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MEMORANDUM OF LEASE

August

THIS MEMORANDUM OF LEASE is made and entered into this 15th day of ~~June~~, 1995, by and between CHICAGO TITLE AND TRUST COMPANY, not personally but solely as Trustee under Trust Agreement dated April 11, 1988 and known as Trust No. 1091440 (referred to as "Landlord") and SAINT LOUIS BREAD COMPANY, INC., a Delaware corporation (referred to as "Tenant").

WHEREAS, Landlord and Tenant entered into a Store Lease dated the 21st day of April, 1995.

NOW, THEREFORE, in consideration of the Store Lease and for the purposes of putting all parties on notice of the existence of the Lease, the parties hereby state as follows:

1. Landlord has leased to Tenant certain space commonly known and numbered as 2010 North Halsted Street, Chicago, Illinois as described in the Lease, being a part of the real property more particularly described in the legal description attached hereto as Exhibit "A".

2. The initial term of the Lease is ten (10) years, and commences June 1, 1995. In addition to the initial term, the Tenant has two (2) five (5) year option terms.

3. The terms and conditions of the Lease are set forth in the Store Lease dated the 21st day of April, 1995, copies of which are in the possession of the parties whose current addresses are as follows:

Landlord: Chicago Title and Trust Company
Trustee under Trust No. 1091440
540 Lake Cook Road, Suite 180
Deerfield, Illinois, 60015
Attn: David Israel

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Tenant: Saint Louis Bread Company, Inc.
2433 South Hanley Road
St. Louis, Missouri 63144

4. The parties acknowledge that this Memorandum of Lease is executed and delivered by Landlord not in its own right, but solely in the exercise of the powers conferred upon it as Trustee (and such Trustee hereby warrants that it possesses full power and authority to execute this instrument); that neither Landlord nor any of Landlord's beneficiaries shall have any personal liability to pay any indebtedness accruing hereunder or to perform any covenant, either express or implied, herein contained, and no liability or duty shall rest upon Landlord to sequester the trust estate or the rents, issues and profits arising therefrom or the proceeds arising from any sale or other disposition thereof; and that no personal liability or personal responsibility of any sort is assumed by, nor shall at any time be asserted or enforceable against, said Landlord, individually or personally, but only as Trustee under the provisions of the

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Trust Agreement establishing the Trust, or against any of the beneficiaries under the Trust Agreement establishing the Trust on account of this Lease or on account of any representation, warranty, covenant, undertaking or agreement of Landlord in this Lease contained, either express or implied, all such personal liability, if any, being expressly waived and released by Tenant and by all persons claiming by, through or under Tenant.

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

LANDLORD:

CHICAGO TITLE AND TRUST COMPANY,
not personally but solely as
Trustee under Trust Agreement dated
April 11, 1988 and known as Trust
No. 1091440

By See Attached Exculpatory Clause For Signature.

Title _____

TENANT:

SAINT LOUIS BREAD COMPANY, INC.,
a Delaware corporation

BY *David S. Hutkin*
DAVID S. HUTKIN,
President and CEO

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public, do hereby certify that on the ____ day of June, 1995, personally appeared before me, _____, of CHICAGO TITLE AND TRUST COMPANY, not personally but solely as Trustee under Trust Agreement dated April 11, 1988 and known as Trust No. 1091440, an Illinois corporation, and being first duly sworn by me, acknowledged that he signed the foregoing document on behalf of said corporation in the capacity therein set forth, by authority of the Board of Directors of said corporation, and declared that the statements therein contained are true.

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Notary Public

My Commission Expires:

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, Sally Shaneyfelt, a Notary Public, do hereby certify that on the 10 day of June, 1995, personally appeared before me, DAVID S. HUTKIN, President and CEO of SAINT LOUIS BREAD COMPANY, INC., a Delaware corporation, and being first duly sworn by me, acknowledged that he signed the foregoing document on behalf of said corporation in the capacity therein set forth, by authority of the Board of Directors of said corporation, and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Sally Shaneyfelt
Notary Public

My Commission Expires:

SALLY SHANEYFELT, NOTARY PUBLIC
ST. LOUIS COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES OCT. 20, 1998

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- . DEPT-01 RECORDING \$29.50
- . T#6666 TRAN 9485 09/08/95 14:42:00
- . 45969 : DF #-95-603357
- . COOK COUNTY RECORDER
- . DEPT-10 PENALTY \$27.00

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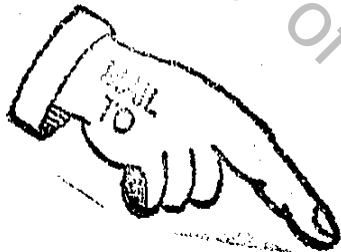
EXHIBIT A

LEGAL DESCRIPTION

Lot 20 in Block 8 in Cushman's Subdivision of Block 4 of Sheffield's Addition to Chicago in Sections 29 through 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 14-32-228-041-0000

Address: 2010 North Halsted Street
Chicago, Illinois



Summers, Compton, Wells & Hamburg
8909 Ladue Road
St. Louis, Missouri 63124

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EXECUTION AND EXCULPATORY CLAUSE FOR CHICAGO TITLE AND TRUST COMPANY,
AS TRUSTEE UNDER TRUST # 1091440 ATTACHED TO THAT Memorandum of Lease with Saint Louis Bread Company DATED June 1995

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Chicago Title and Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Chicago Title and Trust Company, not personally, but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

DATE August 10, 1995

CHICAGO TITLE AND TRUST COMPANY,
as Trustee aforesaid and
not personally,



By: [Signature]
Assistant Vice President

Attest: [Signature]
Assistant Secretary

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

"OFFICIAL SEAL"
Susan Becker
Notary Public, State of Illinois
My Commission Expires 3/28/98

Given under my hand and Notarial Seal this 10th day
of August 1995.

Notarial Seal
C:\WP\WIN60\WPDOCS\FOA\CT&T\EXCULP.LTR

[Signature]

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COOK COUNTY CLERK'S OFFICE
JULY 1, 2011
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