

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated June 25, 1992, is between AMERICAN NATIONAL BANK & TRUST COMPANY of CHICAGO as Trustee U/T/N 113962-07 dated June 3, 1991 (the "LANDLORD"), whose address is c/o Centrum Realty Services, 566 W. Adams Street, Chicago, Illinois 60606, and LEAPS & BOUNDS, INC., a Delaware corporation (the "TENANT"), whose principal place of business is located at One McDonald's Plaza, Oak Brook, Illinois 60521.

LANDLORD leases to TENANT the premises with improvements and appurtenant easements, if any, containing approximately 12,146 square feet and designated as Space Nos. 10, 11 and 12 (the "PREMISES"), situated in the building and surrounding land known as Glenbrook Market Place Shopping Center, in the Village of Glenview, County of Cook, State of Illinois, which land is described in Exhibit A attached and made a part of this Memorandum of Lease.

1. TERM: TO HAVE AND TO HOLD for a term of 20 years, commencing on June 25, 1992, and ending on the last day of the 20th Lease Year as defined in the Lease.

2. COMMON AREA EASEMENT: LANDLORD grants to TENANT a non-exclusive easement, appurtenant to the PREMISES, to use all of those portions of the Shopping Center designated as common areas, parking areas and driveways for ingress/egress and parking purposes during the entire term of the Lease and any extensions, for the benefit of the TENANT, its invitees, licensees, assigns, subtenants and patrons, in common with all other tenants of the Shopping Center.

3. MEMORANDUM: The rentals to be paid by TENANT and all of the obligations and rights of LANDLORD and TENANT are set forth in the Lease dated June 25, 1992, executed by the parties. This instrument is merely a memorandum of that Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, beneficiaries, executors and administrators of the parties.

4. EXCULPATION: It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against American National Bank and Trust Company of Chicago, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived or released.

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

LANDLORD:

AMERICAN NATIONAL BANK & TRUST COMPANY, NOT PERSONALLY, BUT AS TRUSTEE U/T/N 113962-07

BY: [Signature] Title:

ATTEST: [Signature]

TENANT:

LEAPS & BOUNDS, INC.

BY: [Signature] Vice President

ATTEST: [Signature] Assistant Secretary

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(ATTACH ACKNOWLEDGEMENT OF SIGNATURES AND EXHIBIT A)

Prepared by and Return to:

Edward J. Pacana, Esq. Real Estate/Legal Department Leaps & Bounds, Inc. One McDonald's Plaza Oak Brook, IL 60521

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LEGAL DESCRIPTION

LOT 1 IN GLENBROOK MARKET PLACE SUBDIVISION BEING A RESUBDIVISION OF PART OF TRACTS 1 AND 2 OF ABEL'S DIVISION IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

04-21-100-013
-015
04-21-149-001
2525 Pfingsten Rd.
Northbrook, IL 60062

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EXHIBIT A

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