Shearer PRESIDENT
Jeff Shearer
President

Tenant's
Initials: JS

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STATE OF ILLINOIS §
COUNTY OF DUPAGE §

On this 12th day of November, 1987, before me personally appeared Jeff Shearer, known to me to be the person who executed the foregoing instrument and acknowledged to me that he is duly authorized and did execute same on behalf of Video Superstore Management, Inc.

" OFFICIAL SEAL "
SUSAN K. ARCHER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/17/91

Susan K. Archer
Notary Public in and for
The State of Illinois

Susan K. Archer
(Typed or Printed Name of Notary)

My commission expires:

7-17-91

DJP:ND13:DJP:10/87-1
492.44/LEASE/MEMO

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Tenant's
Initials: JS

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EXHIBIT A

LEGAL DESCRIPTION OF SHOPPING CENTER

The East 242.50 Feet of the West 910.0 Feet of the South 330.0 Feet of the Southeast Quarter of Section 10, Township 41 North, Range 10 East of the Third Principal Meridian (excepting therefrom that part taken for Golf Road as per Document No. 10488002) (except the South 20.0 Feet thereof taken for widening of Golf Road) in Cook County, Illinois.

07-10-400-011-0000 ~~AX~~

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