### 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 rebruary 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:

- l. 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 FIN # 17-09-122-005 520 W. Erie Chicago, K. 40610

# ORDER OF LOOPY

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- 3. The Lease further grants an option to Lessee to extend the term of the Lease for an additional five year period provided said option shall be exercised no less than 180 days prior to the expiration of the initial term. The Lease further provides for a second five year option at the expiration of the first five year option period provided Tenant exercises said second option at least 180 days prior to the end of the first option term.
- 4. The Lease further provides for an early termination at the option of the Tenant to be effective no earlier than October 30, 1994.
- This instrument is executed for the purpose of giving public record notice of the fact of the execution of the above described Lease and all of the terms and conditions of said Lease and amendments thereto, if any, are incorporated by reference in this Memorandum of Lease.
- 6. This agreement shall extend to and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF parties hereto have caused these presents to be executed all is of the day and year first above written.

TEMANT:

H & G COMMUNICATIONS OF CHICAGO FM, INC.

By: President

LANDLORD:

This instrument is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee, as aloresaid. All the covenants and conditions in the personal between the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO are undertoken by it solely as Trustee, as eloresaid and not activate by and to personal factory shall be asserted or be enforceable against AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

By:

AMERICAN NATIONAL BANK & TRUST COMPANY, not personally but solely as Trustee under Trust No. 63214

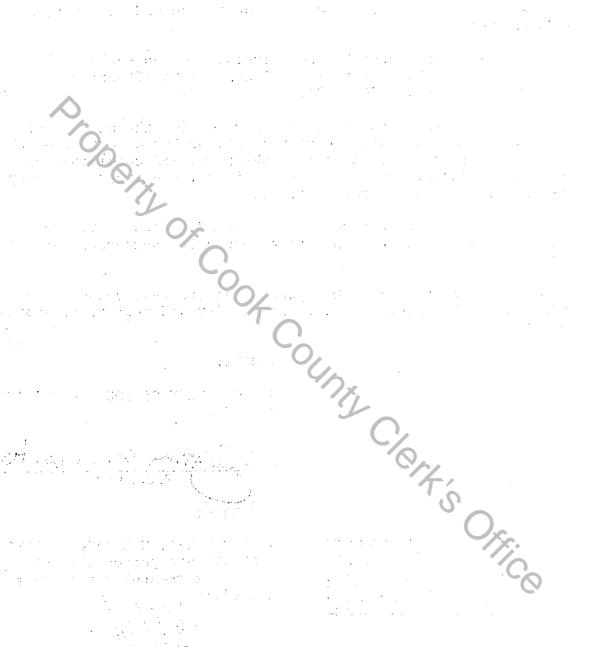
Assis ant Vice-President

STATE OF ILLINOIS

SS

COUNTY OF COOK

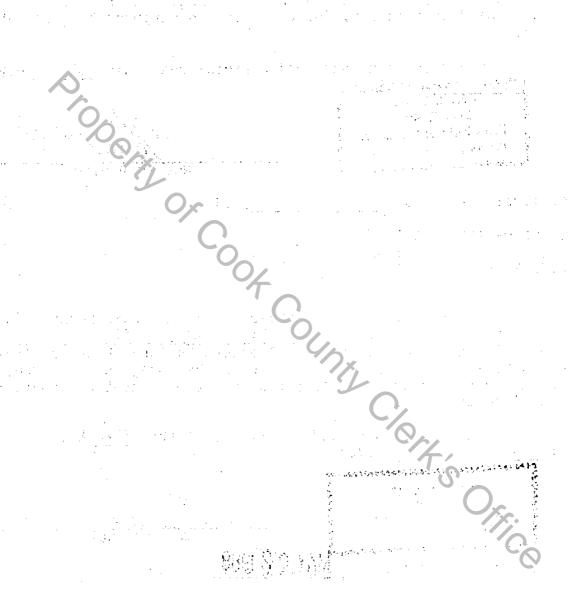
I, MICHAEL WELFE , a notary public in and for said County, in the State aforesaid, do



hereby certify that James deCastro personally known to me to be the President of H & G Communications of Chicago FM, Inc. a corporation, and personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this $\frac{2nd}{1983}$ day
MICHAEL WOLFE Notar, Prolic. State of Illinois My Commission & pires June 28, 1989
Notary Public
Commission expires , 19, 19
STATE OF ILLINOIS ) SS
COUNTY OF COOK )
Before me, a Notary Public in and for said County and State, personally appeared And Marican National Bank and Trust Company, who acknowledged execution of the foregoing, and who, having been duly sworn, stated that the representations therein contained are true.  Witness my hand and Notarial Seal this Quesay of Marican National Bank and Trust Company, who acknowledged execution of the foregoing, and who, having been duly sworn, stated that the representations therein contained are true.
"OFFICIAL SEAL" Karen E. Burns Notary Public, State of Illinois
My Commission Ex, ires 3/2//90 Notary Public
My commission expires, 19

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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 1 LINE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES MEASURED FROM SAST 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 13 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.

DEPT-01.

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COOK COUNTY RECORDER



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