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INSTRUMENT PREPARED BY
AFTER RECORDING RETURN TO:
Raymond J. Kane
Kane, Russell, Coleman & Logan, P.C.
1700 Thanksgiving Tower
1601 Elm Street
Dallas, Texas 75201

COOK COUNTY, ILLINOIS | 94319441
FILED FOR RECORD

APR -8 PM 1:54

94319441

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made as of the 23rd day of March, 1994, by and between AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, as Trustee under Trust No. 101496-07, dated March 1, 1987 ("Trustee"), and BEARLAND VISTAS, INC., an Illinois corporation ("Beneficiary") (the Trustee and the Beneficiary are referred to collectively as "Landlord"), and CIRCUIT CITY STORES, INC., a Virginia corporation ("Tenant").

RECITALS

1. Landlord and Tenant have entered into a Ground Lease, dated March 23, 1994 (the "Lease"), whereby Landlord has let to Tenant that certain parcel of land located in the Ford City West Shopping Center at the intersection of Cicero Avenue and 74th Street in Bedford Park, Cook County, Illinois, and more particularly described on Exhibit "A" attached hereto (the "Land"), including the appurtenances, licenses and easements related to such Land, a copy of which Lease is held by each party thereto at the addresses shown below.

2. The addresses of the Landlord and Tenant are as follows:

Landlord: Bearland Vistas, Inc.
Two N. Riverside Plaza, Suite 1000
Chicago, Illinois 60606
Attn: Lease Administration

Tenant: Circuit City Stores, Inc.
9950 Mayland Drive
Richmond, Virginia 23233
Attn: Corporate Secretary

3. Landlord and Tenant desire to enter into this Memorandum of Lease, which is to be recorded, in order that third parties may have notice of Tenant's interest in the Land and of the existence of the Lease.

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AGREEMENT

NOW, THEREFORE, in consideration of the rents, covenants and agreements on the part of Tenant to be paid and performed under the Lease, Landlord hereby demises and conveys to Tenant the Land, in accordance with the terms of the Lease, which includes the following provisions:

1. The term of said Lease shall commence and terminate in accordance with the terms of the Lease.
2. Tenant has the right, at its option, to extend the Lease term for four (4) consecutive terms of five (5) years each, subject to the conditions set forth in the Lease.

All of the terms, conditions, provisions and covenants of the Lease are incorporated into this Memorandum of Lease by reference as though written out at length herein, and the Lease and this Memorandum of Lease shall be deemed to constitute a single instrument or document, provided, however, that in the event of a conflict between this Memorandum of Lease and the Lease, the terms and conditions of the Lease shall govern.

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IN WITNESS WHEREOF, the undersigned, on behalf of and with authority for their respective entities, have hereunto set their hands and delivered these presents on this 23rd day of March, 1994.

LANDLORD:

TRUSTEE:

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST NUMBER 101496-07, DATED MARCH 1, 1987

ATTEST:



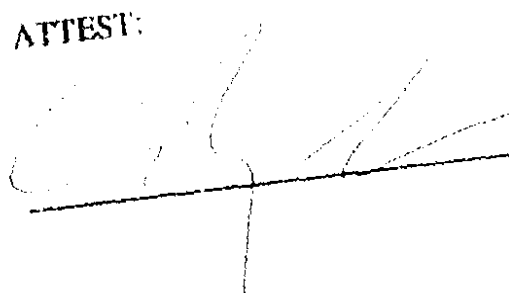
ASSISTANT SECRETARY

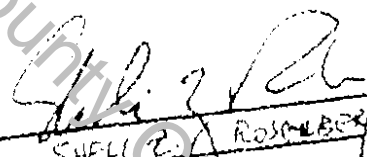
By: 
Name: P. JOHANSEN
Title: Second Vice President

BENEFICIARY:

BEARLAND VISTAS INC.,
an Illinois corporation

ATTEST:



By: 
Name: SHELI ROSENBERG
Title: V.P.

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee, in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties and covenants, representations and conditions herein contained shall apply to the trust and not to the Trustee personally. The Trustee's liability as trustee and not personally for personal liability or personal relations shall be limited by or shall at any time be asserted or understood against the Trustee in respect of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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STATE OF ILL)
) ss.
COUNTY OF COOK)

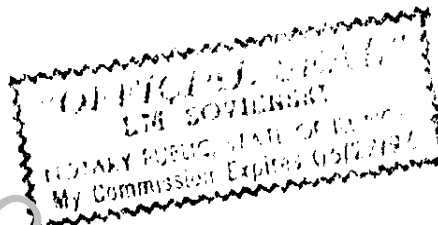
APR 01 1994

The foregoing instrument was acknowledged before me this day of , 1994,
by P. JOHANSEN, Second Vice President of AMERICAN NATIONAL BANK
& TRUST COMPANY OF CHICAGO, as Trustee, under Trust Number 101496-07, dated
March 1, 1987, a national banking association, on behalf of said association.

[Signature]
Notary Public in and for said
County and State

My commission expires:

(SEAL)



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 31st day of MARCH, 1994,
by SHEL E. ROSENBERG v. p. of BEARLAND VISTAS, INC., an Illinois
corporation, on behalf of the corporation.

[Signature]
Notary Public in and for COOK County and State
OFFICIAL SEAL
GEORGE TOURAS
Notary Public, State of Illinois
My Commission Expires 5/22/97

My commission expires: 5-22-97

(SEAL)

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10/10/2024

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EXHIBIT "A"

A TRIANGULAR PARCEL OF LAND IN THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEAST OF THE SOUTHEASTERLY LINE OF STATE ROAD (BEING 50 FEET SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROAD) AND ALSO LYING WEST OF THE EAST 57 FEET OF SAID QUARTER SECTION AND NORTH OF A LINE DRAWN AT RIGHT ANGLES THROUGH A POINT ON THE WEST LINE OF SAID EAST 57 FEET, SAID POINT BEING 300.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 AFORESAID, IN COOK COUNTY, ILLINOIS.

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