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MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is executed by and among National Boulevard Bank of Chicago, not personally but solely as a Trustee under a Trust Agreement dated September 1, 1984 and known as Trust No. 7922 ("Trustee") and Robert L. Murphy M.D. ("Murphy", Trustee and Murphy collectively referred to as "Lessor"), and Northwestern Medical Faculty Foundation, Inc., ("Lessee").

W I T N E S S E T H:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Lessee to Lessor, the receipt and sufficiency of which is hereby acknowledged, Lessor does lease and demise unto Lessee, and Lessee does lease and take from Lessor, upon the terms and conditions more particularly set forth in a certain Agreement between Lessor and Lessee, dated June 16, 1988, ("Agreement") the property and improvements located thereon ("Premises") being legally described on Exhibit A which is attached hereto and incorporated herein by this reference and made a part hereof.

The Agreement provides for a lease term of five (5) years commencing on September 1, 1988. The Agreement also grants Lessee an option to extend the term of the Agreement for an additional five years upon giving 120 days prior written notice and under the terms and provisions contained in the Agreement. The Agreement also grants Lessee a right of first refusal to purchase the Premises if Lessor receives an offer from a third party.

Box 15
Annex M. Mereno

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PROPERTY CLERK

COOK COUNTY

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IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly signed and sealed this 16th day of June, 1988.

LESSOR:

National Boulevard Bank
of Chicago, personally
but solely as Trustee
u/t/a dated September 1, 1984
and known as Trust No. 7922

By: [Signature]
Its: VICE PRESIDENT

Attest:

By: [Signature]
Its: ASST. TRUST OFFICER

Robert L. Murphy, M.D.

[Signature]

LESSEE:

Northwestern Medical
Faculty Foundation, Inc.

By: [Signature]
Its: PRESIDENT

ATTEST
By: [Signature]
Its: Treasurer

Prepared by and return to:

Kerry S. Abbott, Esq.
Winston & Strawn
One First National Plaza
Suite 5000
Chicago, IL 60603

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INDIVIDUAL ACKNOWLEDGEMENT

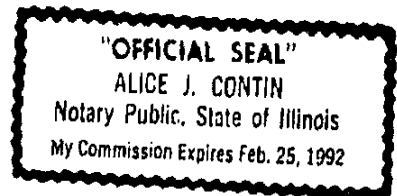
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Alice J. Contin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above-named Robert L. Murphy, M.D. who is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER my hand and notarial seal this 30th day of June, 1988.

Alice J. Contin
NOTARY PUBLIC

My commission expires: _____



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TRUSTEE'S ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

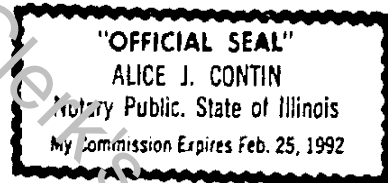
I, Alice J. Contin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ALEX J. Beresoff, Asst. V.P. of NATIONAL BOULEVARD BANK OF CHICAGO (the "bank") and Charles A. Villa, Asst. Trust officer of said bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. V.P. and Asst. Trust officer respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said bank, as Trustee under Trust No. 7922 for the uses and purposes therein set forth; and said Asst. Trust officer then and there acknowledges that he is custodian of the corporate seal of said bank and he did affix the said corporate seal of said bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, as Trustee under Trust No. 7922 for the uses and purposes therein set forth.

July GIVEN UNDER my hand and notarial seal this 1st day of ~~June~~ 1988.

Alice J. Contin
NOTARY PUBLIC

My commission expires: _____

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JAMES J. JANSSEN
KENTON J. SOLA
MAY 11 1972
MAY 11 1972

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CORPORATE ACKNOWLEDGEMENT

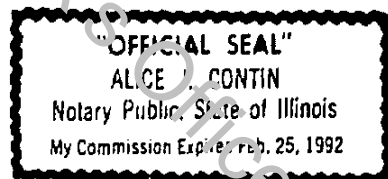
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Alice J. Contin, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Harry M. Basky of NORTHWESTERN MEDICAL FACULTY FOUNDATION, INC. (the "corporation") and Kenneth U. Hestek of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such President and Treasurer respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation and said Treasurer then and there acknowledges that he is custodian of the corporate seal of said corporation and he did affix the said corporate seal of said corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN UNDER my hand and notarial seal this 30th day of June, 1988.

Alice J. Contin
NOTARY PUBLIC

My commission expires: _____



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EXHIBIT "A"

PARCEL I:

Unit 715 in Printer's Row Condominium, as delineated on a Survey of the following described real estate: Lots 3, 4, 9, 10, 15 and 16 (except from said Lots that part taken or used for Dearborn Street and Plymouth Court) in Wallace and Other's Subdivision of Block 135 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as "Exhibit A" to the Declaration of Condominium recorded on March 19, 1980 as Document Number 25,396,708, together with the respective individual percentage interest in said Parcel appurtenant to said Unit (excepting therefrom all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

PARCEL II:

Unit 717 in Printer's Row Condominium, as delineated on a survey of the following described real estate: Lots 3, 4, 9, 10, 15 and 16 (except from said Lots that part taken or used for Dearborn Street and Plymouth Court) in Wallace and Other's Subdivision of Block 135 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as "Exhibit A" to the Declaration of Condominium recorded May 19, 1980 as Document Number 25396708, together with the respective individual percentage interest in said parcel appurtenant to said Unit (excepting therefrom all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

PTN: 17-16-407-1086

Address: 715 S. Dearborn Street, Chicago, Illinois

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