4-4605-14

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88197145

### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made as of March 17, 1988, between INSURED INCOME PROPERTIES 1983 (a Delaware Limited Partnership) ("Lessor") whose address is Suite 500, Financial Center, 3443 North Central Avenue, Phoenix, Arizona F5012, and WENDEE'S OF CHICAGO, INC., an Illinois corporation ("Lessee") whose address is 10842 South Michigan Avenue, Chicago, Illinois 60628.

### WITNESSETH:

- (1) Leasor and Lessee have as of this day entered into a lease (the "Lease") for the premises located in Chicago, Cook County, Illinois, a legal description of which is concained in Exhibit A (the "Premises").
- (2) The Lease sets forth the above names and addresses of the parties thereto.
- (3) The term of the Lease commences as of the date hereof and expires March 31, 2006.
- (4) Lessee has a right to extend the term of the Lease for two successive periods of five years each. The miximum date to which the Lease may be extended is March 31, 2016.
- (5) The Lease contains provisions giving Lease the right to purchase the Premises upon the terms and conditions set forth in the Lease. The option to purchase must be exercised during the term of the Lease and any termination of the Lease terminates Lessee's right to purchase.

IN WITNESS WHEREOF, the parties hereto have caused this Mamorandum of Lease to be executed by their respective officers duly authorized as of the day and year first above written, for the purpose of providing an instrument for recording.

LESSOR:

INSURED INCOME PROPERTIES 1983 (a Delaware Limited Partnership)

By Franchise Finance Corporation of America,

Its Managing General Partner

By Condrew Michan Its

WITNESS:

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WITNESS:	LESSEN:
	wender's of chicago, inc
	By Dalla Columnson
N <sub>A</sub>	Its agent
STATE OF 2	
COUNTY OF Code SS.	
The foregoing insta 1988 by P. Andrew M. America, the Managing Go	of Franchise Finance Corporation of Partner of Insured Income Properties 1983 (a
	prahip; on behalf of the corporation, as managing
•	1 Buch May
	Notary Public
My Commission Expires:	{ "OFFICIAL SEAL" } { ERENDA R. MONTEIRO } { NOTARY PUBLIC, STATE C. ILLINOIS } { TY COMMISSION EXPIRES 7/28/91 }
STATE OF THE SS.	
	and the second s
The foregoing insti	rument was acknowledged before ma on March!  Lesson, Agent of MenDee's of Chicago, Inc., an
Illinois corporation, on	behalf of the corporation.
	Breef Moxx
	Notary Public
My Commission Expires:	·
	" OFFICIAL SEAL " }
	BRENDA R. MONTEIRO } { NOTARY PUBLIC, STATE OF ILLINOIS }
Prepared By:	MY COMMISSION EXPIRES 7/28/91
KUTAK ROCK & CAMPBELL	3-3-10 TO Box 15
2400 Ardo Tower 707 17th Street	RETURN TO SOR
Denver, Colorado 80202	Thome-

Property of Coof County Clark's Office

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#### EXHIBIT A

Lots 16, 17, 18, 19, 20 and 21 and the North 20 feet of Lot 22 in Block 3 Archin

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age 14. East or

1ereof ricorded April

11inois.

PTN = 20-36-32%-049

Allows = Phys > 5 truly Island Ave.

Chingy, Th in Archibalds Stony Island Manor, a Subdivision of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 38 North, Range 14. East of the Third Principal Meridian, according to the Plat thereof recorded April 29, 1915 as Document 5,623,475, in Cook County,

-88-197145

\$13.00 T DEPT-01 T#3333 TRAN 7587 05/09/88 TTTS 7:00 #5803 f C \*-88-1974.45 05 COOK COUNTY RECORDER

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