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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") dated as of this 3rd day of November, 1988, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated December 1, 1985 and known as Trust No. 66007 (collectively "Landlord") and RIVER RUN THEATRES, INC. an Illinois corporation formerly known as Landings Theatres, Inc. ("Tenant").

WITNESSETH:

1. For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations paid and exchanged between Landlord and Tenant, and in further consideration of the rent reserved and the covenants and conditions more particularly set forth in that certain lease between Landlord and Tenant dated April 23, 1987 and First Amendment to Lease Agreement dated as of August 1, 1988 (the "Lease"), Landlord has leased, and does hereby lease, to Tenant, and Tenant has leased, and does hereby lease, from Landlord, the real property and the improvements thereon more particularly described on Exhibit A attached hereto and as depicted on the plot plan attached hereto as Exhibit B (collectively the "Premises").

2. The initial term of the Lease commenced on July 29, 1988, and terminates on July 31, 2003, unless otherwise terminated pursuant to the terms of the Lease.

3. Pursuant to the Lease, Tenant has a right and option to extend the term of the Lease for four (4) successive renewal terms ending July 31, 2013, July 31, 2018, July 31, 2023 and July 31, 2028 respectively, all on the terms, conditions and provisions set forth in the Lease. Tenant has the right of first refusal with respect to any proposed purchase of the Premises.

4. Each and all of the terms, provisions, and conditions in the Lease are hereby incorporated by this reference as though fully set forth herein.

5. In the event the Lease is in the future amended or supplemented by written instrument executed by the parties in interest thereto or shall be assigned or terminated in any manner permitted under the terms thereof, then without any further act or instrument whatsoever, this Memorandum shall likewise and to the same effect be deemed amended, assigned or terminated, as the case may be.

6. This Memorandum is executed in simplified short form for the convenience of the parties and for the purpose of recording the same and this Memorandum shall not have the effect

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of in any modifying, supplementing or abridging the Lease or any of its provisions as the same are now or may hereafter be in force and effect. In the event of any conflict or ambiguity between the terms of the Lease and the terms set forth in this Memorandum, the terms of the Lease shall supersede and control.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first written above.

LANDLORD:

TENANT:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated December 1, 1985 and known as Trust No. 66007

RIVER RUN THEATRES, INC.

By: [Signature] Its: Second Vice President Print Name: P. JOHANSEN

By: [Signature] Its: President Print Name: Marin Rosentick

Attest: [Signature] Its: Second Vice President

Attest: [Signature] Its: Lewis Marks

ACKNOWLEDGMENT OF LANDLORD

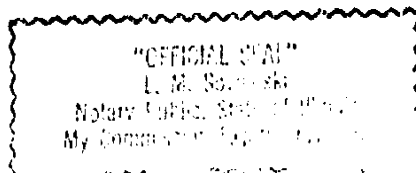
STATE OF IL)) SS.)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that before me on this day personally appeared P. JOHANSEN and SUZANNE G. BAKER, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and official seal this 28 day of OCT, 1988.

[Signature] Notary Public

My Commission Expires _____



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ACKNOWLEDGEMENT OF TENANT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that before me on this day personally appeared Martin Rosefield and Lewis Marks, known to me to be the President and Secretary, respectively, of River Run Theatres, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument on behalf of said corporation.

Witness my hand and official seal this 3rd day of November, 1968.

Mariette Bernis
Notary Public

My Commission Expires:
11/25/89

CLERK OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Legal Description

Lot 2 in the Landings Phase III, being a subdivision of part of the West 1/2 of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, Recorded June 6, 1988 as Document 88243895, in Cook County, Illinois.

Property of Cook County Clerk's Office

P.I. Number: 30-19-100-007
30-19-300-011

Address: 16621 Torrence Avenue
Lansing, Illinois 60438

This instrument was prepared by
and after recording, mail to:

Maureen A. Dowd
Kirkland & Ellis
200 East Randolph Drive
Chicago, Illinois 60601

Box 289

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