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MEMORANDUM OF LEASE

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This Memorandum of Lease is made as of the 22nd day of February, 1993, by Top Form Property Corp. (hereinafter referred to as "Landlord") and Chicago Double Drive-Thru, Inc., 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.

CHICAGO DOUBLE DRIVE-THRU, INC.

TOP FORM PROPERTY CORP.

By: [Signature]
Its: President

[Signature]
Its: President

Print Name: T.J. SINGER

Print Name: John D. Terzakis

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EXHIBIT A

LEGAL DESCRIPTION

Lots 71, 72, 73, 74, 75 and 76 in Wheeler's Subdivision of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 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

94008506

This document prepared by: *R. Gardner*

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

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ACKNOWLEDGEMENTS

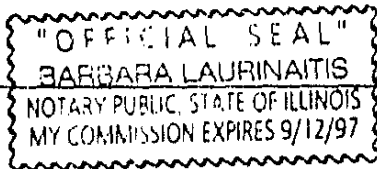
STATE OF ILLINOIS)
) SS
COUNTY OF Du PAGE)

I, Barbara Laurinaitis, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that John D. Terzakis personally known to me to be the President of Top From Property Corp. and personally known to me to be the President of said corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument of writing as President of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Sole Director 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 22nd day of Feb, 1993.

Barbara Laurinaitis
Notary Public

My Commission Expires:



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ACKNOWLEDGEMENTS

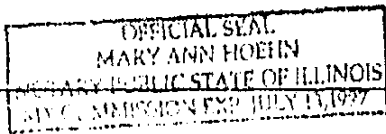
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Mary Ann Hoeft, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that T. J. Szyper, personally known to me to be the _____ President of CHICAGO DOUBLE DRIVE-THRU, INC. whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that he signed and delivered the said instrument of writing as _____ President 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 22 day of February, 1993.

Mary Ann Hoeft
Notary Public

My Commission Expires:



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