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MEMORANDUM OF SUB-GROUND LEASE

THIS SUBLEASE is made and entered into as of December 31, 1993
by and between:

(i) **KMART CORPORATION**, a Michigan Corporation
3100 West Big Beaver Road,
Troy, Michigan 48084 (KMART) and;

(ii) **THORNTON OIL CORPORATION**, a Delaware Corporation
10151 Linn Station Road
Louisville Kentucky 40223 (Thornton)

COOK COUNTY, ILLINOIS
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F.B.I.

WITNESSETH:

The parties hereto are the parties to a Sub-Ground Lease dated July 24, 1993, pursuant to which KMART has subleased to Thornton the real property in the County of Cook, State of Illinois, described in Exhibit A attached hereto. The Sub-Ground Lease as it may from time to time be amended, is hereafter referred to as "the Sublease Agreement".

Now, for and in consideration of the sum of One Dollar (\$1.00) and the mutual agreements herein and in the Sublease Agreement contained, and in further consideration of the payment of rentals, the adequacy of all of which is hereby acknowledged, and in order to perfect of record the interests of KMART as Sublessor and Thornton as Lessee, KMART and Thornton are agreed, and intending to be bound do hereby agree as follows:

1. Lease. KMART demises and subleases to Thornton, and Thornton takes and subleases from KMART, the real property in the City of Dolton, County of Cook, State of Illinois, described in Exhibit A attached hereto.

2. Interest Derivative. KMART and Thornton recognize and agree that the interest granted to Thornton hereunder arises from a "Master Lease" between American National Bank & Trust Company of Chicago as Trustee under the Land Trust #25094 dated June 1, 1967 (Trustee #25094) as Lessor and KMART as Lessee, said Master Lease being dated October 17, 1967, a memorandum of which is recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 20404503, as amended by Amendment to Lease dated March 31, 1970.

3. Incorporation of Master Lease. All the terms, covenants, conditions and agreements in the Master Lease are incorporated herein by this reference. Thornton and its assigns agree to observe, conform to, and comply with all the terms, covenants, conditions and

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COOK COUNTY

74-91-537
Linn
MKT

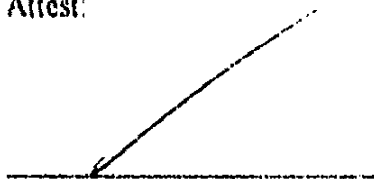
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agreements so incorporated herein. The execution, delivery and recording of this instrument is not intended to and shall not change, modify, amend or enlarge the Sublease Agreement but is intended to provide a record of the leasehold interests in the property of Thornton, pursuant to the Sublease Agreement and this Sublease.

4. Term. The primary term of this Sublease shall terminate on October 31, 1998. In addition to the primary term, provided that Thornton is not in default of the Sublease, Thornton shall have the option to extend the term of the Sublease for five additional periods of five (5) years each.

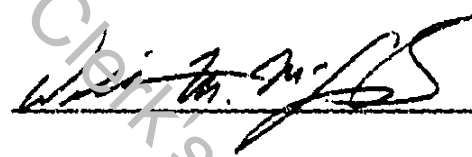
IN WITNESS WHEREOF, the parties have caused this Sublease to be executed as of the 21st day of December, 1993.

Attest:

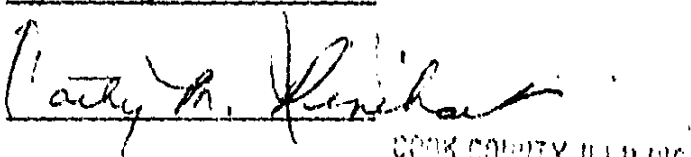



Assistant Secretary

KMART CORPORATION



Witnesses:



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LEGAL DESCRIPTION

PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE
NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH ALONG THE WEST LINE OF THE SOUTH
1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 50.80 FEET TO THE NORTH LINE OF SIBLEY
BOULEVARD AS OCCUPIED AND DEDICATED BY DOCUMENT 25081157; THENCE EAST ALONG SAID
NORTH LINE 86.91 FEET TO THE POINT OF BEGINNING, THENCE NORTH PERPENDICULAR TO
SAID NORTH LINE OF SIBLEY BOULEVARD 155.00 FEET; THENCE EAST PARALLEL WITH THE
NORTH LINE OF SIBLEY BOULEVARD 150.00 FEET; THENCE SOUTH PERPHNDICULAR TO THE
PREVIOUSLY DESCRIBED COURSE 155.00 FEET TO NORTH LINE OF SIBLEY BOULEVARD, THENCE
WEST ALONG SAID NORTH LINE 150.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK
COUNTY, ILLINOIS

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ADDRESS
of
party:

1008 E. SGLAY Blvd, Dalton

EXHIBIT "A"

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