

AMENDED MEMORANDUM OF LEASE

AMENDED MEMORANDUM OF LEASE MADE THIS 1st day of February, 1988 between H & G COMMUNICATIONS OF CHICAGO FM, INC., as Tenant and AMERICAN NATIONAL BANK & TRUST COMPANY, not personally but solely as Trustee under Trust Agreement dated December 28, 1984 and known as Trust No. 63214, as Landlord.

WITNESSETH:

WHEREAS, the parties hereto have entered into a certain Lease (hereinafter referred to as "Lease") dated November 12, 1987 covering the premises situated in the City of Chicago, Cook County, Illinois, which premises are more particularly described on Exhibit "A", attached hereto and made a part hereof; and

WHEREAS, the parties entered into an Addendum to Lease Agreement dated February 1, 1988; and

WHEREAS, it is the desire of the parties hereto to enter into an Amended Memorandum of Lease for the purpose of recording the same and giving notice of the existence of said Lease as amended;

NOW, THEREFORE, in consideration of the rents reserved and the covenants and provisions more particularly set forth in said Lease, Landlord and Tenant do hereby covenant, promise and agree as follows:

1. Landlord does hereby demise and lease to Tenant and Tenant hereby rents from Landlord for the term hereinafter provided, and any extensions thereof, those certain premises situated in the City of Chicago, Cook County, Illinois commonly known as Units 310 and 320 (comprising approximately 2,907 square feet and 3,028 square feet respectively) and the entire fourth floor of the building at 520 W. Erie Street, Chicago, Illinois 60610, which premises are more particularly described on Exhibit "A", attached hereto and made a part hereof.

2. The term of the Lease shall commence on December 1, 1987 for the fourth floor portion and October 1, 1988 for Units 310 and 320 and both terms shall expire on November 30, 1998, unless sooner terminated as provided in said Lease.

Prepared by and upon recording return to:

Michael R. Wolfe
Berger, Newmark & Fenchel P.C.
222 North LaSalle Street (1900)
Chicago, Illinois 60601

PIN # 17-09-122-005
520 W. ERIE
Chicago, IL 60610

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EXHIBIT "A"

LEGAL DESCRIPTION

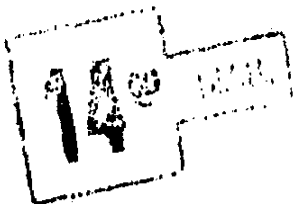
ALL THAT PART OF BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT OF THE NORTH LINE OF LOT 12, WHICH IS 1.94 FEET EAST OF THE NORTH WEST CORNER THEREOF AND RUNNING THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE SOUTH LINE OF LOT 23 WHICH IS 54.65 FEET EAST OF THE SOUTH WEST CORNER OF LOT 21, AND EAST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 18 WHICH IS 6.80 FEET EAST OF THE SOUTH WEST CORNER THEREOF AND RUNNING THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES MEASURED FROM EAST TO NORTH, TO ITS INTERSECTION WITH THE FIRST ABOVE DESCRIBED LINE, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 18 IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 5.30 FEET EAST OF THE SOUTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 18 A DISTANCE OF 1.50 FEET, THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES, MEASURED FROM EAST TO NORTH, A DISTANCE OF 7 FEET, THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 1.50 FEET; THENCE SOUTH 7 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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