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MEMORANDUM OF LEASE AGREEMENT

THIS AGREEMENT is made effective as of the 31st day of March, 1993, by and between EVERGREEN PLAZA ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership ("Landlord"), and CIRCUIT CITY STORES, INC., a Virginia corporation ("Tenant").

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RECITALS

1. Landlord and Tenant have entered into a Lease, dated March 31, 1993 (the "Lease"), whereby Landlord has let to Tenant that certain parcel of land (the "Premises") located in the Evergreen Plaza Shopping Center, in Evergreen Park, Cook County, Illinois, legally described on Exhibit "A" attached hereto, including the improvements, appurtenances, licenses and easements related to the Premises which Premises is shown on the Site Plan attached hereto as Exhibit "B". A copy of the Lease is held by each party thereto at the addresses shown below.

2. The addresses of the Landlord and Tenant are as follows:

Landlord: Evergreen Plaza Associates Limited Partnership
c/o Rubloff, Inc.
9730 S. Western Avenue
Evergreen Park, Illinois 60642
Attn: Vince Gavin

Tenant: Circuit City Stores, Inc.
9950 Mayland Drive
Richmond, Virginia 23253
Attn: Corporate Secretary

3. Landlord and Tenant desire to enter into this Memorandum of Lease, which is to be recorded, in order that third parties may have notice of Tenant's interest in the Premises and of the existence of the Lease.

AGREEMENT

NOW, THEREFORE, in consideration of the rents, covenants and agreements on the part of Tenant to be paid and performed under the Lease, Landlord hereby demises and conveys to Tenant the Premises, in accordance with the terms of the Lease, which includes the following provisions:

1. The term of said Lease shall commence and terminate as set forth in the Lease.

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2. Tenant has the right, at its option, to extend the Lease term for two (2) consecutive terms of five (5) years each, subject to the conditions set forth in the Lease.

All of the terms, conditions, provisions and covenants of the Lease are incorporated into this Memorandum of Lease by reference as though written out at length herein, and the Lease and this Memorandum of Lease shall be deemed to constitute a single instrument or document, provided, however, that in the event of a conflict between this Memorandum of Lease and the Lease, the terms and conditions of the Lease shall govern.

IN WITNESS WHEREOF, the undersigned, on behalf of and with authority for their respective entities, have hereunto set their hands and delivered these presents effective on the date set forth above.

LANDLORD:

EVERGREEN PLAZA ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership

By: Rubloff Evergreen Limited Partnership, an Illinois limited partnership, general partner

By: *Rubloff Evergreen, Inc., an Illinois corporation*

By: *Harry Reed*
Harry Reed, Vice President

ATTEST: _____

Title: _____

By: TPG Financial, Inc., a Missouri corporation, general partner

By: *Bruce A. Provo*
Bruce A. Provo,
President

ATTEST: *Rubloff J. Monaco*

Title: *Corporate Secretary*

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LEGAL DESCRIPTION OF SHOPPING PLAZA

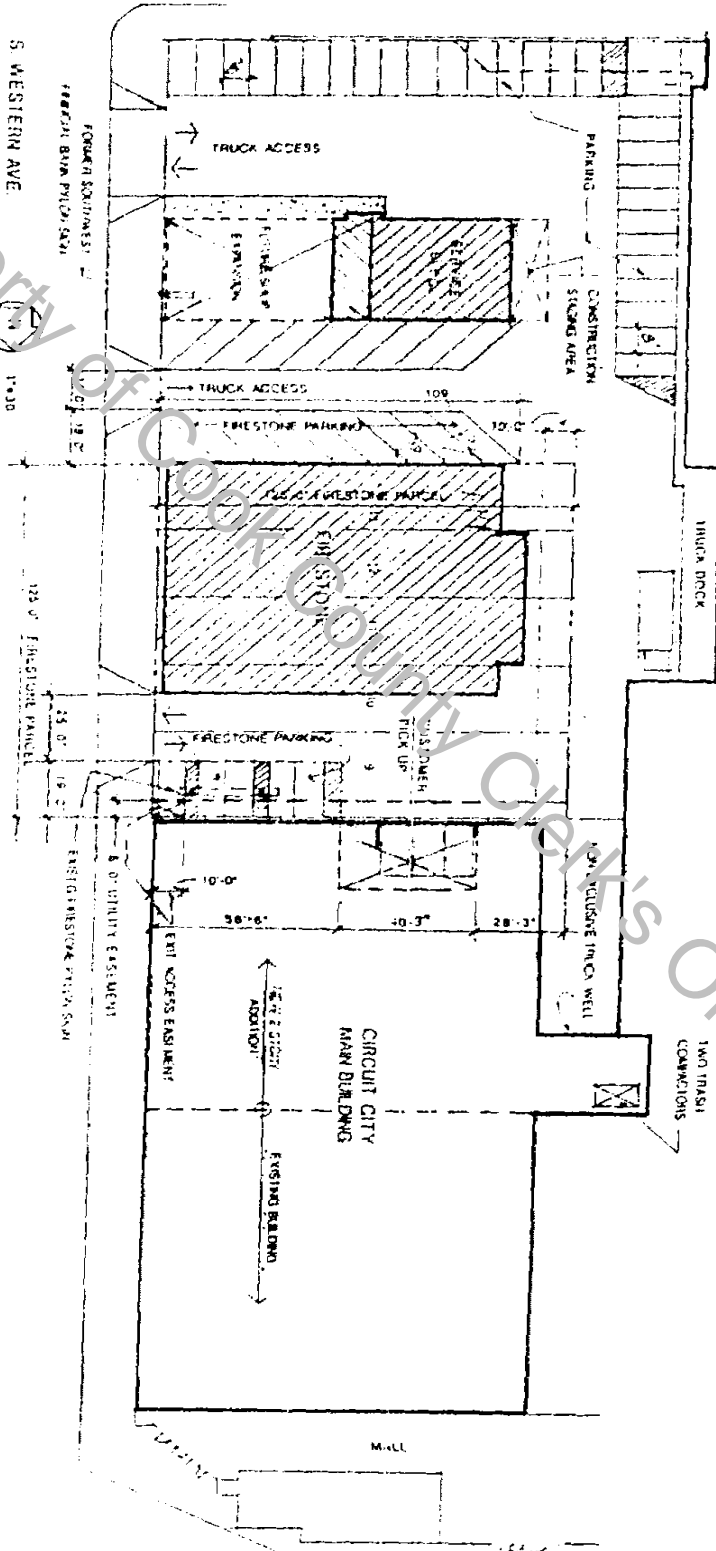
LOT "A" IN THE CONSOLIDATION OF ARTHUR RUBLOFF'S EVERGREEN PLAZA CONSISTING OF SUNDRY PARCELS OF LAND IN THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1963 AS DOCUMENT 18727016 PLUS LOTS 5 THROUGH 13 IN FREDERICK H. BARTLETT'S "BEVERLY HIGHLANDS", A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS

BOUNDED BY 95TH STREET, WESTERN AVENUE, 98TH STREET AND THE ALLEY EAST OF THE B & C RAILROAD TRACKS IN EVERGREEN PARK, ILLINOIS, WHICH PROPERTY HAS BEEN CONSOLIDATED UNDER THE FOLLOWING LEGAL DESCRIPTION, TO WIT:

ARTHUR RUBLOFF'S EVERGREEN PLAZA, CONSISTING OF SUNDRY PARCELS OF LAND IN THE EAST 1/2 OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 37, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS PLUS LOTS 5 THROUGH 13 IN FREDERICK H. BARTLETT'S "BEVERLY HIGHLANDS", A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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- Represents the Promise

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