

MEMORANDUM OF LEASE AND
COLLATERAL ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, that Harper Court Foundation, Inc., as Lessor, has entered into a lease agreement dated December 23, 1988 (hereinafter referred to as "Lease") with The New Tentsuna Restaurant, Inc., an Illinois corporation (hereinafter referred to as "New Tentsuna"), Lessee, pertaining to the improved real estate commonly known as Space C109, 5225 S. Harper Court, Chicago, Illinois, and legally described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Premises").

SAID LEASE is for a base term commencing December 1, 1988 and ending ~~NOVEMBER 30, 1992~~ (plus certain options to extend the term of the lease specified therein), granted upon terms, covenants and conditions which are more particularly described in the Lease, and which are expressly incorporated herein by this reference thereto, in their entirety.

KNOW FURTHER, that NEW TENTSUNA, as Lessee, by an Assignment of Lease dated December 23, 1988, has transferred and assigned, but for collateral purposes only, all of NEW TENTSUNA'S right, title and interest under the aforesaid Lease to TENTSUNA CORPORATION.

SAID COLLATERAL ASSIGNMENT secures indebtedness evidenced by a promissory note dated December 23, 1988, made by NEW TENTSUNA, payable to the order of Tentsuna Corporation, in the principal sum of \$209,815.00, payable as provided in said note, with the remaining balance of principal and interest due on or before February 17, 1989.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed in their behalf by their respective officers or agents thereunto duly authorized, this 23rd day of December, 1988.

THE NEW TENTSUNA RESTAURANT, INC.
(Lessee and Assignor)

By: Charles Alba PRESIDENT

HARPER COURT FOUNDATION, INC.
(Lessor)

By: Helga Frank
President

TENTSUNA CORPORATION
(Assignee)

By: Jimmy (C) Lee

89003831

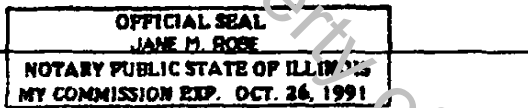
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Jane M. Rose, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Helga Siirikko, President of Harper Court Foundation, Inc., personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, as such President on this day personally appeared before me and acknowledged that she signed and delivered the said instrument as her the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of December, 1988.

Jane M. Rose
Notary Public

My Commission Expires:



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Calvin E. Koepfel, a Notary Public in and for the County, in the State aforesaid, do hereby certify that on this day personally appeared before me ETSUKO OSA, President of The New Tentsuna Restaurant, Inc., personally known to me to be the person whose name is subscribed to the foregoing instrument as such officer, and acknowledged that he signed and delivered the said instrument as the free and voluntary act and deed of himself and said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of DECEMBER, 1988.

Calvin E. Koepfel
Notary Public

My Commission Expires:

August 20, 1991

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Laura Serna, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Heung Ki Lee, President of Tentsuna Corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered said instrument as the free and voluntary act and deed of Heung Ki Lee and said corporation, for the uses and purposes therein set forth.

69063831

UNOFFICIAL COPY

Given under my hand and notarial seal this 23rd day
of December, 1988.

Laura Serma
Notary Public

My Commission Expires:

My Commission Expires May 11, 1990

This Instrument Prepared By: and returned to

John A. Washburn
Gould & Ratner
222 N. LaSalle Street
Suite 800
Chicago, Illinois 60601

EXHIBIT A to the foregoing Memorandum of Lease and Collateral
Assignment of Lease, setting forth the Legal Description of the
Premises.

LEGAL DESCRIPTION: ATTACHED

89003831

DEPT-01 RECORDING \$14.25
12222 TRAN 0258 01/04/89 14:57:00
4999 *E *-89-003831
COOK COUNTY RECORDER

89003831

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION: That certain space known as Space C109, consisting of 2,000 square feet located at the southeast corner of the second story of the southeast building located on the following-described real estate:

The West 29.86 feet of Lots 1 and 2 and the West 29.86 feet of Lot 3 (except the South 20 feet thereof) Lots 16, 17, and 18, (except the West 14 feet of the North 90 feet of said Lots 17 and 18, taken as a tract) all in Block 20 in Hyde Park, being a Subdivision of the East half of the South East quarter and the East half of the North East quarter of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian:

20-11-412-037 and 038
ALSO

Lots 3 and 4 and the South half of Lot 2 in Block 21 in Hyde Park Subdivision aforesaid:

20-11-411-023
ALSO

That part of South Harper Avenue lying North of the South line of Lot 4 in Block 21 in said Hyde Park Subdivision, extended East and lying South of a line that is 90 feet South of and parallel to the South line of East 52nd Street extended:

20-11-411-023
ALSO

Lot 11 (except the West 14 feet thereof and except the South 4.94 feet of said Lot 11), Lots 12, 13, 14, and 15 (except the West 14 feet of said Lots 12, 13, 14, and 15) Lot 16 (except the West 14 feet of the South half of said Lot 16) and all of Lots 17 and 18 all in Block 2 in Waite Subdivision of Lots 4 to 15 inclusive in Block 20 of Hyde Park Subdivision aforesaid, all in Cook County, Illinois.

20-11-412-036 and 039
20-11-412-013
20-11-412-043

5225 S HARPER - C109
CHICAGO, IL

89003831