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MEMORANDUM OF LEASE

KNOW ALL MEN BY THESE PRESENTS THAT: Austin Bank of Chicago (f/k/a National Bank of Austin), as Trustee under Trust Agreement dated June 25, 1965 and known as Trust No. 4110 ("LESSOR"), whose address is 6400 West North Avenue, Chicago, Illinois 60635, does hereby lease, rent, let and demise unto BURGER KING CORPORATION, a Florida corporation ("LESSEE"), whose address is 17777 Old Cutler Road, P. O. Box 520783, General Mail Facility, Miami, Florida, 33152, its successors and assigns, and LESSEE takes and hires from LESSOR under a certain unrecorded Lease dated August 6, 1965, the following described premises, lying and being in the County of Cook, State of Illinois, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

14⁰⁰

This Memorandum of Lease is for recording notice purposes.

Said Lease is now in effect for a term commencing November 17, 1965 and now expiring November 16, 1990 with the right and privilege in the LESSEE to extend the Lease for one (1) additional term of five (5) years, unless sooner terminated in accordance with the provisions thereof; that said Lease itself contains the contract of leasing and otherwise between the parties, including the amount of rent, times when said rent shall be paid, and other provisions and covenants as regulate and govern the relationship of LESSOR and LESSEE between the parties; and all persons are hereby put on notice of the existence of such Lease and are referred to said Lease itself for its terms and conditions.

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IN WITNESS WHEREOF, this Memorandum of Lease is dated as of the 21st day of April, 1989.

LESSOR:

Austin Bank of Chicago (f/k/a National Bank of Austin), as Trustee under Trust Agreement dated June 15, 1965 and known as Trust No. 4110

By: [Signature]
Its Vice President

Attest: [Signature]
Its Secretary Vice President

[Corporate Seal]

LESSEE:

WITNESSES:

[Signature]
[Signature]

BURGER KING CORPORATION

By: [Signature]
Its Vice President

Attest: [Signature]
Assistant Secretary

[Corporate Seal]

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STATE OF FLORIDA)
) SS
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared [Signatures] to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of BURGER KING CORPORATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 1st day of May, 1989.

(SEAL)

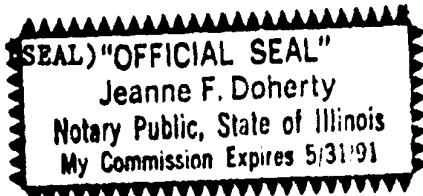
[Signature]
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 19, 1992.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

BEFORE ME, the undersigned authority, personally appeared Rudolph C. Schoppe and Vernon J. Murphy to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President Secretary of AUSTIN BANK OF CHICAGO, an Illinois corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Vice President Secretary respectively of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 21st day of April, 1989.



[Signature]
Notary Public
My Commission Expires: 5/31/91

This Instrument Prepared By
and After Recording, Return To:

Ann Duker
McDermott, Will & Emery
111 West Monroe Street
Chicago, Illinois 60603

BOX 333 - WJ

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EXHIBIT "A"

Lots 7, 8, 9, 10 and 11 in Block 7 in S. E. Gross Oak Park, a Subdivision of Block 7, 10, 11 and 25 in North Part of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 6701 West Roosevelt Road
Berryn, Illinois

P.I.N.: 16-19-201-006
16-19-201-007
16-19-201-008
16-19-201-009

BK #213

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