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MEMORANDUM OF LEASE

This Memorandum of Lease is made as of the 11th day of February, 1991 by Chi-Chi's U.S.A., Inc., a Kentucky corporation ("Tenant"), located at 10200 Linn Station Road, P.O. Box 32338, Louisville, Kentucky 40232, under that certain Land and Building Lease dated May 18, 1990 (the "Lease") with American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated June 1, 1989 and known as Trust No. 108628-03 ("Landlord").

Landlord and Tenant have heretofore entered into the Lease pursuant to which Tenant has leased certain property located in the Village of Streamwood, County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof (the "Premises"). Landlord has also granted to Tenant for the term of the Lease and any extensions thereof certain non-exclusive easements for pedestrian and vehicular ingress, egress and parking.

The original term of the Lease shall be for a period of twenty (20) years commencing on November 12, 1990 and ending on December 1, 2010. Tenant is also granted two successive options to renew the term of the Lease for five years each.

Reference is made to the Lease which contains certain terms, conditions, covenants and provisions set forth at length therein, and all of the terms, conditions, covenants and provisions of the Lease are hereby incorporated herein by reference as if each and every term, condition, covenant and provision were set forth at length herein. This Memorandum of Lease is intended to disclose the existence of the Lease between Landlord and Tenant.

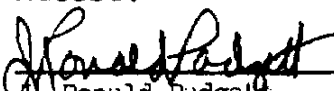
IN WITNESS WHEREOF, the Tenant has executed this Memorandum of Lease as of the date set forth above.

CHI-CHI'S, U.S.A., INC.

By: 

Michael J. Guerra,
Vice President/Secretary

Attest:


Ronald Padgett
Assistant Secretary
SHE/1-020

91070991

Box 78 (SHE)

14.00

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LEGAL DESCRIPTION:

PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) FIFTEEN AND FIFTEEN ONE-HUNDREDTHS (15.15) FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) WITH THE CENTER LINE OF BARRINGTON ROAD AS MONUMENTED AND RECORDED BY I.D.O.T. PLAT OF HIGHWAYS; THENCE SOUTH (ASSUMED BEARING) ALONG THE CENTER LINE OF BARRINGTON ROAD, ONE THOUSAND FOUR HUNDRED EIGHT AND SIXTY-FIVE ONE-HUNDREDTHS (1408.65) FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF RAMBLEWOOD DRIVE; THENCE WEST, ALONG SAID EASTERLY EXTENSION AND NORTH LINE, FIFTY (50.00) FEET; THENCE NORTH, PARALLEL WITH SAID CENTER LINE OF BARRINGTON ROAD, THIRTY-EIGHT AND FIFTY-EIGHT ONE-HUNDREDTHS (38.58) FEET TO THE POINT OF BEGINNING OF THE HERINAFTER DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH, PARALLEL WITH SAID CENTER LINE, ONE HUNDRED FORTY-FIVE AND SEVENTY-EIGHT ONE-HUNDREDTHS (145.78) FEET; THENCE WEST, ONE HUNDRED SIXTY-THREE AND EIGHTY-SIX ONE-HUNDREDTHS (163.86) FEET; THENCE SOUTH, PARALLEL WITH SAID CENTER LINE, ONE HUNDRED FIFTY-FIVE AND SEVENTY-EIGHT ONE HUNDREDTHS (155.78) FEET; THENCE SOUTH 45 MINUTES 00 DEGREES 00 SECONDS EAST, THIRTY-FIVE AND THIRTY-SIX ONE-HUNDREDTHS (35.26) FEET; THENCE EAST, ONE HUNDRED THREE AND EIGHTY-SIX ONE HUNDREDTHS (103.26) FEET TO A POINT EIGHTY-FIVE (85.00) FEET WEST OF SAID CENTER LINE OF BARRINGTON ROAD; THENCE NORTH 45 MINUTES 00 DEGREES 00 SECONDS EAST, FORTY-NINE AND FIFTY ONE-HUNDREDTHS (49.50) FEET TO THE POINT OF BEGINNING.

PIN: 06-25-201-008

County Clerk's Office

DEPT-01 RECORDING \$14.00
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#1519 4 C * - 91 - 070991
COOK COUNTY RECORDER

EXHIBIT A

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