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MEMORANDUM OF SUBLEASE

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THIS MEMORANDUM is entered into as of March 15, 1990 by WESTERN UNION CORPORATION, a New York corporation (formerly known as "The Western Union Telegraph Company") ("Sublessor"), and DIGI-NET, INC., a Nevada corporation ("Sublessee").

Recitals:

A. Sublessor and Sublessee have entered into an Agreement of Sublease dated as of January 1, 1985, which was renewed on July 25, 1987, and which has been amended by a Sublease Addendum dated March 8, 1988 and a Sublease Addendum dated December 1, 1988 (the Agreement of Sublease, as so renewed and amended, the "Sublease"). The term of the Sublease runs through December 31, 1997, and contains a provision that in the event the lease is cancelled or terminated for any reason whatsoever, prior to the expiration date of sublease, the sublease shall terminate upon not less than ninety (90) days prior written notice.

B. The Sublease relates to approximately 2,440 square feet on the fourth floor (formerly known as the "Cashier Area") of the premises known as 427 South LaSalle Street, Chicago, Illinois. These premises are legally described on Schedule A on the other side.

NOW, THEREFORE, Sublessor and Sublessee have executed this Memorandum in order to put notice of the Sublease of record in the office of the Cook County Recorder. Nothing in this Memorandum shall vary or affect any of the terms of the Sublease.

WESTERN UNION CORPORATION,
a New York corporation

By: 

Title: John C. Walters, Senior Vice-Pres.

DIGI-NET, INC.,
a Nevada corporation

By: 

Title: President

New Jersey
State of ~~Illinois~~

Bergen
County of ~~Cook~~

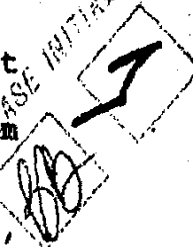
This instrument was acknowledged before me on _____,
1990 by _____ as _____ of Western
Union Corporation.

Upon recording return to:
Michael Barr, Esq
Johnson and Colmar
75 East Wacker Drive
Suite 1000
Chicago, IL 60601

Notary Public
My commission expires: _____

Commonly known as: 427 South LaSalle St, Chicago, IL.

PIV: 17-16-243-033

PLEASE INITIAL


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State of Wisconsin

County of Milwaukee.

This instrument was acknowledged before me on April 16,
1990 by Bohn Bauer as President of Digi-
Net, Inc.

Ronald Mendelsohn
Notary Public

My commission expires: is permanent

Schedule A

Legal Description

Lots Eight (8) (except the north one foot (1') thereof), Eleven (11), Fourteen (14), Seventeen (17), Twenty (20), and Twenty-three (23), except the south thirty-four and sixty-four one hundredths feet (34.64) of said Lot Twenty-three (23), in Block One Hundred Fourteen (114) of School Section Addition in Section Sixteen (16), Township Thirty-nine (39) North Range Fourteen (14) East of the Third Principal Meridian, in the City of Chicago, County of Cook and State of Illinois.

DEPT-01 RECORDING \$13.25
T#7777 TRAN 2338 04/20/90 15:00:00
#7901 # *-90-181377
COOK COUNTY RECORDER

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