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MEMORANDUM OF LEASE AND OPTION TO BUY

This Memorandum of Lease and Option to Buy is made this 15th day of April, 1991 between BOULEVARD BANK LAND TRUST NO. 3449 UNDER AGREEMENT DATED May 27, 1970 ("Lessor") and Comp. Inc., an \$11 linois corporation ("Lessee"); witnesseth that \$3190 \div E = -91-44868

As provided by that certain Ground Lease between Lessor and Lessee date (April 15, 1991 ("Lease"), and in consideration of the agreements contained in said Lease, Lessor hereby leases to Lessee the premises located at 513-15 North Milwaukee Avenue, 516-30 North Halsted Street and 801-09 West Ohio Street, Chicago, Cook County, Illinois and described as net forth in Exhibit A attached hereto, together with the appurtenances thereto, upon the terms set forth in the Lease, for a term beginning on April 15, 1991 and expiring April 14, 2011; and

As provided by that certain Option Agreement between Lessor and Lessee dated April 15, 1991 ("Option Agreement"), and in consideration of the agreements contained in the Option Agreement, Lessor hereby grants to Lessee, whose address is 546 North Milwaukee Avenue, Chicago, Illinois 60622, an option to purchase the aforesaid premises at the price and upon the other terms set forth in the Option Agreement, said option to be exercised, if at all, by written notice thereof given by Lessee to Lessor during the term of the Lease; and

It is agreed by Lessor and Lessee that this Memorandum is made for purposes of recording and does not in any way modify the Lease

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THIS INSTRUMENT IS AND PADE A PART OF DOCUMENT DATED 4 15/91

OF THIS INSTRUMENT IS ESSCUTED BY BOULEVARD BASE Trustee, as aforesaid, in the exercite security performed by BOTT.

To restee, as aforesaid, in the exercite security performed by BOTT. This instrument is executed by BOULEVARD BANK MAIL ASSOCIATION, not personally but solely as Trustee. as aforesaid, in the exercise of this boar and authority conferred upon and vested in it aforesaid, and not individually and a statements herein made are made on information and belief and are to be construed according). And no personal liability shall be asserted or be enforceable against BOULEVARD BANK NATIOTAL ASSOCIATION by reason of any of the terms. provisions. stipulations, covenants and relationents contained in this instrument

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or Option Agreement, or impair, affect, restrict or enlarge the rights and interests of the parties thereunder.

IN WITNESS WHEREOF, Lessor and Lessee have executed this memorandum as of the date first above written.

COMO INN, INC.

By:

ATTEST

1) '

Secretary

Lessor:

TRUST NO. 3449 u/a/d 5/27/70

By:

ATTEST:

Secretary Asst. Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph P. Marchetti personally known to me to be the President of Como Inn., Inc., an Illinois corporation, and Paul Marchetti personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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Commission Expires 426 444 STATE OF ILLINOIS) STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for the County and My Commission Expires 4726/94 COUNTY OF COOK) I, the undersigned, a Notary Public in and for the County and State aforesaid, to hereby certify that Alex I Borotoff Ast Vico President of BOUTLAND BANK INTOMAL ASSOCIATION, and Illinois corporation, and Debuss INTERDANT PASSOCIATION, and personally known to me to be the Ast Vico President Semestry of said corporation, and personally known to me to be the Instrument, appeared before me this day in person and severally acknowledged that as such A. Vico President and Association of Semestry, they signed and delivered the said instrument as corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, This 17th day of Much 1991.	Given under my hand and official so	eal, this 11h day of
Commission Expires 416 444 STATE OF ILLINOIS SS WY COMMISSION EXPIRES 4/26/94 Total Table 1 Seal State of Illinois SS WY COMMISSION EXPIRES 4/26/94 Total Table 1 Seal State aforesaid, do hereby certify that Alox I Brossoff personally known to me to be the Asst. Vico President of BOUTEVARD BANK MINIONAL ASSOCIATION, and Illinois corporation, and FOUNTY OF SAID CORPORATION, and personally known to me to be the Said. Vico President same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Asst. Vico President and Asst. Vico President and Security, they signed and delivered the said instrument as and Security, they signed and delivered the said instrument as and Security of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their tree and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Motary Public	, 1991.	(A) 4-1 a
Commission Expires 416 444 STATE OF ILLINOIS SS WY COMMISSION EXPIRES 4/26/94 Total Table 1 Seal State of Illinois SS WY COMMISSION EXPIRES 4/26/94 Total Table 1 Seal State aforesaid, do hereby certify that Alox I Brossoff personally known to me to be the Asst. Vico President of BOUTEVARD BANK MINIONAL ASSOCIATION, and Illinois corporation, and FOUNTY OF SAID CORPORATION, and personally known to me to be the Said. Vico President same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Asst. Vico President and Asst. Vico President and Security, they signed and delivered the said instrument as and Security, they signed and delivered the said instrument as and Security of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their tree and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Motary Public		Mart 1. Colum
STATE OF ILLINOIS) SS COUNTY OF COOK) I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alox J Borosoff personally known to me to be the Asi Vice President of BOULTYARD BANK MATIONAL ASSOCIATION, an Illinois corporation, and ROUSE HITTERMAND PARSOCIATION, and personally known to me to be the Said Vice President instrument, appeared before me this day in person and severally acknowledged that as such Asia Vice President and Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this Although day of Aug., 1991.	Notary	Public
STATE OF ILLINOIS) SS COUNTY OF COOK) I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alox J Borosoff personally known to me to be the Asi Vice President of BOULTYARD BANK MATIONAL ASSOCIATION, an Illinois corporation, and ROUSE HITTERMAND PARSOCIATION, and personally known to me to be the Said Vice President instrument, appeared before me this day in person and severally acknowledged that as such Asia Vice President and Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this Although day of Aug., 1991.	/ 1	
STATE OF ILLINOIS) SS COUNTY OF COOK) I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alox J Borosoff personally known to me to be the Asi Vice President of BOULTYARD BANK MATIONAL ASSOCIATION, an Illinois corporation, and ROUSE HITTERMAND PARSOCIATION, and personally known to me to be the Said Vice President instrument, appeared before me this day in person and severally acknowledged that as such Asia Vice President and Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this Although day of Aug., 1991.	Commission Expires 4126 44	· · · · · · · · · · · · · · · · · · ·
STATE OF ILLINOIS SS COUNTY OF COOK I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alax I Borosoff personally known to me to be the Assi Vice President of BOUTY HIDDERNID PERSONALLY KNOWN to me to be the Assi Vice President of BOUTY HIDDERNID PERSONALLY KNOWN to me to be the Assi Vice President Same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assi Vice President and Assi Vice President as Assi Vice President and Assi Vice President as and Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, This Arth day of Aug. 1991.		
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alax I Barosoff personally known to me to be the Asst Vico Prosident of BOULTVARD BANK HATIOHAT ASSOCIATION, and Illinois corporation, and TOURS HITDETERANT PAYSOCIATION, and personally known to me to be the Kast Vico Prosident Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Associated and Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their tree and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of MuG , 1991.	STATE OF ILLINOIS)	NOTARY PUBLIC, STATE OF ILLINOIS {
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Alax I Baresoff personally known to me to be the Assi Vice President of BOUTEVARD BANK INTIGHAM ASSCIATION. An Illinois corporation, and BOUTEVARD BANK INTIGHAM ASSCIATION. An Illinois corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assigned and delivered the said instrument as and Severatry, they signed and delivered the said instrument as and Corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their the and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Much 1991.		WA COWWIPPION EXPINES 455034
State aforesaid, to hereby certify that Alax I Boresoff personally known to me to be the Asst. Vico President of BOULTVARD BANK MATIONAL ASSOCIATION, an Illinois corporation, and BOULTVARD BANK MATIONAL ASSOCIATION, and Illinois corporation, and Power High President Power of Sales and Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Association and Association and Severally acknowledged that as such Association and Instrument as and Severally of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their tree and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this Affix day of Hug., 1991.	COUNTY OF COOK)	
State aforesaid, to hereby certify that Alax I Boresoff personally known to me to be the Asst. Vico President of BOULTVARD BANK MATIONAL ASSOCIATION, an Illinois corporation, and BOULTVARD BANK MATIONAL ASSOCIATION, and Illinois corporation, and Power High President Power of Sales and Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Association and Association and Severally acknowledged that as such Association and Instrument as and Severally of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their tree and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this Affix day of Hug., 1991.		I government
Servery of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such here of provident and Anti-Vice President Secretary, they signed and delivered the said instrument as and severally of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Hug 1991.	I, the undersigned, a Notary Public state aforestic de hereby certify that	Alor I Regestiff
Servery of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such here of provident and Anti-Vice President Secretary, they signed and delivered the said instrument as and severally of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Hug 1991.	personally known to me to be the	Asst. Vico President of
Servery of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such here of provident and Anti-Vice President Secretary, they signed and delivered the said instrument as and severally of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Hug 1991.	BOULEVARD BANK NATIONAL ASSOCIATION , an Illino	ols corporation, and
same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such A. Vico Provident and A. Vico Provident Secretary, they signed and delivered the said instrument as and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this A. day of Hug., 1991.	parability of said corporation, and person	ally known to me to be the
acknowledged that as such A Vice President and A Vice President Secretary, they signed and delivered the said instrument as and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed or said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this ATH day of Hug , 1991.	same persons whose names are subscr	ibed to the foregoing
corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their frae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 27th day of Hug, 1991. Motary Public	instrument, appeared before me this day	of and Ked Vice President
be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Hug, 1991. August 1. Notary Public	Secretary, they signed and delivered	the said instrument as
be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their trae and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 17th day of Hug, 1991. August 1. Notary Public	and caused the corporate sale	, S ecuritary of Said
as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and official seal, this 27th day of Hug 1991. August 1. Ulta Notary Public	be affixed thereto, pursuant to authorit	ty given by the Board of
Given under my hand and official seal, this 27th day of Hug 1991. Manager Manager	Directors of said corporation as their in	se and voluntary act, and
Hug 1991. Aug 1991. Amount M. Ulta Notary Public	uses and purposes therein set forth.	and corporation, for the
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Thangart M. Vita Notary Public	Aug , 1991.	adi, dila A - day of
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This instrument was prepared by Stuart A. Cohn, 222 South Riverside Plaza, Suite 2700, Chicago, Illinois 60606.

"OFFICIAL SEAL"

Margaret M. Vi a

Notiny Police, State of Blinois
My Court Leas 7/15/92

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ITEM #1

LOCATION: S.W.C. Ohio & Halsted Streets.

ADDRESS: 513-15 N. Milwaukee Avenue and

516-30 N. Halsted Street and

201-09 W. Ohio Street; Chicago, Illinois.

PERMANENT JUNE NUMBER: 17-08-245-011, 013 and 014.

LEGAL DESCRIPCION: Lots 1 and 2 and the North Half of Lot 3 in Block 17 in Ogden's Addition to Chicago in the Northeast Quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian. Also Lots 1 and 2 in Resubdivision of the South Half of Lot 3, and Sublot 1 in Circuit Court Partition of Lots 4, 5 and 8, together with the vacated alley (vacated by Ordinance of 3/19/1917), all in Block 17 in Ogden's Addition to Chicago in the Northealt Quarter of Section 8 Township 39 1 h North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

SCHOENBERG, FISHER & NEWMAN, LTD. **Bulls 2700 - 222 South Riverside Plaza** Chicago, filingia 60806

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Property of County Clerk's Office County County Clerk's Office Cou SCHOENBERG, FISHER & NEWMAN (2)D. Suite 2700 - 222 South Phrenside Plana

Chicago, Illinois 60606