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PREPARED BY AND WHEN RECORDED MAIL TO:

Earl J. Barnes
American Stores Properties, Inc.
8725 West Higgins Road, 10th Floor
Chicago, IL 60631

94361076

207495

DEPT-01 RECORDING \$25.00
T-222 TRAK 0593 04/22/94 15:25:00
#7240 #KEB #6-94-361076
COOK COUNTY RECORDER

207495

LEASE TERMINATION AGREEMENT

THIS LEASE TERMINATION AGREEMENT, made as of the 9th day of December, 1993, by and between Jetco Properties, a Delaware corporation, as successor in interest by reason of merger with ~~50v~~ Chicago Heights Properties, Inc. ("Lessor") and American Stores Properties, Inc. a Delaware corporation, by reason of merger with Eisner Realty Corporation ("Lessee").

WHEREAS, by Lease dated as of February 1, 1973 (the "Lease"), Lessor leased to Lessee the leased premises located at 6202 S. Halsted, Chicago, Illinois, which premises are legally described on Exhibit A attached hereto and are more fully described in the Lease; and

WHEREAS, Lessor and Lessee desire upon certain terms and conditions to terminate the Lease;

NOW THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by each party hereto to the other and other good and valuable consideration, including the mutual covenants herein contained, the receipt and sufficiency of which the parties hereby acknowledge, the parties hereto covenant and agree as follows:

Effective as of December 9th, 1993, the Lease shall be deemed to have terminated and be of no further force and effect.

IN WITNESS WHEREOF, the parties hereto have executed and affixed their respective seals to this Lease Termination Agreement as of the day and year first above written.

JETCO PROPERTIES, INC.

AMERICAN STORES PROPERTIES, INC.

By: Jacob Lund *slb*
Executive Vice President
Attest: Mary T. Sloan
Secretary

By: Jacob Lund *slb*
Executive Vice President
Attest: Mary T. Sloan
Secretary

LESSOR
(SEAL)

LESSEE
(SEAL)



* a memorandum of which was recorded on July 24, 1973 and known as document NO. 22410779
Box 430

25⁰⁰ / 9/24

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EXHIBIT A

Legal Description

Lots 1 to 8, both inclusive, in Ehrler and Hessert's Subdivision of the North 5 1/3 acres of the South 9 1/2 acres of the South East quarter of the South East quarter of the South East quarter of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

All that part of vacated original West 62nd Street, now known as South Peoria Drive, bounded and described as follows:

Beginning at a point on the North line of Lot 1, said point being 0.31 of a foot West of the East line of said Lot, in Ehrler and Hessert's Subdivision of the North 5 1/3 acres of the South 9 1/2 acres of the South East quarter of Section 17, Township 38 North, Range 14 East of the Third Principal Meridian; thence North along a line 0.31 of a foot West of and parallel with the Northerly extension of the East line of said Lot 1, a distance of 34.12 feet to its intersection with a curved line; thence Westerly along said curved line, convex to the North and having a radius of 503.98 feet, a distance of 85.32 feet to a point of tangency; thence Westerly along a line tangent to the last described curve, a distance of 39.56 feet to a point; thence South along a line forming an angle of 101 degrees 25 minutes with the last described line, a distance of 15.94 feet to a point on the North line of said Lot 1, said point being 0.49 of a foot East of the West line of said Lot; thence East along said North line of Lot 1 to the point of beginning; vacated as per document number 22288905; in Cook County, Illinois.

→ * quarter of the Southeast quarter of the Southeast

Common Address: 6202 South Halsted Street
Chicago IL 94263076

PIN: 20-17-431-018

20-17-431-019

ID116 20-17-431-020

20-17-431-021

20-17-431-022

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ACKNOWLEDGMENTS

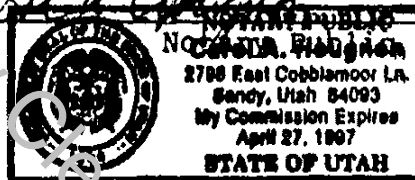
STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

I, CAROL A. Houghton, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jack Lunt, personally known to me to be the Exec. Vice President of AMERICAN STORES PROPERTIES INC, and MARY V. Sloan, personally known to me to be the _____ Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as Exec. Vice President and _____ Secretary 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 their free and voluntary act 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 8 day of December, 1993.

My Commission expires: April 27, 1997

STATE OF UTAH)
COUNTY OF SALT LAKE) SS.

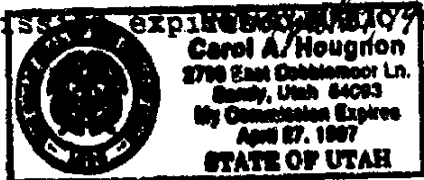


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I, Carol A. Houghton, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jack Lunt, personally known to me to be the EXEC. Vice President of Tetra Properties, INC., and Mary V. Sloan, personally known to me to be the _____ Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as EXEC. Vice President and _____ Secretary 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 their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 8 day of December, 1993.

My Commission expires 4/27/97

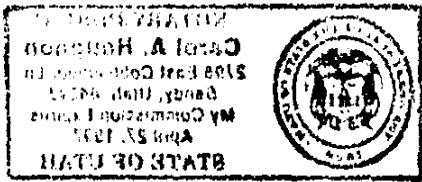


ID71

Carol A. Houghton
Notary Public

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