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MEMORANDUM OF LEASE

This Memorandum of Lease is made as of the 17th day of May, 1993, by Roosevelt Second Corp. (hereinafter referred to as "Landlord") and Chicago Double Drive-Thru Drive, Inc., an Illinois corporation ("Tenant").

WITNESSETH

- A. Zy Lease dated April A3, 1992, as heretofore amended from time to time (the "Lease"), Landlord leased to Tenant the premises commonly known as 201-211 W. Roosevelt, Maywood, Illinois, and legally described on Exhibit "A" attached hereto, (the "Leased Premises").
- B. The term of the lease commenced on May 17, 1993, and continues to May 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 Leases 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.

ROOSEVELT SECOND CORP. CHICAGO DOUBLE DRIVE-THRU, INC.

Its: PREVIDENT

Print Name: JOHN D. TERZAKIS

Its: Pristory

Print Name: 1.J. SINGEL

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LEGAL DESCRIPTION

LEGAL DESCRIPTION:

SUB-LOTS IN TO 20, INCLUSIVE, IN STANNARD'S SUBDIVISION OF LOTS 5 AND 6 IN HEOCK 15 AND LOTS 5 AND 6 IN BLOCK 16 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-14. -330-0194020

PROPERTY ADDRESS:

201-211 W. Roosevelt Road Maywood, IL

County Clark's Offica This document prepared by: 6 William (0)

R. Gardner, as Agent for Roosevelt Second Corp. 7420 Quincy Willowbrook, IL 60521

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ACKNOWLEDGEMENTS

| STATE OF ILLINOIS) |
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| COUNTY OF Du Page) SS |
| I, Many Howly, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that T.J.S. hyer, 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 deed of said corporation, for the uses and purposes therein set forth. |
| Given under my hand and notarial seal this 174 day of Thay, 1993. |
| May Am Hach Notary Public My Commission Expires: |
| My Commission Expires: OPFICIAL SEAL MARY ANN HOEHN NOTARY PUBLIC STATE OF HELP/OD- MY COMMISSION EXP JULY (1.5.4.7.) |
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ACKNOWLEDGEMENTS

| STATE OF ILLINOIS STATE OF ILLINOIS SS COUNTY OF $\int_{-\infty}^{\infty} e^{i\hat{p}} dt$ SS |
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| I, Rarbara Laurina L., 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 Reosevelt Second Corp., 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 an 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 111 day of 100 1992. |
| Darbara L'aurenattes |
| My Commission Expires: "OFFICIAL SEAL" BARBARA LAURINAITIS NOTARY PUBLIC, STATE OF ILLINOIS NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 9/12/97 |
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