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MEMORANDUM OF GROUND LEASE

THIS IS A MEMORANDUM of that certain unrecorded Ground Lease dated as of September 15, 1987 between Emro Marketing Company, a Delaware corporation, as ground lessor (the Ground Lessor) and Wilmington Trust Company and William J. Wade, not in their respective individual capacities, but solely as owner trustees under a Trust Agreement dated as of September 15, 1987, collectively as ground lessee (the Ground Lessee).

W I T N E S S E T H:

WHEREAS, the Ground Lessee and the Ground Lessor have entered into that certain Ground Lease dated as of September 15, 1987, as supplemented or amended from time to time (the Ground Lease).

NOW, THEREFORE, be it known as follows:

1. Land. The Land subject to the Ground Lease constitutes the land described in Schedule 1 hereto, subject to the permitted encumbrances described in Schedule 2 hereto and the right to use and occupy the easements appurtenant thereto described in Schedule 3 hereto.

2. Ground Lease Term. The term of the Ground Lease is from the date of recording this Memorandum to January 2, 2018.

3. Counterparts. This document may be executed in one or more counterparts, each of which will constitute an original.

RETURN TO:
Caren W. Mack
Mudge, Rose, Guthrie, Alexander
and Ferdon
180 Maiden Lane
New York, New York 10038

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37075000

IN WITNESS WHEREOF, the parties hereto have each caused this Memorandum of Ground Lease to be duly executed by their respective officers thereunto duly authorized on the dates set forth below.

EMRO MARKETING COMPANY,
as Ground Lessor

Witness Alleta J. Hamilton
Name: Alleta J. Hamilton

By G. E. Buraker
Name: G. E. Buraker
Title: President



Witness Kevin G. King
Name: Kevin G. King

Date: December 10, 1987

WILMINGTON TRUST COMPANY, not
in its individual capacity,
but solely as owner trustee
under a Trust Agreement dated
as of September 15, 1987,
Ground Lessee

Witness _____
Name:

By _____
Name:
Title:

Witness _____
Name:

Date: December __, 1987

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have each caused this Memorandum of Ground Lease to be duly executed by their respective officers thereunto duly authorized on the dates set forth below.

**EMRO MARKETING COMPANY,
as Ground Lessor**

Witness _____
Name: _____

By _____
Name: _____
Title: _____

Witness _____
Name: _____

Date: December __, 1987

**WILMINGTON TRUST COMPANY, not
in its individual capacity,
but solely as owner trustee
under a Trust Agreement dated
as of September 15, 1987,
Ground Lessee**

Witness J. M. Beason Jr.
Name: John M. Beason Jr.

By [Signature]
Name: Thomas J. [unclear]
Title: Vice President

Witness [Signature]
Name: Ann Marie Savina

Date: December 2, 1987

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WILLIAM J. WADE, not in his individual capacity, but solely as owner trustee under a Trust Agreement dated as of September 15, 1987,
Ground Lessee

Witness

Name

Annette L. Basco
Annette L. Basco

William J. Wade

William J. Wade

Witness

Name

Kristen R. Knowles
Kristen R. Knowles

Date: December 4, 1987

This instrument was prepared by John D. Hawkins, attorney at law, Mudge Rose Guthrie Alexander & Ferdon, 180 Maiden Lane, New York, New York 10038.

Return to Carol M. Mack, Mudge Rose Guthrie Alexander and Ferdon, 180 Maiden Lane, New York, New York 10038.

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STATE OF OHIO)
) SS
COUNTY OF HANCOCK)

The foregoing instrument was acknowledged before me this 10th day of December, 1987 by G. E. Buroker, the President of Emro Marketing Company, a Delaware corporation, on behalf of said corporation.



Larry W. Whiteleather, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 R. C.

Sworn to before me this
10th day of December, 1987

(SEAL)

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STATE OF DELAWARE)
) ss.
COUNTY OF NEW CASTLE)

The foregoing instrument was acknowledged before me this December 3, 1987 by Thomas P. Laskaris, the Vice President of Wilmington Trust Company, a Delaware banking corporation, on behalf of said corporation.



Name: Marlene L. Lynch

Sworn to before me this
3rd day of December, 1987.

(SEAL)

Notary Public for Delaware

My Commission Expires: 6/15/89

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STATE OF DELAWARE)
) ss:
COUNTY OF NEW CASTLE)

The foregoing instrument was acknowledged before me this
December 4, 1987 by William J. Wade.

Eleanor M. Gootie
Name: Eleanor M. Gootie

Sworn to before me this
4th day of December, 1987

(SEAL)

Notary Public for Delaware

My Commission Expires: 10/29/88

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60-262-15

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SCHEDULE D / 5 5 0 9

to Memorandum of Ground Lease

DESCRIPTION OF LAND

Situated in the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 35 North, Range 14 East of the Third Principal Meridian, City of Chicago Heights, County of Cook, State of Illinois, and being more particularly described as follows:

That part of the North 102.50 feet lying South of a line 282.50 feet North of and parallel to the North right-of-way of the Joliet Branch of the Michigan Central Railroad and part of the East 200.00 feet of the West 250.00 feet of said Section 19.

PIN # 32-19-316-043 M

Leased station address: 1719 Western Ave.
Chicago Heights, IL

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SCHEDULE 2

to Memorandum of Ground Leases 3 0 9

PERMITTED ENCUMBRANCES

1. Provisions contained in the Warranty Deed from Small Brothers Oil Company to Pan Enterprises, Inc. dated January 20, 1960 and recorded January 27, 1960 as Document 17768849, amongst which are easements for ingress and egress and use of water and sewer and rights in re installation and maintenance of drainage culverts, etc.

Leased station address: 1719 Western Ave.
Chicago Heights, IL

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SCHEDULE 3
to Memorandum of Ground Lease

EASEMENTS

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-NONE-

Leased station address: 1719 Western Ave.
Chicago Heights, IL

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RECORDED
INDEXED
SERIALIZED
MAY 19 1960
CLERK OF COOK COUNTY