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This document prepared by:

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When recorded mail to:

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SHORT FORM OF LEASE

DEPT-01 RECORDING \$15.00
T42222 TRAN 6185 05/24/89 11:24:00
#4073 # B #-89-235655
COOK COUNTY RECORDER

THIS SHORT FORM OF LEASE is dated February 20, 1989 and is by and between DOUGLAS THEATER CORPORATION, an Illinois corporation, c/o Douglas Bragan, 180 East Pearson, Apartment 4602, Chicago, Illinois 60611 ("Landlord") and NBD TRUST COMPANY OF ILLINOIS, not individually but as trustee under a trust agreement dated February 16, 1989 and known as Trust No. 1044-CH, NBD Chicago Bank, 307 North Michigan Avenue, Chicago, Illinois 60601 ("Tenant").

Landlord, as Landlord, and Tenant, as tenant, are parties to a Lease dated February 20, 1989 (the "Lease") pursuant to which Landlord leases to Tenant, and Tenant leases from and occupies or has the right to occupy, the premises commonly known as 750 West Wellington Avenue, Chicago, Illinois (the "Leased Premises"). The Leased Premises are legally described on the Exhibit attached hereto. Following are pertinent provisions of the Lease:

1. Commencement Date; Termination Date.

A. The Commencement Date of the Lease is April 21, 1989.

B. The Termination Date of the Lease is July 31, 1991; provided, however, that Tenant has the right, provided that Tenant gives Landlord notice and performs obligations which are preconditions to the exercise of such right, to extend the Termination Date to July 31, 1994.

2. Prohibition Against Encumbrances By Landlord. Landlord is prohibited from executing any mortgage, or trust deed in the nature of a mortgage of the Leased Premises during the term of the Lease.

3. Prohibition Against Sale. The Lease prohibits Landlord from selling the Leased Premises without the prior written consent of Tenant.

4. Land Trustee Exculpation. This instrument is executed by NBD Trust Company of Illinois, not personally but solely as trustee under a trust agreement dated February 16, 1989 and known as Trust No. 1044-CH. All of the covenants and conditions to be performed hereunder by NBD Trust Company of Illinois are to be performed by it solely as trustee as aforesaid and not

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individually and no personal responsibility or liability shall be asserted or be enforceable against NBD Trust Company of Illinois by reason of any of the covenants, statements, representations, or warranties contained in this instrument.

5. Miscellaneous. The Lease shall be interpreted in accordance with the law of the State of Illinois.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Short Form of Lease at Chicago, Illinois on or as of the date first above written.

Douglas Theater Corporation

By: *Douglas Bragan*
Douglas Bragan, President

NBD Trust Company of Illinois, not individually but as trustee aforesaid

By: *James A. Clark*
Name: JAMES A. CLARK
Title: ASSISTANT VICE PRESIDENT

Attest: *Lethia M. Brown*
Name: LETHIA M. BROWN
Title: ASSISTANT SECRETARY

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Acknowledgment

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Douglas Bragan, the President of Douglas Theater Corporation, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such President, he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 1989.

Notary Public
My commission expires: _____

[LAND TRUSTEE ACKNOWLEDGMENT]

Chief Rider

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Susan M. Amyotte, a Notary Public in and for said County in the State aforesaid, do hereby certify that James A. Clark, Assistant Vice President of NBD Trust Company of Illinois, and LETHIA M. BROWN, Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, 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 Corporation for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the Corporate Seal of said Corporation, did affix said Corporate Seal of said Corporation to said instrument as his/her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

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Given under my hand and Notarial Seal this 24 day of May, 1989.

Susan M. Amyotte
Notary Public
My Commission Expires December 6, 1989.

Cook County Clerk's Office

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EXHIBIT TO SHORT FORM OF LEASE

Property address: 750 West Wellington, Chicago, Illinois
Permanent index number: 14-28-106-013
14-28-106-014

PARCEL 1:

THAT PART OF LOTS 4, 5, 6, AND 7 (ALL TAKEN AS A TRACT) IN DAM AND WARNER'S SUBDIVISION OF BLOCK 3 IN KNOKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 7; THENCE SOUTH 89 DEGREES, 37 MINUTES, 30 SECONDS EAST, 60.02 FEET ALONG THE SOUTH LINE OF SAID LOTS 5, 6 AND 7; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.49 FEET, PARALLEL TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 16.97 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.26 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 5.21 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 31.04 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 11.57 FEET; THENCE NORTH 00 DEGREES, 25 MINUTES, 50 SECONDS WEST, 64.07 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 4 BEING 82.87 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 7 (AS MEASURED ALONG THE NORTH LINES OF SAID LOTS 4, 5, 6, AND 7); THENCE NORTH 89 DEGREES, 37 MINUTES, 30 SECONDS WEST, 82.87 FEET TO THE AFORESAID NORTH WEST CORNER OF LOT 7; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 125.00 FEET, ALONG THE WEST LINE OF SAID LOT 7, TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS.

PARCEL 2:

THAT PART OF THE FOLLOWING DESCRIBED REAL ESTATE ABOVE EXISTING GRADE AND EXCLUDING THEREFROM ANY PORTION THEREOF BELOW EXISTING GRADE:

THAT PART OF LOTS 3, 4, AND 5 (ALL TAKEN AS A TRACT, AND LYING ABOVE ELEVATION 22.29 FEET CHICAGO CITY DATUM) IN DAM AND WARNER'S SUBDIVISION OF BLOCK 3 IN KNOKE AND GARDNER'S SUBDIVISION OF THE 20 ACRES NORTH AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF LOT 7 IN DAM AND WARNER'S SUBDIVISION AFORESAID; THENCE SOUTH 89 DEGREES, 37 MINUTES, 30 SECONDS EAST, 60.02 FEET ALONG THE SOUTH LINE OF LOTS 7, 6, AND 5 IN DAM AND WARNER'S SUBDIVISION AFORESAID, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST,

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20.49 FEET, PARALLEL TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 16.97 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 9.26 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 5.21 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 31.04 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 11.57 FEET; THENCE SOUTH 00 DEGREES, 25 MINUTES, 50 SECONDS EAST, 18.43 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 0.46 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 23.37 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 6.17 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 5.60 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 11.06 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 13.65 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 BEING 41.16 FEET EAST OF THE POINT OF BEGINNING (AS MEASURED ALONG THE SOUTH LINE OF SAID LOTS 3, 4, AND 5); THENCE NORTH 89 DEGREES, 37 MINUTES, 30 SECONDS WEST, 41.16 FEET, ALONG THE SAID SOUTH LINES TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF THE 14 FOOT VACATED ALLEY LYING NORTH AND ADJOINING PARCEL 1.

PROPERTY of Cook County Clerk's Office

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