

PLAT WITH THIS DOCUMENT

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MEMORANDUM OF LEASE

11-52-131 D1

THIS MEMORANDUM OF LEASE, made and entered into this 14th day of SEPTEMBER, 1987, by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 12, 1980, and known as Trust No. 51554 ("Lessor") and Essaness Theatres Corporation of Illinois, an Illinois corporation ("Lessee"), as assignee and affiliate of Golf Glen Theatre Properties, an Illinois general partnership.

WITNESSETH:

1. Lessor and Lessee have heretofore entered into that certain Lease (the "Lease") dated as of October 21, 1983, wherein Lessor has demised to Lessee, upon the terms and conditions contained therein, that certain parcel of real estate commonly known as Golf Glen Theatre, Golf & Dee Roads, Village of Niles, Illinois and as legally described on Exhibit A attached hereto and made a part hereof, together with all rights, privileges and appurtenances thereunto appertaining, including, among other things, any and all rights of way and ingress and egress, whether public or private, in, on or pertaining to said parcel, and all improvements currently located thereon and all equipment installed therein.

2. The term of the Lease commenced on June 8, 1984 and terminates on June 7, 1999.

3. The Lease has two options to extend the term of the Lease each for a period of five years

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed and delivered the day and year first above written.

LESSOR:

American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 12, 1980, and known as Trust No. 51554

By: [Signature] Its: [Signature]

LESSEE: PLITT THEATRES, INC. (formerly Cineplex Odeon Illinois Corporation, fmlly. Essaness Theatres Corporation of Illinois, an Illinois corporation), as assignee of Golf Glen Theatre Properties, an Illinois general partnership

By: [Signature] Its: Sr. Executive Vice-President, Corporate Affairs, & Secretary

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and Exhibit B

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE MAILED TO:

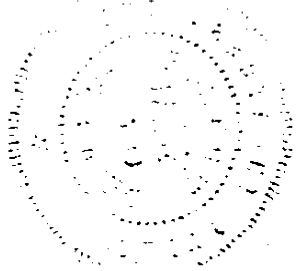
Ellyn R. Pildes, Esq. Rudnick & Wolfe 30 North LaSalle Street Suite 2500 Chicago, Illinois 60602

BOX 333 - TH

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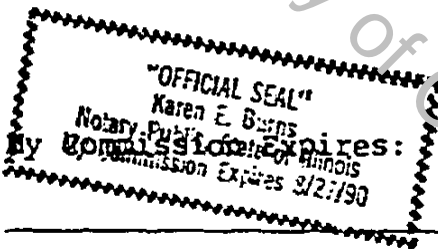
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LAURA HUGHES, a(n) Authorized Officer of American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated December 12, 1980, and known as Trust No. 51554, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as LAURA HUGHES as aforesaid, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the same instrument as his free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this SEP 14 1987 day of _____, 1986.



Karen E. Burns
Notary Public

Index # 89-10-401-048, 049, 050

Property address: Centre Golf Rd & Dec Rotas
Niles, Ill.

~~STATE OF ILLINOIS~~)
~~PROVINCE OF ONTARIO~~) SS.
~~COUNTY OF COOK~~)
CANADA

I, the undersigned, a Notary Public in and for said/County, ~~in the State aforesaid,~~ do hereby certify that Jerald M. Banks, Sr. Exec. V-P, Corp. Afs. & Secretary of Plitt Theatres, Inc. ~~of Essaness Theatres Corporation of Illinois,~~ an ~~Illinois corporation,~~ personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Sr. Exec. V-P, Corp. Afs. & Sec. as aforesaid, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Plitt Theatres, Inc. as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9th day of October, 1986.

Jerald M. Banks
Notary Public in and for the Province of Ontario, Canada

My Commission ~~Expires~~
is for life

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EXHIBIT A

PARCEL 1:

That part of the South East 1/4 of Fractional Section 10, Township 41 North, Range 12 East of the Third Principal Meridian bounded by a line described as follows: commencing at the South West corner of the South East 1/4 of said Section 10; thence North 00 degrees 07 minutes 13 seconds West along the West line of said South East 1/4, 617.02 feet; thence East North 90 degrees 00 minutes 00 seconds East 630.00 feet for a place of beginning of the tract of land to be described; thence continuing East (North 90 degrees 00 minutes 00 seconds East), 247.76 feet; thence North (North 00 degrees 00 minutes 00 seconds East), 132.00 feet; thence East, (North 90 degrees 00 minutes 00 seconds East), 595.0 feet to a point on the West line of the East 1194.09 feet of said South East 1/4, as measured along the South line thereof; thence South along said West line of the East 1194.09 feet, 664.08 feet to the South line of said South East 1/4; thence South 86 degrees 41 minutes 47 seconds West along the South line of said South East 1/4, 656.09 feet to a point on said line 917.82 feet East of the South West corner of said South East 1/4; thence North (North 00 degrees 00 minutes 00 seconds East), 427.22 feet; thence West (North 90 degrees 00 minutes 00 seconds West) 187.76 feet; thence North (North 00 degrees 00 minutes 00 seconds East), 142.67 feet to the place of beginning, in Cook County, Illinois (excepting that part falling within Golf Road)

PARCEL 2:

That part of the South East 1/4 of Fractional Section 10, Township 41 North, Range 12 East of the Third Principal Meridian bounded by a line described as follows: Commencing at the South West corner of the South East 1/4 of said Section 10; thence North 00 degrees 07 minutes 13 seconds West along the West line of said South East 1/4, 617.02 feet; thence East (North 90 degrees 00 minutes 00 seconds East), 630.0 feet; thence South (South 00 degrees 00 minutes 00 seconds East), 142.76 feet; thence East (North 90 degrees 00 minutes 00 seconds East), 187.76 feet; thence South (South 00 degrees 00 minutes 00 seconds East), 427.22 feet to a point on the South line of the South East 1/4 of said Section 10; thence South 86 degrees 41 minutes 47 seconds West along the South line of the South East 1/4 of said Section 10, 65.11 feet; thence North (North 00 degrees 00 minutes 00 seconds East) 205.0 feet; thence West (North 90 degrees 00 minutes 00 seconds West) 150.0 feet; thence South (South 00 degrees 00 minutes 00 seconds West) 213.66 feet to a point on the South line of said South East 1/4; thence South 86 degrees 41 minutes 47 seconds West along the South line of the South East 1/4 of said Section 10, 602.46 feet to the place of beginning in Cook County, Illinois (excepting that part falling within Golf Road and excepting therefrom the West 42 feet as dedicated for Dee Road)

PARCEL 3:

That part of the South East 1/4 of Fractional Section 10, Township 41 North Range 12 East of the Third Principal Meridian bounded by a line described as follows: commencing at a point on the South line of the South East 1/4 of said Section 10, 602.46 feet East, as measured along said South line of the South West corner of the South East 1/4 of said Section 10; thence North (North 00 degrees 00 minutes 00 seconds East) 213.66 feet; thence East (North 90 degrees 00 minutes 00 seconds East) 150.0 feet; thence South (South 00 degrees 00 minutes 00 seconds East) 205.00 feet to a point on the South line of the South East 1/4 of said Section 10; thence South 86 degrees 41 minutes 47 seconds West along said South line, 150.25 feet to the place of beginning (excepting that part falling within Golf Road in Cook County, Illinois.

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