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STATE OF ILLINOIS,

CITY OF CHICAGO

SS

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I, LISA R. MCFADDEN, ATTORNEY TITLE EXAMINER FOR CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE COPY OF A CERTAIN INSTRUMENT OF WRITING.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED OUR CORPORATE SEAL THIS DATE OF FEBRUARY 28, 1994.

CHICAGO TITLE INSURANCE COMPANY

BY



Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
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## MEMORANDUM OF LEASE

DATE OF LEASE: November 24, 1993

LANDLORD: Village of Crestwood  
13840 South Cicero Avenue  
Crestwood, Illinois 60445

TENANT: Loews River North Cinemas, Inc.  
711 Fifth Avenue  
New York, New York 10022

DEMISED PREMISES: Described on Exhibit A attached hereto.

INITIAL TERM: Twenty-Five years

OPTIONS: Tenant has four consecutive ten-year options.

PURCHASE OPTION: Commencing with the tenth Lease Year and thereafter, Tenant has an option to purchase the Demised Premises at a purchase price determined in accordance with Section 23.02 of the Lease.

USE: Tenant has the right to use the Demised Premises as a theatre for exhibiting motion pictures, other related purposes and any other lawful purpose provided Landlord consents to such other lawful use which consent Landlord agrees not to unreasonably withhold or delay.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 24<sup>th</sup> day of November, 1993.

VILLAGE OF CRESTWOOD

By: Chester Stranzcek  
Chet Stranzcek  
Mayor

LOEWS RIVER NORTH CINEMAS, INC.

By: Barrie Lawson Loeks  
Barrie Lawson Loeks  
Chairman

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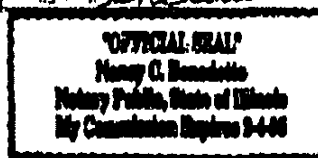
STATE OF ILLINOIS )  
 )  
COUNTY OF )

On this 24<sup>th</sup> day of November, 1993, before me personally appeared Chet Stranczek who acknowledged himself to be the Mayor of the Village of Crestwood, an incorporated Village, and that he, as such Mayor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Village by himself as Mayor.

In witness whereof, I hereunder set my hand and official seal.

*Nancy C. Benedetto*

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF NEW YORK )



On this 24<sup>th</sup> day of November, 1993, before me personally appeared Barrie Lawson Coeks who acknowledged herself to be the Chairman of Loews River North Cinemas, Inc., an Illinois corporation, and that she, as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chairman.

In witness whereof, I hereunder set my hand and official seal.

*Seymour H. Smith*

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SEYMOUR H. SMITH  
NOTARY PUBLIC, State of New York  
No. 41-9083850  
Qualified in Queens County  
Commission Expires May 31, 1994

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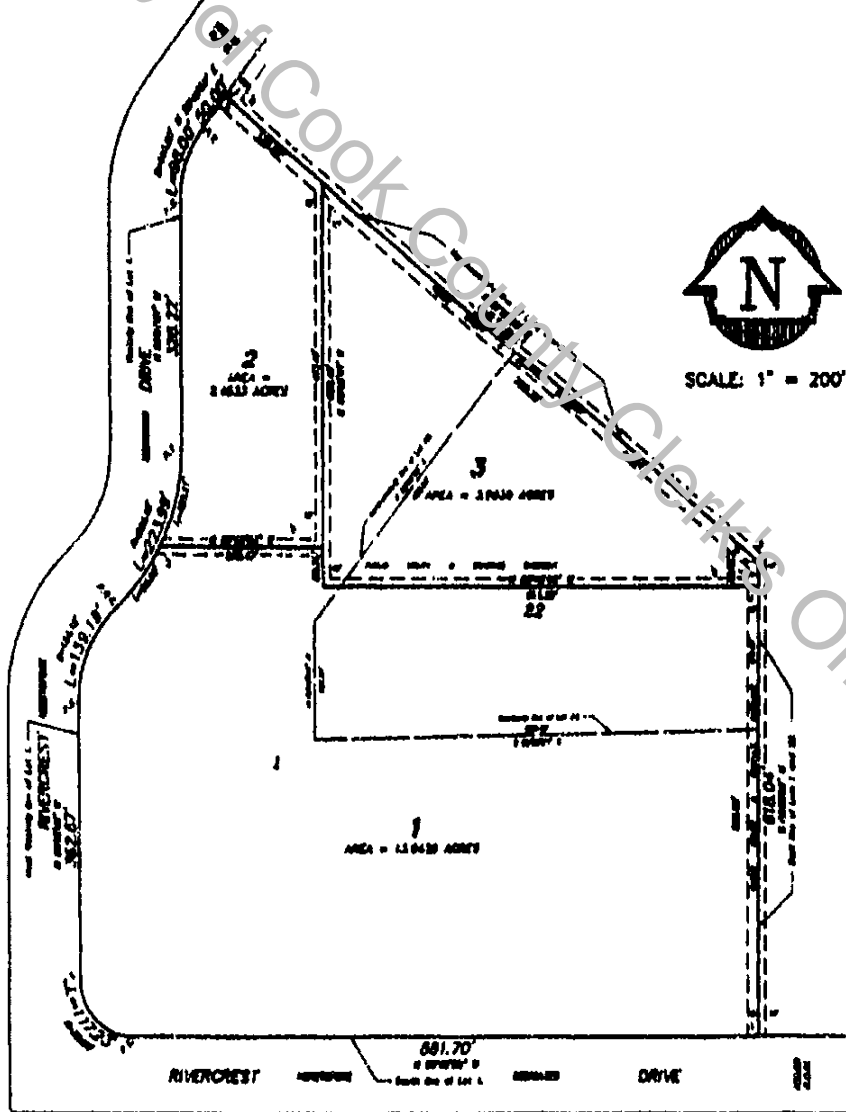
PROPOSED LEGAL DESCRIPTION OF LOT 1 IN RIVERCREST OF CRESTWOOD RESUBDIVISION

That part of Lots 1 and 22 in 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, bounded and described as follows: Beginning at the Southeast corner of said Lot 1; thence North 89°-46'-03" West 881.70 feet along the South line of said Lot 1, to a point of curve; thence Northerly 117.23 feet along said curve to the right having a radius of 75.00 feet, to a point of tangency; thence North 00°-12'-49" West 362.67 feet along the most Westerly line of said Lot 1, to a point of curve; thence Northeasterly 139.10 feet along said curve to the right having a radius of 164.12 feet, to a point of reverse curve; thence 95.88 feet along said curve to the left having a radius of 264.12 feet; thence South 89°-46'-03" East 230.47 feet; thence South 00°-12'-49" East 50.00 feet; thence South 89°-46'-03" East 813.28 feet, to a point on the East line of said Lot 22, which point is 32.03 feet South of the Northeast corner of said Lot 22; thence South 00°-00'-00" East 688.00 feet, to the herein designated point of beginning, in Cook County, Illinois.

## LEGAL DESCRIPTION AFTER RECORDING OF RESUBDIVISION

Lot 1 in Rivercrest of Crestwood Resubdivision of Lots 1 and 22 in 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.

PA 24-33-404-003, 24-33-404-016  
 CHA 11230 South of Rivercrest



94193814

EXHIBIT A

BOX 333

PREPARED BY:  
 EDMUND M. BURKE ENGINEERING, LTD.  
 4101 FLOSSMOOR ROAD  
 COUNTRY CLUB HILLS, ILLINOIS 60478  
 PHONE: (708) 799-1000  
 FAX: (708) 799-1222

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