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RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

David G. Stanchak, Esq.
Decker, Hardt, Kopf, Harr,
Munsch & Dinan, P.C.
4000 Fountain Place
1445 Ross Avenue
Dallas, Texas 75202-2711

89421723

0171-01 RECORDING \$16.00
140555 FROM 0273 09/00/89 10:48:00
#2437 # D * - 89 - 421723
COOK COUNTY RECORDER

STATE OF ILLINOIS §
COUNTY OF COOK § KNOW ALL MEN BY THESE PRESENTS:
§

MEMORANDUM OF LEASE

1. On May 11, 1989, American National Bank and Trust, as trustee under Trust Agreement dated October 27, 1988, and known as Trust No. 106826-07 ("Landlord"), and Video Superstore Master Limited Partnership, a Delaware limited partnership, d/b/a Blockbuster Video ("Tenant"), entered into a lease agreement (the "Lease") with respect to the Leased Premises (therein described), being a part of a retail development located on a tract of real property in Cook County, Illinois, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

2. The primary term of the Lease is for five (5) years commencing upon the substantial completion of Landlord's Work with options for two (2) successive periods of five (5) years each.

3. This Memorandum of Lease does not alter, amend or modify the Lease, but is solely for the purpose of giving notice of the Lease, the terms and conditions of which are incorporated into this Memorandum of Lease by reference as if set forth fully herein.

TENANT:

VIDEO SUPERSTORE MASTER LIMITED PARTNER-
SHIP, a Delaware limited partnership

By: VSMI Limited partnership, an Illinois
limited partnership, its general
partner

By: SAB Corporation, an Illinois
corporation, its general partner

By: Jeff Shearer, President
Jeff Shearer, its President

PREPARED BY:

David G. Stanchak, Esq.
Decker, Hardt, Kopf, Harr,
Munsch & Dinan, P.C.
4000 Fountain Place
1445 Ross Avenue
Dallas, Texas 75202-2711
(214) 855-7511

Tenant's
Initials: _____

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Handwritten initials: 16-00 E

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STATE OF ILLINOIS §
 §
COUNTY OF DUPAGE §

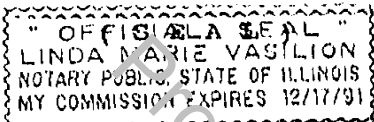
On this 18th day of August, 1989, before me personally appeared Jeff Shearer, known to me to be the person who executed the foregoing instrument and acknowledged to me that he is duly authorized and did execute same on behalf of SAB Corporation, general partner of VSMI Limited partnership, an Illinois limited partnership, general partner of Video Superstore Master Limited Partnership, a Delaware limited partnership.

Linda Marie Vasilion

Notary Public in and for
The State of Illinois

Linda Marie Vasilion

(Typed or Printed Name of Notary)



My commission expires:

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Tenant's
Initials: JH

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EXHIBIT "A"

205.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID, SAID POINT BEING THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 155.00 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE EAST ALONG SAID NORTH LINE 149.00 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 238.08 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID, THENCE NORTH ALONG SAID WEST LINE 155.00 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET TO SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE WEST ALONG SAID NORTH LINE 149.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

js

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EXHIBIT A
TO THAT CERTAIN LEASE DATED
BY AND BETWEEN
AMERICAN NATIONAL BANK AND TRUST NOT PERSONALLY,
BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT
DATED October 27, 1988, AND KNOWN AS TRUST
NO. 106826-07, AS LANDLORD, AND
VIDEO SUPERSTORE MASTER LIMITED PARTNERSHIP, AS TENANT

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

THE EAST 700.00 FEET TO SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE SOUTH 50.00 FEET THEREOF AND EXCEPT THE EAST 50.00 FEET THEREOF AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER TO THE SOUTH 1000.00 FEET OF THE EAST 700.00 FEET TO THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 700.00 FEET FOR A DISTANCE OF 109.38 FEET; THENCE EAST AT RIGHT ANGLES THERETO 66.00 FEET TO A POINT IN THE WEST LINE OF THE EAST 634.00 FEET OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH AT RIGHT ANGLES THERETO AND ALONG SAID WEST LINE 50.25 FEET TO A POINT IN A LINE 160.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1000.00 FEET OF THE WEST THREE QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE 534.00 FEET TO THE WEST LINE OF THE EAST 50.00 FEET OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE NORTH ALONG SAID WEST LINE 160.00 FEET TO A NORTH LINE OF THE SOUTH 1000.00 FEET AFORESAID; THENCE WEST ALONG SAID NORTH LINE 650.00 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, 324.16 FEET NORTH (MEASURED ALONG THE SAID WEST LINE) OF THE SOUTH WEST CORNER THEREOF; THENCE EAST AT RIGHT ANGLES THERETO 280.99 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 12.00 FEET; THENCE EAST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 419.00 FEET TO THE EAST LINE OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 75.00 FEET; THENCE WEST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED RIGHT ANGLES LINE 327.08 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 185.41 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE EAST ALONG SAID NORTH LINE 50.00 FEET MORE OR LESS, TO THE WEST LINE OF THE EAST 50.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED LINE 178.52 FEET MORE OR LESS TO THE POINT OF BEGINNING

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ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF THE SOUTH 1000.00 FEET OF THE EAST 700.00 FEET OF THE WEST 3/4 QUARTERS OF THE SOUTH WEST 1/4 AS AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF THE SAID EAST 700.00 FEET FOR A DISTANCE OF 109.38 FEET TO THE POINT OF BEGINNING; THENCE EAST AT RIGHT ANGLES THERETO 66.00 FEET TO A POINT IN THE WEST LINE OF THE EAST 634.00 FEET OF THE WEST 3/4 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH AT RIGHT ANGLES THERETO AND ALONG SAID WEST LINE 267.00 FEET; THENCE WEST AT RIGHT ANGLES THERETO 66.00 FEET TO THE WEST LINE OF THE EAST 700.00 FEET OF THE WEST 3/4 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE NORTH ALONG SAID WEST LINE 267.00 FEET TO THE POINT OF BEGINNING

ALSO EXCEPTING THE NORTH 80.00 FEET OF THE SOUTH 530.00 FEET OF THE WEST 80.00 FEET OF THE EAST 700.00 FEET OF SAID WEST 3/4 QUARTERS OF THE SOUTH WEST 1/4 AND

ALSO EXCEPTING THEREFROM THE WEST 50.00 FEET OF THE EAST 700.00 FEET OF THE NORTH 50.00 FEET OF THE SOUTH 450.00 FEET OF SAID WEST 3/4 QUARTERS OF THE SOUTH WEST 1/4

ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, 324.16 FEET NORTH, MEASURED ALONG SAID WEST LINE OF THE SOUTH WEST CORNER THEREOF; THENCE EAST AT RIGHT ANGLES THERETO 157.91 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 130.00 FEET; THENCE EAST AT RIGHT ANGLES THERETO 87.00 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 144.16 FEET; MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE WEST ALONG SAID NORTH LINE 224.91 FEET, MORE OR LESS TO THE AFORESAID WEST LINE OF THE EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4; THENCE NORTH ALONG SAID WEST LINE 274.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS;

PARCEL 2

THAT PART OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER TO THE SOUTH 1000.00 FEET OF THE EAST 700.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST QUARTER OF SECTION 4 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 700.00 FEET FOR A DISTANCE OF 109.38 FEET; THENCE EAST AT RIGHT ANGLES THERETO 66.00 FEET TO A POINT IN THE WEST LINE OF THE EAST 634.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, AFORESAID; THENCE SOUTH AT RIGHT ANGLES THERETO AND ALONG SAID WEST LINE 50.25 FEET TO A POINT IN A LINE 160.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1000.00 FEET OF THE WEST

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3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE 584.00 FEET TO THE WEST LINE OF THE EAST 50.00 FEET OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE NORTH ALONG SAID WEST LINE 160.00 FEET TO THE NORTH LINE OF THE SOUTH 1000.00 FEET AFORESAID THENCE WEST ALONG SAID NORTH LINE 650.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THAT PART OF THE EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, 324.16 FEET NORTH (MEASURED ALONG SAID WEST LINE) OF THE SOUTH WEST CORNER THEREOF; THENCE EAST AT RIGHT ANGLES THERETO 280.99 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 12.00 FEET; THENCE EAST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 419.00 FEET TO THE EAST LINE OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 75.00 FEET; THENCE WEST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE LAST DESCRIBED RIGHT ANGLES LINE 337.08 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 185.41 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE EAST ALONG SAID NORTH LINE 149.00 FEET, TO THE WEST LINE OF THE EAST 230.00 FEET OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE NORTH ALONG SAID WEST LINE 155.00 FEET TO THE NORTH LINE OF THE SOUTH 205.00 FEET OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE EAST ALONG SAID NORTH LINE 188.00 FEET TO THE WEST LINE OF THE EAST 50.00 FEET OF THE NORTH 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE NORTH ALONG THE LAST DESCRIBED LINE 28.52 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

EXCEPT THAT PART OF THE EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID EAST 700.00 FEET OF THE SOUTH 1000.00 FEET OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4, 324.16 FEET NORTH (MEASURED ALONG SAID WEST LINE) OF THE SOUTH WEST CORNER THEREOF; THENCE EAST AT RIGHT ANGLES THERETO 280.99 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 12.00 FEET; THENCE EAST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 419.00 FEET TO THE EAST LINE OF THE WEST 3 QUARTERS OF THE SOUTH WEST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 15 FEET; THENCE WEST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 337.08 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 30.41 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH

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