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, Ouk 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 insure to the benefit of the heirs, successors, assigns, beneficiaries, executors and administrators of the parties.
- 4. EXCULPATION: It is expressly unfer tood 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 Frustee 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 parties of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee and 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 Burb, 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,113962,67

BY: _ Title:

B MONLEUCH

ATTEST:

TENANT:

LEAPS & BOUNDS, INC.

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Assistant Secretary

(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 Piaza Oak Brook, IL 60521

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(ACKNOWLEDGMENT - LEAPS & BOUNDS, INC.)

STATE OF ILLINOIS SS: **COUNTY OF DUPAGE** , a Notary Public in and for the county and state aforesaid, Karen Billman DO HEREBY CERTIFY that Joseph M. Beckwith Vice-President of Leaps & Bounds, Inc., a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice-President appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and Vice-President and as the free and voluntary act of said corporation for voluntary act as such the uses and purposes therein set forth. Given up ar my hand and notarial scal, this 6th day of _____ July 19 92. OFFICIAL SEAL My commission expires NOTARY PUBLIC STATE OF ILLINOIS Notary Public MY COMMISSION EXP. APR. 17,1995 (ACKNOWLEDGMENT - INDIVIDUAL) STATE OF **COUNTY OF** SS: . a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that and wic (is)(are) personally known to me to be the same person(s) whose name(s) (is)(are) subscribed to the fore joing instrument appeared before me this day in person and acknowledged that (he)(they) signed, sealed and delivered the said instrument as (h)(their) free and voluntary act for the uses and purposes therein set forth Given under my hand and notarial scal, this My commission exprises **Notary Public** (ACKNOWLEDGMENT - CORPORATE) STATE OF 55: **COUNTY OF** SANDRA L. TLSTOVIC a Notary Public in and for the county was state aforesaid, J. WICHAEL WHELAN President of DO HEREBY CERTIFY that American National Bank and Trust Company of Unicago a(n) Wending Miller poration, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that (he) signed, sealed and delivered the said instrument as (h) free and voluntary act as such _______ VICE _ President and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Maria and Andrews

Notary Public

Given under my hand and notarial seal, this day of 111 0 2 1992

My commission expires

"OFFICIAL SEAL"
SANDRA L TLSTOVIC
Notary Public, State of Illinois
My Commission Expires 01/16/95

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OF 21-149-001

2525 EFINSSTEN Rd.

North brook 11 60062 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.

Property of Cook County Clerk's Office