

RECORDING REQUESTED BY, AND
WHEN RECORDED RETURN TO:

David L. Howard, Esq.
Decker, Hardt, Kopf, Harr,
Munsch & Dinan, P.C.
4000 Fountain Place
1445 Ross Avenue
Dallas, Texas 75202-2711

DEPT-01 RECORDING \$13.00
T#5555 TRAN 7292 02/22/90 11:27:00
#3532 # E *--90-085441
COOK COUNTY RECORDER

STATE OF ILLINOIS §
COUNTY OF COOK § KNOW ALL MEN BY THESE PRESENTS:
§

MEMORANDUM OF LEASE

1. On August 31, 1989, Parkway Bank and Trust Company, not individually, but as Trustee under Trust Agreement dated August 26, 1987, and known as Trust No. 8192 ("Landlord") and Video Superstore Master Limited Partnership, a Delaware limited partnership, d/b/a Blockbuster Video ("Tenant"), entered into a lease agreement (the "Lease") with respect to the Leased Premises (therein described), being a part of a retail development located on a tract of real property in Cook County, Illinois, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

2. The primary term of the Lease is for six (6) years commencing upon Tenant's acceptance of possession of the Leased Premises, with options for four (4) successive periods of three (3) years each.

3. This Memorandum of Lease does not alter, amend or modify the Lease, but is solely for the purpose of giving notice of the Lease, the terms and conditions of which are incorporated into this Memorandum of Lease by reference as if set forth fully herein.

TENANT:

VIDEO SUPERSTORE MASTER LIMITED PARTNERSHIP, a Delaware limited partnership

By: VSMI Limited partnership, a Delaware limited partnership, its general partner

By: SAB Acquisition Company, Inc., a Delaware corporation, its general partner

By: Jeff Shearer, VICE PRESIDENT
Jeff Shearer, its Vice-President

THIS DOCUMENT PREPARED BY:

David L. Howard, Esq.
Decker, Hardt, Kopf, Harr
Munsch & Dinan
4000 Fountain Place
1445 Ross Avenue
Dallas, Texas 75202-2711

Tenant's
Initials:

13 00

90085441

0085441

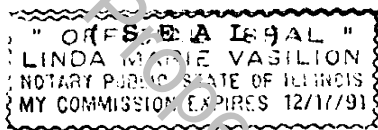
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STATE OF ILLINOIS

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COUNTY OF DUPAGE

On this 2nd day of February, 1990, before me personally appeared Jeff Shearer, known to me to be the person who executed the foregoing instrument and acknowledged to me that he is duly authorized and did execute same on behalf of SAB Acquisition Company, Inc., general partner of VSMI Limited partnership, a Delaware limited partnership, general partner of Video Superstore Master Limited Partnership, a Delaware limited partnership.



Linda Marie Vasilion

Notary Public in and for
The State of Illinois

Linda Marie Vasilion

(Typed or Printed Name of Notary)

My commission expires:

Property of Cook County Clerk's Office

90085141

UNOFFICIAL COPY

EXHIBIT "A"

TO THAT CERTAIN LEASE DATED 8-31-, 1989
BY AND BETWEEN
PARKWAY BANK AND TRUST COMPANY, NOT INDIVIDUALLY,
BUT AS TRUSTEE UNDER A TRUST AGREEMENT
DATED 2-21-87, AND KNOWN AS TRUST NO. 8192,
AS LANDLORD, AND
VIDEO SUPERSTORE MASTER LIMITED PARTNERSHIP, AS TENANT

LEGAL DESCRIPTION OF SHOPPING CENTER

LOTS 6 AND 7 IN BLOCK 9 IN W. E. KAINER AND COMPANY'S ADDISON HEIGHTS
SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

30085141

AB
Landlord's
Initials

JA
Tenant's
Initials