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MEMORANDUM OF LEASE AND COLLATERAL ASSIGNMENT OF LEASE

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KNOW ALL MEN BY THESE PRESENTS that DIVERSEY RIVER PARTNERS, has entered into a Lease Agreement dated the 14th day of December, 1988, (hereinafter referred to as "LEASE") with CENTERMARK GRAPHICS, INC., an Illinois Corporation, as Lessee, pertaining to the real estate commonly known as 2222 West Diversey, Chicago, Illinois 60614 and legally described as Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "PREMISES".)

SAID LEASE is for a term commencing February 1, 1989 and ending January 31, 1996 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 CENTERMARK GRAPHICS, INC., an Illinois Corporation, as Lessee, by an agreement dated February 6, 1989 and described as "Assignment of Lease", has transferred and assigned, but for collateral purposes only, all of CENTERMARK GRAPHICS, INC., an Illinois Corporation, as Lessee's right, title and interest under the aforesaid LEASE to MID TOWN BANK AND TRUST COMPANY OF CHICAGO, as Assignees, as their respective interests may appear.

SAID COLLATERAL ASSIGNMENT secures indebtedness evidenced by a promissory note dated February 6, 1989, executed by CENTERMARK GRAPHICS, INC., payable to the order of MID TOWN BANK AND TRUST COMPANY OF CHICAGO, in the principal sum of \$200,000.00, payable as provided in said note, with the balance of principal and interest due on or before February 6, 1996.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed on their behalf by their respective officers or agents thereunto duly authorized, this 6th day of February, 1989.

CENTERMARK GRAPHICS, INC., an Illinois Corporation,

By: Mark A. Fusello, President

By: Unant 7 Campolica

LESSOR:

AGLOSOSFI

DIVERSEY RIVER PARTNERS

Edward Diamond, Partner

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

LEGAL DESCRIPTION:

LOTS 25 TO 31, INCLUSIVE (EXCEPT THE WEST 184 FEET OF SAID LOT 31) ALL IN BLOCK 7 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SUBJECT TO: RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE BED OF THE CHICAGO RIVER; ALSO RIGHTS OF THE PROPERTY O'NERS IN AND THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID RIVER; RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES WHO MAY HAVE THEIR EQUIPMENT OVER UNDER OR ACROSS THE NORTH 16 FEET OF PART OF THE LAND; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS, IF ANY, PER CHICAGO TITLE INSURANCE POLICY WITH ENDORSEMENT OVER OBJECTION #5, SCHEDULE B; EXISTING LEASES AND TENANCIES; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; ANY UNCONFIRMED SPECIAL TAXES OR ASSESSMENTS: GENERAL TAXES FOR THE YEAR 1988 AND SUBSEQUENT YEARS INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR 1988, EXISTING MORTGAGE LIENS, AS NOW OF RECORD OR AS MAY HEREAFTER BE RECORDED FROM TIME TO TIME AS AGAINST THE ABOVE DESCRIBED REAL ESTATE.

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Jo Schofield

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