

LEASE

THIS INDENTURE, made and entered into this 15th day of MARCH, 1991, by and between H.P. Elk Grove Limited Partnership, an Illinois limited partnership, owner of the herein described premises, and hereinafter designated as "Landlord" and EAGLE FOOD CENTERS, INC., a Delaware corporation, hereinafter designated as "Tenant,"

RECORDED
INDEXED
MAR 20 1991
COOK COUNTY, ILLINOIS

WITNESSETH:

Landlord hereby leases, demises and lets unto Tenant, and Tenant hereby leases and takes from Landlord, a portion of that certain real property situated in the Village of Elk Grove Village, County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and made a part hereof, which portion is shown as cross-hatched on the plat which is Exhibit B, attached hereto and made a part hereof.

This lease is made upon all the terms and conditions set forth in that certain lease agreement of even date herewith between Landlord and Tenant relating to said property, all of which terms and conditions are made a part hereof.

The term of this lease shall be twenty (20) years commencing on the opening of Tenant's store on the demised premises or sixty (60) days after delivery of possession of the premises to Tenant, whichever first occurs.

This lease also grants to Tenant the option to extend the term thereof for four (4) consecutive terms of five (5) years each, upon notice from Tenant to Landlord as therein provided.

This lease also grants to Tenant, its customers and invitees certain parking privileges, and contains restrictions affecting the ratio between the parking area and the building area, the operation of business enterprises competitive with Tenant herein, and establishes requirements concerning the nature of construction of buildings, on the real property described in Exhibit A hereto.

IN WITNESS WHEREOF upon the day and year first hereinabove written, the respective parties hereto have executed these presents personally, or by officers or agents thereunto duly authorized.

LANDLORD

H.P. ELK GROVE LIMITED PARTNERSHIP,
an Illinois limited partnership

By: Hamilton Partners Elk Grove,
Inc., Its general partner

By: [Signature]
Its President

TENANT

EAGLE FOOD CENTERS, INC., a
Delaware corporation

By: [Signature]
Its C.E.O.

PLAT WITH THIS DOCUMENT

ATTEST:

By: _____
Secretary



3/

Return to: Box 389- JK B

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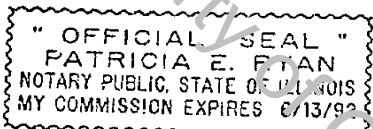
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UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF DeWitt)

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that Jessie L. Sheridan, personally known to me to be the President of HAMILTON PARTNERS ELK GROVE, INC., a corporation, general partner of H.P. ELK GROVE LIMITED PARTNERSHIP, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument as President 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 his free and voluntary act and as the free and voluntary act and deed of said Corporation and Partnership for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of March, 1991.

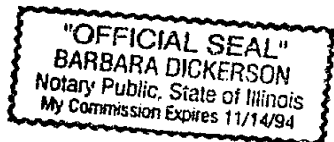


Patricia E. Ryan
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF ROCK ISLAND)

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that Pasquale Pizzi, personally known to me to be the CEO of EAGLE FOOD CENTERS, INC., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as CEO 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 his free 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 notarial seal this 15th day of March, A.D. 1991.



Barbara Dickerson
NOTARY PUBLIC

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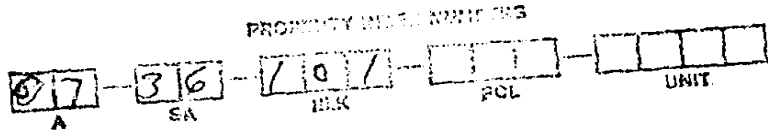
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EXHIBIT A

THAT PART OF THE WEST 75 ACRES OF THE EAST 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE EAST 286.87 FEET AS MEASURED ALONG NORTH LINE AND EXCEPT NORTH 1602 FEET THEREOF) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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