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## MEMORANDUM OF LEASE AGREEMENT

This MEMORANDUM OF LEASE AGREEMENT ("Memorandum") is made this of June, 1994 by and between MUSIC CENTER ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership and STEEL CITY NATIONAL BANK OF CHICAGO, as Trustee u/t/a dated October 10, 1988, and known as Trust No. 3059 (together, "Landlord"), and NEJA GROUP L.L.C., a Delaware limited liability company ("Tenant").

### WITNESSETH:

WHEREAS, Landlord and Tenant have entered into a Lease Agreement ("Lease") for an outdoor entertainment facility located on the certain tracts of land lying and being in the Village of Tinley Park, County of Cook, State of Illinois, commonly known as "The World Music Theatre" and more particularly described on Exhibit A attached hereto, together with the buildings and improvements erected thereon and the personal property as set forth therein ("Property"); and

WHEREAS, Landlord and Tenant desire to give record notice of the existence of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants set forth below and the sum of Ten and No/100 Dollars (\$10.00) paid by each party hereto, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do agree as follows:

1. Subject to the terms and conditions of the Lease, Landlord leases to Tenant, and Tenant leases from Landlord, the Property.
2. This Memorandum is not a complete summary of the Lease and nothing contained herein shall amend, alter, modify or be used in interpreting the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have caused the Memorandum to be executed by its duly authorized officer on the day and year first written above.

DEPT-01 RECORDING \$31.50  
 T#0004 TRAN 8980 11/15/94 09:09:00  
 6676 LF 8-94-967516  
 COOK COUNTY RECORDER

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1941395/ms 5/9/10

DE-REC 93223057

31/5/94  
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LANDLORD:

Music Center Associates Limited  
Partnership, an Illinois limited partnership

By: Discovery Group South, Ltd.,  
its General Partner

By: [Signature]  
(Vice) President

By: [Signature]  
(Assistant) Secretary

TENANT:

NEJA Group L.L.C., a Delaware limited  
liability company

By: PCMT, Inc., an Illinois  
corporation, its Operator

By: [Signature]  
(Vice) President

By: [Signature]  
(Assistant) Secretary

Steel City National Bank of Chicago,  
as Trustee u/t/a dated October 10, 1988,  
and known as Trust No. 3059

By: [Signature]

Title: VICE PRESIDENT

This document prepared by and after  
recordation mail to:

Todd M. Van Baren  
Lord, Bissell & Brook  
115 S. LaSalle Street  
Suite 3400  
Chicago, Illinois 60603



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STATE OF ILLINOIS )  
 )  
 ) SS  
COUNTY OF COOK )

I, GERALD A. RITTHALER, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAMES GIERCLYK, the (Vice) President of Discovery Group South, Ltd., a Illinois corporation ("Corporation"), and JAMES MALONEY, the (Assistant) Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me in person and acknowledged that they signed and delivered the said instrument, pursuant to the authority given by said Corporation as such officers' free and voluntary act and as a free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27<sup>th</sup> day of June, 1994.



Gerald A. Ritthaler  
Notary Public

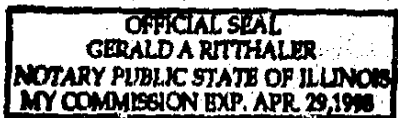
My Commission Expires:

April 29, 1988

STATE OF ILLINOIS )  
 )  
 ) SS  
COUNTY OF COOK )

I, GERALD A. RITTHALER, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that ROBERT NEDERLANDER, the (Vice) President of PCMT, Inc., an Illinois corporation ("Corporation"), and LUIS RAIZIN, the (Assistant) Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me in person and acknowledged that they signed and delivered the said instrument, pursuant to the authority given by said Corporation as such officers' free and voluntary act and as a free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27<sup>th</sup> day of June, 1994.



Gerald A. Ritthaler  
Notary Public

My Commission Expires:

Apr. 29, 1988

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STATE OF ILLINOIS )

COUNTY OF Cook )

SS

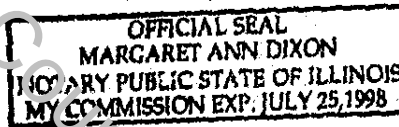
I, Margaret Ann Dixon, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marilyn T. Divine, the Vice President of Steel City National Bank of Chicago, as Trustee w/t/a dated October 10, 1988, and known as Trust No. 3059, a \_\_\_\_\_ ("Corporation"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer appeared before me in person and acknowledged that he signed and delivered the said instrument, pursuant to the authority given by said Corporation as his free and voluntary act and as a free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4th day of November, 1994.

Margaret Dixon  
Notary Public

My Commission Expires:

7-25-98



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## LEGAL DESCRIPTION

### PARCEL 1:

THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 31-06-405-001  
31-06-406-001

### PARCEL 2:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTH 89°-58'-42" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4, 1327.91 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTH 0°-00'-45" EAST, ALONG THE LAST DESCRIBED LINE, 772.36 FEET; THENCE NORTH 89°-56'-22" EAST 750.37 FEET; THENCE SOUTH 58°-10'-54" EAST 679.96 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 0°-03'-20" WEST, ALONG THE LAST DESCRIBED LINE, 415.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-201-002

### PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89°-58'-16" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, 1328.90 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 0°-00'-45" WEST ALONG THE LAST DESCRIBED LINE 364.17 FEET; THENCE NORTH 89°-58'-16" WEST 2391.37 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND A CHORD THAT BEARS NORTH 81°-10'-10" WEST A CHORD DISTANCE OF 229.53 FEET, AN ARC LENGTH OF 230.43 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 930.74 FEET AND A CHORD THAT BEARS NORTH 61°-52'-45" WEST A CHORD DISTANCE OF 338.85 FEET, AN ARC LENGTH OF 340.75 FEET TO THE SOUTHEASTERLY LINE OF GEORGE BRENNAN HIGHWAY AS PER DOCUMENT NO. 11231373; THENCE NORTH 44°-46'-37" EAST ALONG THE LAST DESCRIBED LINE 134.12 FEET; THENCE SOUTH 45°-13'-27" EAST, 63.67 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 472.00 FEET AND A CHORD THAT BEARS SOUTH 58°-47'-43" EAST A CHORD DISTANCE 221.53 FEET, AN ARC LENGTH OF 223.61 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 650.00 FEET AND A CHORD

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THAT BEARS SOUTH 81°-10'-10" EAST A CHORD DISTANCE OF 198.92 FEET, AN ARC LENGTH OF 199.71 FEET; THENCE SOUTH 89°-58'-16" EAST, 1062.64 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 0°-01'-48" WEST ALONG THE LAST DESCRIBED LINE 264.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 31-07-200-002  
& part 31-07-102-001  
& part 31-07-101-001

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