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This instrument was prepared by and after recording should be returned to:

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Ross & Hardies
150 North Michigan Avenue
Suite 2500
Chicago, Illinois 60601

95587517

. DEPT-01 RECORDING \$31.00
. T#6666 TRAN 9146 09/01/95 14:41:00
. #5471 # LC # -95-587517
. COOK COUNTY RECORDER

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE dated August 30, 1995 between RUSSELL SCIMECA, having an address at 2011 North Kenmore, Chicago, Illinois ("Landlord") and BLACK DOG LIMITED PARTNERSHIP, an Illinois limited partnership, d/b/a Old Plantation Barbeque Market Limited Partnership, having an address at 716 Prairie Avenue, Wilmette, Illinois 60091 ("Tenant").

WHEREAS, Landlord and Tenant have entered into that certain Restaurant Lease dated August 30, 1995 between Landlord and Tenant (the "Lease") for the first floor and the basement area (the "Premises") in the building (the "Building") located at 1024 Armitage, Chicago, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, Landlord and Tenant intend that this Memorandum of Lease be recorded.

NOW THEREFORE, Landlord and Tenant hereby confirm that:

A. Lease Term: The Lease term commences on September 1, 1995. The term of the Lease is ten (10) years, ending on August 31, 2005. Tenant has one option to renew the term of the Lease for a period of five (5) years.

B. Permitted Use: Tenant may use and occupy the Premises for any lawful use. The current intended use for the Premises is for a restaurant and for all reasonably related uses or purposes.

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C. Easement. Landlord grants an irrevocable easement to Tenant for the air space in which the Ventilation Systems (as defined in the Lease) are located over the real property owned by Landlord located at 2011 Kenmore, Chicago, Illinois ("2011 Kenmore") for the term of the Lease, pursuant to which Tenant shall have the right to perforate the rear exterior and structure of the Building in order to install, and shall have the right to install, use and maintain for Tenant's exclusive use, ductwork and ventilation systems and equipment and to use and maintain the existing ductwork on the exterior of the Building and connect the Ventilation Systems to the Premises and Tenant's "pit smoker" therein. Tenant shall have access to and the right to use the roof of the Building for the purpose of maintenance of the Ventilation Systems and the installation and maintenance of extra support fans or booster fans for smoke ventilation and an additional a/c compressor. Landlord grants Tenant an easement to enter onto 2011 Kenmore, and the property on which the Building is located in order to install, use, service, maintain and operate the Ventilation Systems and a/c compressors. Tenant shall have the right to use the alley adjacent to 2011 Kenmore for the placement and use of a garbage dumpster sufficient for restaurant use. Tenant, its agents, representatives, successors, assigns, licensees and invitees shall have the right to access the Easement area at any time for the purposes set forth above. Landlord shall not suffer, permit or cause Tenant's use of the Easement to be obstructed or impaired in any way during the Term of the Lease, and shall cause the Easement area to be free of all obstructions and impairments during the Term of the Lease, subject to the right of Landlord to construct improvements on the land beneath the Easement area which do not obstruct or impair Tenant's rights hereunder.

D. Guaranty. The Lease is guaranteed by the general partner of Tenant.

E. Right of First Refusal. Tenant has the right of first refusal to acquire the Property and the Building.

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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease the day and year first above written.

LANDLORD:




RUSSELL SCIMECA

TENANT:

BLACK DOG LIMITED PARTNERSHIP, an
Illinois limited partnership d/b/a Old Plantation
Barbeque Market Limited Partnership

By: Black Dog, Inc., an Illinois corporation,
its general partner

By: 

Richard Beech, President

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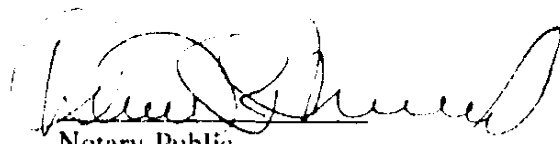
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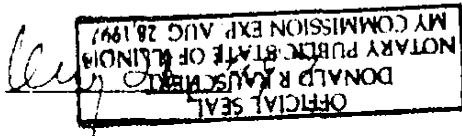
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, ~~Donald R. Rauschen~~ a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that RUSSELL SCIMECA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered said instrument of his own free will and voluntary act, for the use and purposes set forth therein.

GIVEN under my hand and notarial seal this 30 day of August, 1995.


Notary Public

My Commission Expires:



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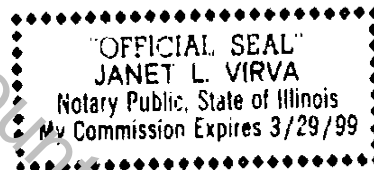
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, JANET L. VIRVA, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard Beech, President of BLACK DOG, INC., an Illinois corporation, and general partner of BLACK DOG LIMITED PARTNERSHIP, an Illinois limited partnership d/b/a Old Plantation Barbeque Market Limited Partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as the President of said corporation, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as the act of said corporation and of his own free will and voluntary act, for the use and purposes set forth therein.

GIVEN under my hand and notarial seal this 30th day of August, 1995.

Janet L. Virva
Notary Public



My Commission Expires:

3/29/99

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EXHIBIT A

The South 89.29 Feet of Lot 29 in Block 1 in James Morgan's Subdivision of the East 1/2 of Block 10 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 14-32-224-032-0000

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