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MEMORANDUM OF LEASE : 94008505

This Memorandum of Lease is made as of the 22nd day of February, 1993, by Halsted Corporation, First Colonial Trust Co., not personally but as Trust No. 1-5126 (hereinafter referred to as "Landlord") and Top Form Corp., an Illinois corporation ("Tenant").

WITNESSETH

A. By Lease dated October 15, 1992, as heretofore amended from time to time (the "Lease"), Landlord leased to Tenant the premises located at 6646 South Halsted, Chicago, Illinois, legally described on Exhibit "A" attached hereto (the "Leased Premises").

B. The term of the lease commenced on February 22, 1993 and continues to March 31, 2013, subject to the covenants and conditions of the Lease, unless extended or sooner terminated as provided in the Lease.

C. The Lease is the full agreement between the parties. The provisions of this Memorandum are subject in all respects to the provisions of the Lease, to which reference must be made in connection with any matters affecting this Memorandum or any part of the Leased Premises. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control, it being the intent of the parties that this Memorandum shall not alter or vary the terms and agreement contained in the Lease.

LANDLORD

TENANT

FIRST COLONIAL TRUST CO.
NOT PERSONALLY, BUT AS TRUST
NO. 1-5126

TOP FORM PROPERTY CORP.

By: [Signature]

[Signature]

LAND TRUST OFFICER

Its: President

Its: _____

Print Name: JOYCE A. MIDDLE

Print Name: John D. Terzakis

HALSTED CORPORATION

By: [Signature]

Its: PRESIDENT

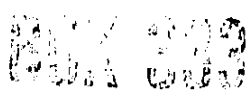
Print Name: R. Bruce Lord

ALL REPRESENTATIONS AND UNDERTAKINGS OF FIRST COLONIAL TRUST CO., AS TRUST NO. 1-5126, AND TOP FORM PROPERTY CORP. ARE MADE IN CONNECTION WITH THIS LEASE AS A CONDITION OF THE LEASE. THIS LEASE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LEASE AND THE MEMORANDUM OF LEASE ATTACHED HERETO AS A PART OF THE LEASE AGREEMENT.

2-28-93
1-5126
19-7/15/2012

29 BMR

94008505



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LEGAL DESCRIPTION

Lots 71, 72, 73, 74, 75 and 76 in Wheeler's Subdivision of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 20, Township 38 North, Range 14

PINS: 20-20-231-034
20-20-231-035
20-20-231-036
20-20-231-037
20-20-231-038
20-20-231-039

PROPERTY ADDRESS

6646 South Halsted
Chicago, Illinois

This document prepared by: *g return to:*

R. Gardner, as Agent for
Top Form Property Corp.
7420 Quincy
Willowbrook, Illinois 60521

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ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

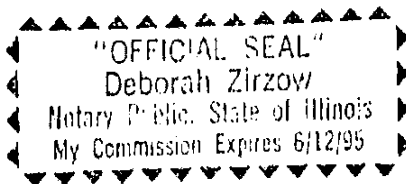
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DOES HEREBY CERTIFY that Bruce ~~R.~~ Lord, personally known to me to be the President of Halsted Corporation, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument 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 official seal this 18th day of November, 1993.

My Commission expires:

June 12, 1995

Deborah Zirzow 1531 11-18-93 11:34
Notary Public



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ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DOES HEREBY CERTIFY that John D. Terzakis, personally known to me to be the President of Top Form Property Corp., 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 acknowledged that as such President, he signed and delivered the said instrument 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.

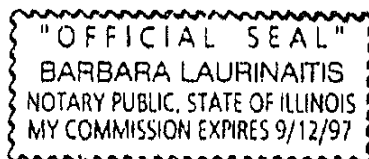
Given under my hand and official seal this 15th day of Mar, 1993.

My Commission expires:

9/12/97

Barbara Laurinaitis

Notary Public



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ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ANGELA McCLAIN, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JOYCE A. MADSEN, personally known to me to be the LAND TRUST OFFICER President of Frist Colonial Trust Co., and JOYCE A. MADSEN personally known to me to be the Secretary of said corporation, whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing a LAND TRUST OFFICER Secretary 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 23rd day of NOV., 1993.

Angela McClain
Notary Public

My Commission Expires:

CLERK OF COOK COUNTY Clerk's Office

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