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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, entered into as of the 8th day of March, 1993, by and between Opus North Corporation, an Illinois corporation ("Landlord"), and Kohl's Department Stores, Inc., a Delaware corporation ("Tenant").

W I T N E S S E T H:

WHEREAS, Landlord and Tenant entered into a Lease dated as of March 8, 1993 ("Lease") whereby Landlord demised and leased to Tenant for the Term set forth below (and at a rental and upon such other terms and conditions as are stated in the Lease) for a portion of the real estate situated in the City of Crestwood, County of Cook, State of Illinois, more particularly described on the attached Exhibit A ("Premises") and cross hatched on Exhibit B; and

WHEREAS, Landlord and Tenant wish to place notice of the Lease on record.

NOW, THEREFORE, Landlord and Tenant hereby execute this Memorandum of Lease for the purpose of evidencing Tenant's interest in the Premises, TO HAVE AND TO HOLD the Premises unto Tenant upon the terms, covenants and conditions contained in the Lease, for (a) Preliminary Term commencing as of March 8, 1993, and terminating on the earlier to occur of (i) the 61st day after the date of substantial completion of the Landlord's work and (ii) the date on which Tenant initiates Tenant's "Grand Opening" promotional event which shall not be later than ten (10) days after the date on which Tenant opens its store at the Premises for business with the public and (b) an initial term ("Initial Term") commencing on the first day following the termination of the preliminary term ("Rent Commencement Date") and Terminating on the last day of the 240th full calendar month after the Rent Commencement Date subject to Tenant's renewal options and termination options hereinafter contained, subject to four (4) separate options to extend the term for successive periods of five (5) years each.

This Memorandum of Lease is made and executed and is to be recorded in the office of the Recorder in and for Cook County, Illinois, for the purpose of giving notice of the Lease and the rights of the parties thereunder.

This Memorandum of Lease is subject in each and every respect to the rental and other terms, covenants and conditions contained in the Lease and is executed by Landlord and Tenant with the understanding and agreement that nothing contained herein shall in any manner alter, modify or vary the rental or other terms, covenants or conditions of the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day, month and year first above written.

DEPT-01 RECORDING \$27.50
7#0012 TRAN 1737 01/25/94 14:54:00
#3206 # *-94-080615
COOK COUNTY RECORDER

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1/10/2012

Property of Cook County Clerk's Office

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LANDLORD:

OPUS NORTH CORPORATION

By: James Nygaard
James Nygaard

Attest: John M. Crocker Jr.
John M. Crocker Jr.

TENANT:

KOHL'S DEPARTMENT STORES, INC.

By: John F. Herma
John F. Herma

Attest: Sigrid E. Dynek
Sigrid E. Dynek

STATE OF _____)
COUNTY OF _____) SS

Personally came before me this 9th day of November, 1993, the above named James Nygaard and John M. Crocker Jr. to me known to be the Chairman and Senior Vice President, respectively, of Opus North Corporation, and to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Alicia Solis
Notary Public, State of Illinois
My Commission: 1/20/97

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

Personally came before me this 5th day of January, 1994, the above named John F. Herma and Sigrid E. Dynek, to me known to be the C.O.O. and Assistant Secretary, of Kohl's Department Stores, Inc., and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Karen S. Hebert
* Karen S. Hebert
Notary Public, State of Wisconsin
My Commission: expires 1/1/95

This document was drafted by
and after recording should be
returned to:

Michael J. Dwyer
Godfrey & Kahn, S.C.
780 North Water Street
Milwaukee, WI 53202-3590
(414) 273-3500

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EXHIBIT A

Lots 5 and 23 of Rivercrest of Crestwood, being a subdivision of part of the East 1/2 of Section 33, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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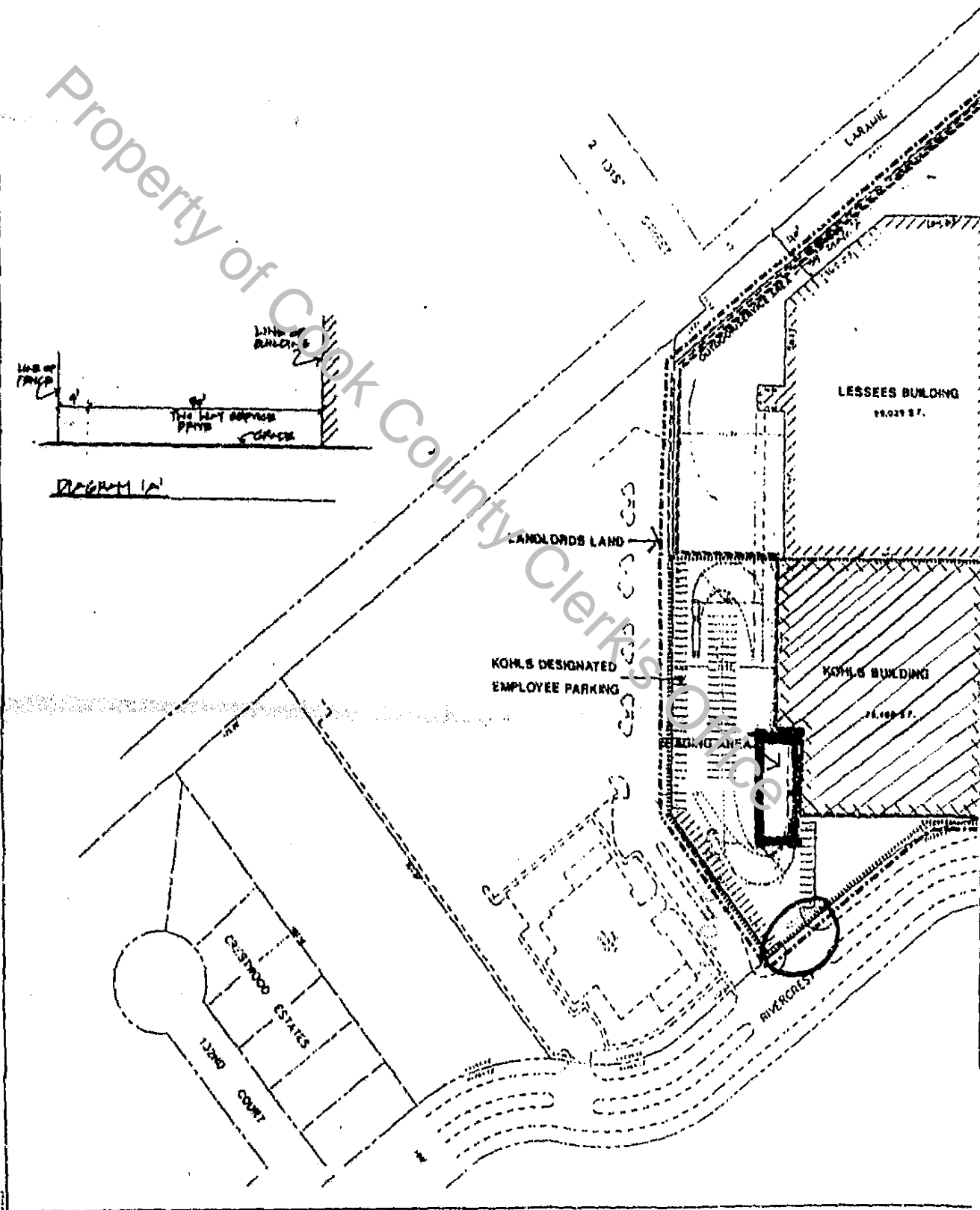
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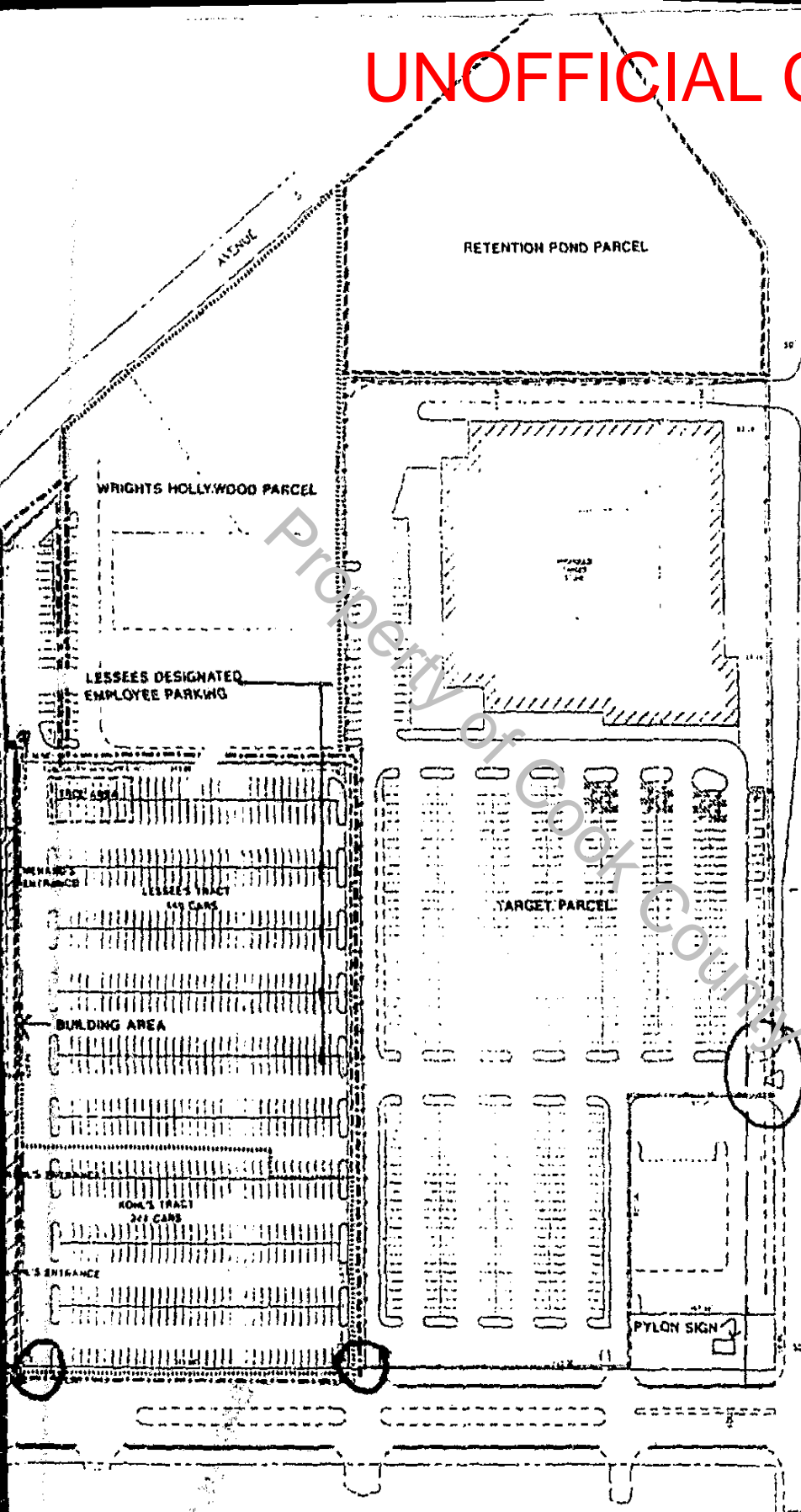
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- Staging Area (\$4.5) - Green 9 4) 0 0
- Alternate Access (\$18.2) - Circled in Blue
- Access Points (\$6.5) - Circled in Red
- Permanent Display Area - Yellow



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REVISED 2-24-93
REVISED 2-17-93
CORRECTING TRACTS, S&G
REVISED 1-18-93
(INCREASE DIMEN. FOR SERVICE DRIVE)

Handwritten initials and signature

TOTAL # OF PARKING SPACES: 793

EXHIBIT B

BEVINGTONS WALKWAY	 OPUS ARCHITECTS & ENGINEERS, INC. <small>1700 Higgins Road, Suite 300, Rosemont, Illinois 60018 1700 Higgins Road, Fox, Illinois 61140</small>			
	RIVERCREST SHOPPING CENTER KOHL'S AND MENARD'S STORES			
	 EDMUND M. BURKE ENGINEERING, LTD. CONSULTING ENGINEERS <small>4101 FLOSSMOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60417 PHONE 799-1200</small>			
Drawn by:	Date:	Scale:	Sheet:	Job No.
	1-5-93	1" = 80'	1 of 1	92-115