

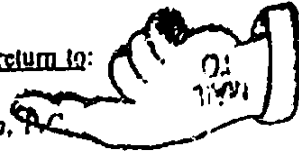
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Prepared by and after recording return to:

Raymond J. Kane
Kane, Russell, Coleman & Logan, P.C.
3700 Thanksgiving Tower
1601 Elm Street
Dallas, Texas 75201



DEPT-01 RECORDING \$31.00
160008 TRAN 1881 05/08/95 14:37:00
98919 *VF *-95-301624
COOK COUNTY RECORDER

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE (this "Memorandum") is made and entered into as of this 21st day of April, 1995, by and between ORIX TMK NORTHBROOK VENTURE II, an Illinois partnership, (hereinafter referred to as "Landlord"), and CIRCUIT CITY STORES, INC., a Virginia corporation (hereinafter referred to as "Tenant").

WITNESSETH:

Landlord and Tenant have entered into a lease (the "Lease") dated April 21, 1995, whereby Landlord has leased to Tenant a portion of the real property (the "Property"), lying and being in Cook County, State of Illinois, the legal description of which Property is set forth on Exhibit "A-1" attached hereto. The Lease contains provisions and rights appurtenant to the Property, some of which are as follows:

- I. Term. The term of the Lease is for a period of twenty (20) years, commencing on the Commencement Date (as established in the Lease based upon the earlier to occur of (a) the date Tenant opens the Premises for business or (b) one-hundred twenty (120) days following Landlord's Delivery of the Shell). Thereafter, Tenant has the right under the Lease to renew and extend the term of the Lease for four (4) successive periods of five (5) years each.
- II. Exclusive Use Rights. The Lease provides and subject to limitations in the Lease that Tenant shall enjoy the sole and exclusive privilege in the Shopping Center located on the Property to sell or rent consumer, office and automotive electronics products (which include, but shall not be limited to, televisions, stereos, speakers and video recorders and players), computer hardware and software, entertainment software and entertainment media (which include, but shall not be limited to, records, game cartridges, video tapes, cassettes and compact discs), cellular telephones, household appliances (which include, but shall not be limited to, refrigerators, freezers, stoves, microwave ovens, vacuum cleaners and dishwashers) and related goods, and the sale and installation of motor vehicle audio, stereo and telephone systems.
- III. Successors. The covenants, conditions and agreements made and entered into by the parties hereto shall be binding upon and inure to the benefits of their respective heirs, administrators, executors, representatives, successors and assigns.
- IV. Incorporation of Lease. All terms and conditions of the Lease are hereby incorporated herein by reference as if fully set forth herein.

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V. Conflicts with Lease. This Memorandum is solely for notice and recording purposes and shall not be construed to alter, modify, expand, diminish or supplement the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall govern.

IN WITNESS WHEREOF, this Memorandum has been duly executed by the parties hereto as of the day and year first above written.

LANDLORD:

ORIX TMK NORTHBROOK VENTURE II,
an Illinois partnership

Attest:

By: Jeffrey C. Plank
SECRETARY

By: ORIX SKOKIE, INC., its
general partner

By: James H. Purinton
Executive Vice President

Attest:

and By: TMK DEVELOPMENT NORTHBROOK
II, INC., its general partner

By: _____

By: Terence M. King
President

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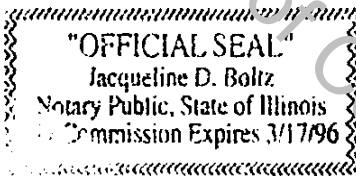
THE STATE OF ILLINOIS

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COUNTY OF COOK

I certify that on April 24th, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared James H. Purinton, Executive Vice President of ORIX SKOKIE, INC., a Illinois corporation, general partner of ORIX TMK Northbrook Venture II, an Illinois partnership, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and on oath acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which he acted executed the instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 1995.



[Signature]
Notary Public in and for
The State of Illinois
Residing at 389 Dogwood, Park Forest
My Commission expires:

3-17-96

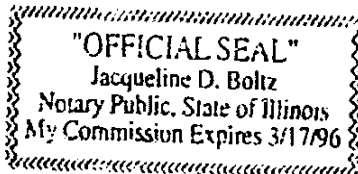
THE STATE OF ILLINOIS

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COUNTY OF COOK

I certify that on April 24th, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Terence M. King, President of TMK DEVELOPMENT NORTHBROOK II, INC., a Illinois corporation, general partner of ORIX TMK Northbrook Venture II, an Illinois partnership, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and on oath acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which he acted executed the instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of April, 1995.



[Signature]
Notary Public in and for
The State of Illinois
Residing at 389 Dogwood, Park Forest
My Commission expires:

3-17-96

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CIRCUIT CITY STORES, INC.,
a Virginia corporation

Attest:

By: Joseph V. Fogelman
Asst. Secretary

By: Benjamin B. Cummings, Jr.
Name: Benjamin B. Cummings, Jr.
Title: V.P.

THE STATE OF VIRGINIA §
§
COUNTY OF HENRICO §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Virginia, on this day personally appeared Benjamin B. Cummings, Jr., Vice President of Circuit City Stores, Inc., a Virginia corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a duly authorized officer of such corporation, and as the act and deed of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of April, 1995.

Joyce C. Woodson
Notary Public, State of Virginia

My Commission Expires:

5/31/95

Joyce C. Woodson
(Typed/Printed Name of Notary)

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SUBDIVISION DESCRIPTION

PT 04-02-202-042 (PT of lot 2)

LOT 3 AND PART OF LOT 2 IN DAGGITT'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1959 AS DOCUMENT 17544757, AND ALSO OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 2 AFORESAID, AND ALSO OF MANUS NORTH SHORE TERRACE SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 2 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1924 AS DOCUMENT NO. 8384730, AND ALSO OF VACATED STREETS AND ALLEYS LYING EAST OF SKOKIE HIGHWAY IN THE NORTHWEST QUARTER OF SECTION 2 AFORESAID, ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 53 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 378.44 FEET TO A POINT ON THE EASTERLY LINE OF SKOKIE HIGHWAY AS DEDICATED PER DOCUMENT 10825104; THENCE SOUTH 26 DEGREES 01 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE, 55.69 FEET TO THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 35 SECONDS EAST ALONG SAID SOUTH LINE, 40.00 FEET TO A POINT ON THE SOUTH LINE OF LAKE-COOK ROAD PER CASE NO. 71L11926 TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 04 MINUTES 49 SECONDS EAST ALONG SAID SOUTH LINE, 235.55 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 83 DEGREES 17 MINUTES 52 SECONDS EAST, 247.63 FEET TO A POINT ON THE WEST LINE OF VACATED ATLANTIC AVENUE; THENCE SOUTH 32 DEGREES 20 MINUTES 36 SECONDS EAST, 61.87 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2 WHICH IS 142.21 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 44 DEGREES 26 MINUTES 05 SECONDS EAST, 221.11 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, 71.81 FEET TO A POINT ON THE EASTERLY LINE OF VACATED DENNIS DRIVE, BEING A 565.08 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 49 DEGREES 38 MINUTES 37 SECONDS WEST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND CURVE, CENTRAL ANGLE 15 DEGREES 17 MINUTES 32 SECONDS, 150.82 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 26 DEGREES 32 MINUTES 22 SECONDS EAST, 327.81 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 26 DEGREES 42 MINUTES 24 SECONDS EAST, 657.64 FEET; THENCE SOUTH 63 DEGREES 45 MINUTES 22 SECONDS WEST, 68.61 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 47 MINUTES 25 SECONDS WEST ALONG SAID SOUTH LINE, 262.30 FEET TO THE NORTHEAST CORNER OF LOT 3 IN DAGGITT'S SUBDIVISION AFORESAID; THENCE SOUTH 30 DEGREES 36 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 192.22 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE SOUTH 56 DEGREES 51 MINUTES 58 SECONDS WEST AT RIGHT ANGLES TO THE EASTERLY LINE OF SKOKIE HIGHWAY AFORESAID A DISTANCE OF 236.23 FEET TO SAID EASTERLY LINE; THENCE NORTH 33 DEGREES 08 MINUTES 02 SECONDS WEST ALONG THE EASTERLY LINE OF SKOKIE HIGHWAY, 276.74 FEET TO A POINT ON A 8135.16 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 56 DEGREES 51 MINUTES 58 SECONDS EAST FROM SAID POINT; THENCE CONTINUING NORTHWESTERLY ALONG THE EASTERLY LINE OF SKOKIE HIGHWAY, BEING A TANGENTIAL CURVE CONCAVE TO THE EAST, RADIUS 8135.16 FEET, CENTRAL ANGLE 05 DEGREES 41 MINUTES 57 SECONDS, 809.18 FEET TO THE SOUTH LINE OF VACATED NEW HAMPSHIRE AVENUE; THENCE SOUTH 89 DEGREES 49 MINUTES 17 SECONDS EAST ALONG SAID SOUTH LINE, 33.87 FEET TO THE EASTERLY LINE OF THE SOUTH HALF OF NEW HAMPSHIRE AVENUE AS VACATED PER DOCUMENT NO. 93110018 RECORDED FEB. 10, 1993, BEING ALSO A POINT ON A 8105.16 FOOT RADIUS CURVE 30.00 NORTHEASTERLY OF AND CONCENTRIC WITH THE EASTERLY LINE OF SKOKIE HIGHWAY AFORESAID; THENCE NORTHWESTERLY ALONG SAID CURVE, CENTRAL ANGLE 00 DEGREES 15 MINUTES 48 SECONDS A DISTANCE OF 37.24 FEET TO THE CENTERLINE OF VACATED NEW HAMPSHIRE AVENUE; THENCE NORTH 89 DEGREES 49 MINUTES 17 SECONDS WEST ALONG SAID CENTER LINE 33.79 FEET TO THE EASTERLY LINE OF SKOKIE HIGHWAY AFORESAID, BEING A 8135.16 FOOT RADIUS CURVE, THE CENTER OF SAID CIRCLE BEARS NORTH 62

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Subdivision Contd

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DEGREES 49 MINUTES 38 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND CURVE, CENTRAL ANGLE 01 DEGREES 09 MINUTES 02 SECONDS, 163.37 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 26 DEGREES 01 MINUTES 20 SECONDS WEST, 492.56 FEET TO A POINT 30 FEET SOUTHEASTERLY OF THE SOUTH LINE OF THE NORTH 50 FEET OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID; THENCE NORTH 44 DEGREES 57 MINUTES 04 SECONDS EAST, 37.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 20.150 ACRES OF LAND.

PREPARED BY: MACKIE CONSULTANTS INC.
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL. 60018
708-696-1400
708-696-1410 (FAX)

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