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MEMORANDUM OF LEASE

DEPT-11 RECORDS
147777 1992 4503 02/11/92 10:39:00 \$29.50
*92-086436
DEPT. COUNTY RECORDER

7335584D1

THIS MEMORANDUM OF LEASE is made as of the 1st day of January, 1992, by and between ALSIP ASSOCIATES, a Connecticut general partnership ("Landlord") and USCO DISTRIBUTION SERVICES, INC., a Delaware corporation ("Tenant").

1. In consideration of the sum of One Dollar (\$1.00) paid by Tenant to Landlord, the receipt of which is hereby acknowledged, and other valuable consideration, as more fully described and set forth in a certain lease by and between the parties hereto, bearing even date herewith (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant and Tenant has accepted, in accordance with the terms and provisions of the Lease, the premises commonly known as 13144-50 South Pulaski Road, Alsip, Illinois (the "Leased Premises"), which Leased Premises are fully described on Schedule A attached hereto and deemed incorporated herein.

2. The term of the Lease shall commence on January 1, 1992, and shall end on December 31, 2003, unless sooner terminated as set forth in the Lease.


3. This Memorandum of lease is being executed for notice purposes, and in the event of any conflict between this Memorandum of Lease and the Lease, the Lease shall govern.


IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.

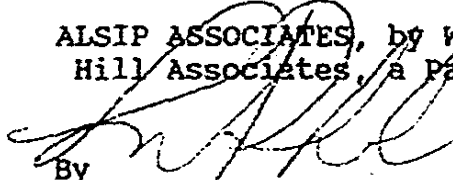
In the presence of:

ALSIP ASSOCIATES, by Windy Hill Associates, a Partner

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By 

Laurence R. Smith, Jr., Trustee
Its Preferred Partner

LANDLORD

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29 50
JR


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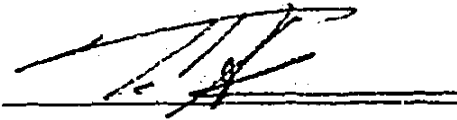
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01-04-019

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USCO DISTRIBUTION SERVICES, INC.





By 
THOMAS R. HOLMES
Its Vice President

TENANT

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

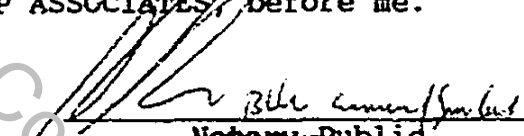
ss:

July 7th

, 1992

Personally appeared, LAURENCE R. SMITH, JR., TRUSTEE, as the Preferred Partner of Windy Hill Associates, which Partnership is a Partner of ALSIP ASSOCIATES, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed and the free act and deed of said Windy Hill Associates as a Partner of ALSIP ASSOCIATES, before me.

(Notarial Seal)


Notary Public
My Commission Expires: _____

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

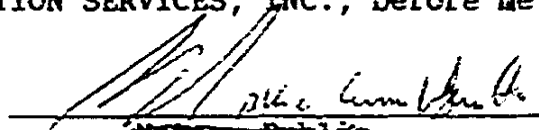
ss:

July 7

1992

Personally appeared, USCO DISTRIBUTION SERVICES, INC., by THOMAS R. HOLMES, its Vice President, hereunto duly authorized, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed and the free act and deed of said USCO DISTRIBUTION SERVICES, INC., before me.

(Notarial Seal)


Notary Public
My Commission Expires: _____

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SCHEDULE A

PARCEL 1:

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CRAWFORD AVENUE (BEING A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID) AND THE SOUTH LINE OF THE NORTH 1137.49 FEET (MEASURED AT RIGHT ANGLES) OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1152.30 FEET TO THE EAST LINE OF THE WEST 125.0 FEET OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID; THENCE SOUTH 00 DEGREES 13 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE 193.41 FEET TO THE SOUTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID (BEING THE CENTER LINE OF VACATED 131ST STREET, VACATED AS PER DOCUMENT NO. 19895051); THENCE EASTERLY ALONG LAST DESCRIBED LINE 1152.51 FEET TO THE WEST LINE OF CRAWFORD AVENUE HEREINAFTER DESCRIBED; THENCE NORTHERLY ALONG SAID WEST LINE OF CRAWFORD AVENUE 194.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CRAWFORD AVENUE (BEING A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 34, AFORESAID AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, AFORESAID (BEING THE CENTER LINE OF VACATED 131ST STREET, VACATED AS PER DOCUMENT NO. 19895051); THENCE SOUTH 00 DEGREES 16 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE OF CRAWFORD AVENUE 354.23 FEET TO A LINE 1685.78 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 1152.87 FEET TO THE EAST LINE OF THE WEST 125.0 FEET OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 34, AFORESAID; THENCE NORTH 00 DEGREES 13 MINUTES 08 SECONDS WEST ALONG SAID EAST LINE 354.86 FEET TO THE AFOREMENTIONED NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 58 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 34; AFORESAID, 1152.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY GRANT DATED JANUARY 18, 1974 AND RECORDED MAY 2, 1974 AS DOCUMENT NO. 22703482 AND FILED AS LR 2750575 MADE BY LA SALLE NATIONAL BANK, TRUST NO. 41558 AND LA SALLE NATIONAL BANK, TRUST NO. 45162, FOR STORM WATER RETENTION PURPOSES IN, UNDER AND UPON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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SCHEDULE A (Cont'd.)

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 125 FEET OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 AND A LINE 1137.49 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THENCE EAST ALONG SAID PARALLEL LINE 40 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE EAST ALONG SAID PARALLEL LINE 114 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 08 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID, 35 FEET; THENCE NORTH 41 DEGREES 23 MINUTES 58 SECONDS WEST 119.98 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID, 35 FEET TO A POINT 40 FEET EAST OF THE EAST LINE OF THE WEST 125 FEET OF SAID SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34; THENCE SOUTH 00 DEGREES 13 MINUTES 08 SECONDS EAST 125 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY GRANT DATED JANUARY 18, 1974 AND RECORDED MAY 2, 1974 AS DOCUMENT NO. 22703482 AND FILED AS LR 2750575, MADE BY LA SALLE NATIONAL BANK, TRUST NO. 41558 AND LA SALLE NATIONAL BANK, TRUST NO. 45162, FOR INGRESS AND EGRESS FOR RAIL SERVICE IN, UPON, UNDER, OVER AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

THAT PART OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 589.50 FEET (MEASURED AT RIGHT ANGLES) OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID, 135.0 FEET EAST OF THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 13 MINUTES 08 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID, 95.90 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00 DEGREES 13 MINUTES 08 SECONDS EAST ALONG SAID PARALLEL LINE 166.45 FEET; THENCE SOUTH 9 DEGREES 57 MINUTES 10 SECONDS EAST 72.45 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 360.95 FEET, A DISTANCE OF 319.80 FEET TO A POINT ON A LINE 1137.49 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE 119.20 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 4.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX SOUTHWESTERLY AND CONCENTRIC WITH THE LAST DESCRIBED CURVED LINE, HAVING A RADIUS OF 335.95 FEET, A DISTANCE OF 410.72 FEET TO A POINT; THENCE NORTH 18 DEGREES 30 MINUTES 13 SECONDS WEST 73.95 FEET; THENCE NORTH 9 DEGREES 15 MINUTES 00 SECONDS WEST 157.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

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SCHEDULE A (Cont'd.)

Property Address: 13144-50 South Pulaski Road
Alsip, Illinois

Permanent Pin Numbers: 24-34-201-026-0000
24-34-401-007-0000

Prepared by: The First National Bank
of Boston
100 Federal Street
Boston, MA 02110

Return to: Bruce L. Lev, Esq.
Lev, Spalter, Berlin &
Certilman, P.C.
105 Rowayton Avenue
Rowayton, CT 06853



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