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MEMORANDUM OF LEASE AGREEMENT

THIS AGREEMENT is made effective as of the 18th day of November, 1992, by and between AMERICAN NATIONAL BANK and TRUST, as Trustee under Trust Agreement dated July 21, 1992 and known as Trust No. 115807-01 ("Land Trust"), ORLAND TOWNE CENTER LIMITED PARTNERSHIP, an Illinois limited partnership ("Landlord"), and CIRCUIT CITY STORES, INC., a Virginia corporation ("Tenant").

RECITALS

. DEPT-01 RECORDING \$29.50
. T#3333 TRAN 0710 03/18/93 14:58:00
. #1154 # *-93-204885
. COOK COUNTY RECORDER

WHEREAS, by Lease dated October 22, 1992 (the "Lease"), ORLAND HILLS I PARTNERSHIP, an Illinois general partnership, (to all of whose right, title and interest Landlord herein has heretofore succeeded) let to Tenant a portion of that certain parcel of land located in the Orland Towne Center Shopping Center, in the Village of Orland Hills, Cook County, Illinois, which parcel of land is more particularly described on Exhibit "A" attached hereto (the "Premises"), including the improvements, appurtenances, licenses, easements and fixtures related to such Premises, a copy of which Lease is held by each party thereto at the addresses shown below.

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WHEREAS, the addresses of the Landlord and Tenant are as follows:

Landlord: Orland Towne Center Limited Partnership
B8015, Suite #261
37W222, Route #64
St. Charles, Illinois 60174-8015

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2025-01-14

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Tenant: Circuit City Stores, Inc.
9950 Maryland Drive
Richmond, Virginia 23233
Attention: Corporate Secretary

WHEREAS, Landlord and Tenant desire to enter into this Memorandum of Lease Agreement, 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.

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 on or about July 2, 1993 and shall terminate in accordance with the term of the Lease.

2. Tenant has the right at its option, to extend the Lease term for four (4) consecutive terms of five (5) years each and a final extension period of three (3) years, subject to the conditions set forth in the Lease.

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All of the terms, conditions, provisions and covenants of the Lease are incorporated into this Memorandum of Lease Agreement by reference as though written out at length herein, and the Lease and this Memorandum of Lease Agreement shall be deemed to constitute a

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single instrument or document, provided, however, that in the event of a conflict between this Memorandum of Lease Agreement 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 this 18th day of November, 1992.

LANDLORD:

ORLAND TOWNE CENTER LIMITED PARTNERSHIP, an Illinois limited partnership

By: ORLAND TOWNE CENTER, INC., an Illinois corporation
Its: General Partner

Attest: [Signature]
Its: VICE PRESIDENT

By: [Signature]
Edward I. Biskind, President

TENANT

CIRCUIT CITY STORES, INC., a Virginia corporation

By: [Signature]
Its: Vice President

Attest: [Signature]
Its: Assistant Secretary

LAND TRUST

AMERICAN NATIONAL BANK and TRUST, as Trustee under Trust Agreement dated July 21, 1992 and known as Trust No. 115807-01

By: [Signature]
Its: INDUP

Attest: [Signature]
Its: Michael Whelan
ASST SECRET

RECORDED IN COOK COUNTY, ILL. (DATE 11/21/92)

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the covenants, conditions, representations, warranties, or obligations and agreements herein made on the part of the Trustee are made solely by and on behalf of the Trustee and not personally by the personal liability or personal responsibility is assumed by or shall at any time be accepted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, understanding or agreement of the Trustee in this instrument.

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STATE OF VIRGINIA)
) SS.
COUNTY OF HENRICO)

The foregoing instrument was acknowledged before me this 18th day of February, 1993, by Benjamin B. Cummings, Jr., Vice President of CIRCUIT CITY STORES, INC., a Virginia corporation, on behalf of the corporation.

Cathy B. Finn

Notary Public in and for said County and State

My Commission Expires:

10/3/1992

[SEAL]

STATE OF ILLINOIS)
) SS.
COUNTY OF Kane)

The foregoing instrument was acknowledged before me this 2nd day of March, 1993, by Edward I. Biskind of ORLAND TOWNE CENTER, INC., an Illinois corporation, on behalf of the corporation, as general partner of ORLAND TOWNE CENTER LIMITED PARTNERSHIP, an Illinois limited partnership.

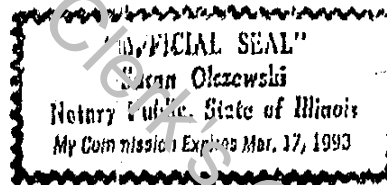
Susan Olaszewski

Notary Public in and for said County and State

My Commission Expires:

March 17, 1993

[SEAL]



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this day of MAR 18 1993, 1993, by J. Michael Whelan of AMERICAN NATIONAL BANK AND TRUST, an Illinois banking institution, on behalf of the Bank, as general partner of AMERICAN NATIONAL BANK AND TRUST, an Illinois banking institution.

Michelle M. Trigo

Notary Public in and for said County and State

My Commission Expires:

[SEAL]



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EXHIBIT "A" TO MEMORANDUM OF LEASE

Lots 1, 2, 3, 4, 5, and 6, in Orland Town Center Subdivision, being a subdivision of Part of the northeast one-quarter of Section 22, Township 36 north, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded June 21, 1990 as Document No. 90295427 in Cook County, Illinois.

PIN # 27-22-101-003

27-22-101-004

27-22-101-005

27-22-101-006

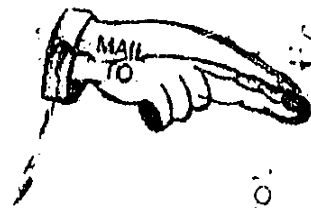
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(Draft 10/11/93/064)

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MAIL TO:

RICK G. GONZALEZ

SUTHERLAND FRENCH & BURNETT

222 N. LA SALLE #1910

CHICAGO IL 60601