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06/16/88

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into this 15th day of July, 1988, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Trustee under Trust Agreement dated June 16, 1986, and known as Trust No. 67628, c/o WOODLAWN INVESTMENTS, INC., 3400 Carlisle, Suite 400, Dallas, Texas 75204, hereinafter called "Lessor," and DONALD OGILVIE, having his principal office at 1401 North Western Avenue, Lake Forest, Illinois 60045, hereinafter called "Lessee."

WITNESSETH THAT:

1. The Lessor, in consideration of the rents reserved and agreed to be paid by Lessee, and of the covenants, agreements, conditions and understandings executed by Lessor and Lessee and dated the 15th day of July, 1988, hereby lets, leases and demises to the Lessee a certain parcel of land located in the Town of Cicero, County of Cook, State of Illinois, which property is more particularly described on Exhibit A attached hereto, and made a part hereof and incorporated herein by this reference.

2. The term of this Lease commences on the earlier of (a) the date that Lessee obtains his Licenses and Permits or the date which is ninety (90) days after the date that Lessee executed the Lease, whichever is earlier, or (b) the date on which Lessee opens for business, and terminates fifteen (15) years after said commencement date.

3. Lessee may, at its option, extend the Lease for five (5) successive renewals of five (5) years each as set forth in the Lease.

4. This Memorandum of Lease is subject to all of the terms, conditions and understandings set forth in the above-mentioned Lease between the Lessor and Lessee, which Lease is incorporated herein by reference and made a part hereof, as fully as though copied verbatim herein.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease on the day and year first above written.

LESSOR:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee pursuant to Trust Agreement dated June 16, 1986, and known as Trust No. 67628.

By [Signature]
Its Authorized Officer

LESSEE:

Donald R. Ogilvie
Donald Ogilvie

ATTEST:

By _____
Its _____

This instrument is one of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee, as aforesaid. All the covenants, agreements, conditions and understandings hereunder by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO are hereby made a part of this Lease, and shall be deemed to be incorporated herein by reference and made a part hereof, as fully as though copied verbatim herein. In witness whereof, the undersigned, a duly authorized officer of the American National Bank and Trust Company of Chicago, has hereunto set his hand and the seal of said company on the day and year first above written.

American National Bank and Trust Company of Chicago
NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE

By [Signature]
Assistant Secretary

13.00

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30-15

TT # 243127 @ NW DW Box 15

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STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, KULA DAVIDSON, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT J. MICHAEL WHELAN, of the American National Bank and Trust Company of Chicago, and [redacted], of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT and [redacted], respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said [redacted] did also then and there acknowledge that [redacted], as custodian of the corporate seal of said Bank, 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, for the uses and purposes therein set forth.

Given under my hand and notarial seal this day of JUL 15 1988, 19 .



Notary Public

My Commission Expires: _____



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 20th day of JUNE, 1988, before me came DONALD OGILVIE, to me personally known, and said DONALD OGILVIE acknowledged to me that he signed the foregoing instrument as his free act and deed.



Notary Public

My Commission Expires:

4-6-89

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7/10
Instrument prepared by
Moss + Barnett (JVO)
4800 Norwest Center
90 South 7th St.
Minneapolis MN 55402

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Legal Description

4 0 2 7 3 2

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH CICERO AVENUE (BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4) AND THE SOUTH LINE OF CERMAK ROAD (BEING A LINE 79.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4); THENCE SOUTH 0 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE OF SOUTH CICERO AVENUE, 1370.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 171.30 FEET; THENCE SOUTH 43 DEGREES 02 MINUTES 01 SECONDS EAST, 20.20 FEET; THENCE NORTH 09 DEGREES 37 MINUTES 39 SECONDS EAST, ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF CICERO AVENUE, 130.00 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 39 SECONDS EAST 39.36 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 01 SECONDS WEST 166.30 FEET; THENCE SOUTH 09 DEGREES 37 MINUTES 39 SECONDS WEST 179.00 FEET TO THE HEREINAFOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA = 33,000 SQ. FT. OR 0.7803 ACRES

PROPERTY: SE CORNER 24th + Cicero, Cicero, Ill.

PI# = 16-27-100-014

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Box 15