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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 Come Inn, Inc., an Illinois corporation ("Lessee"); witnesseth that

DEPT-01 RECORDING \$17.00
T45555 TRAN 7242 08/29/91 12:16:00
3190 # E * -91-448680
COOK COUNTY RECORDER

As provided by that certain Ground Lease between Lessor and Lessee dated 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 set 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

Rider attached hereto and hereof.

See Trustee's rider attached hereto and made a part hereof.

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See Trustee's
made a part of

RIDER ATTACHED TO AND MADE A PART OF DOCUMENT DATED 4/15/91
UNDER TRUST NO. 3449

This instrument is executed by BOULEVARD BANK NATIONAL ASSOCIATION, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions hereof are undertaken by it solely as Trustee, as performed by BOULEVARD BANK NATIONAL ASSOCIATION are undertaken by it solely as Trustee, as performed by BOULEVARD BANK NATIONAL ASSOCIATION by reason of any of the terms, provisions, covenants and conditions hereof and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against BOULEVARD BANK NATIONAL ASSOCIATION by reason of any of the terms, provisions, stipulations, covenants and conditions hereof 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.

LESSEE:

LESSOR:

COMO INN, INC.

NATIONAL BOULEVARD BANK LAND
TRUST NO. 3449 u/a/d 5/27/70

By: Joseph P. Marchetti
President

By: [Signature]
Ass't. Vice President

ATTEST:
Paul Marchetti
Secretary

ATTEST:
[Signature]
Secretary Ass't. 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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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 INDEX NUMBER: 17-08-245-011, 013 and 014.

LEGAL DESCRIPTION: 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 3/12/1917), all 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 in Cook County, Illinois.

BOHNEBERG, FISHER & NEWMAN, LTD.
Suite 1700 - 233 South Riverside Plaza
Chicago, Illinois 60606

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SCHOENBERG, FISHER & NEWMAN, P.C.
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