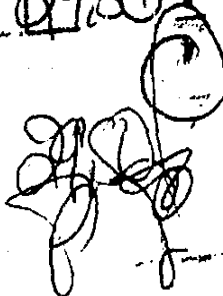


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THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING, MAIL TO:

96408676

Charles Daroff, Esq.
BENESCH, FRIEDLANDER,
COPLAN & ARONOFF P.L.L.
2300 BP America Building
200 Public Square
Cleveland, Ohio 44114-2378
(216) 363-4500

FBI/DOA


DEPT-01 RECORDING \$29.50
145555 DEAN 4764 05/30/96 13:17:00
45533 4 JJ *-96-408676
ODW COUNTY RECORDER

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum"), made as of this 13th day of May, 1996, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated September 20, 1974, and known as Trust No. 33445, and ELM STREET PLAZA VENTURE, sole beneficiary thereof (collectively, "Landlord"), and TREASURE ISLAND FOODS, INC., an Illinois corporation ("Tenant").

WITNESSETH:

1. For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid and to be paid by Tenant to Landlord, and in further consideration of the rents reserved and the covenants and conditions more particularly set forth in a certain lease between Landlord and Tenant dated May 13, 1996 (the "Lease"), Landlord does demise and let unto Tenant and Tenant does lease and take from Landlord a retail store containing approximately 21,000 square feet ("Premises") in the multi-family residential complex commonly known as Elm Street Plaza, as such property is described in Exhibit A attached hereto and made a part hereof.
2. TO HAVE AND TO HOLD the Premises for a period commencing August 1, 1996 and terminating on July 31, 2006, subject, however, to the rental, covenants, provisions and conditions contained in the Lease.
3. Tenant is granted the option to extend the initial term of the Lease for two (2) additional periods of five (5) years each.
4. Tenant is also granted the right of first refusal to purchase the Premises at any time during the term of the Lease, upon the terms and conditions set forth in the Lease.

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5. This Memorandum is executed in simplified short form for the convenience of the parties and for the purpose of recording the same, and this Memorandum shall not have the effect of in any way modifying, supplementing or abridging the Lease or any of its provisions as the same are now or may hereafter be in force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands to duplicates hereof the day and year first above written.

AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO, as
Trustee under Trust Agreement
dated September 20, 1974, and known as
Trust No. 33445

This instrument is executed by the undersigned Land Trustee not personally but as the Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is not intended to constitute any part of any lease or other instrument, and it is not intended to constitute any part of any trust agreement or any other instrument. The undersigned Trustee hereby warrants, indemnifies, represents, covenants, undertakes, and agrees to defend and hold harmless the Trustee in this instrument.

By: [Signature]

Its: ASST VP

And: [Signature]

ASSISTANT SECRETARY

Its: _____

ELM STREET PLAZA VENTURE, sole beneficiary

By: [Signature]
Daniel E. Levin, General Partner

TREASURE ISLAND FOODS, INC., an Illinois corporation

By: [Signature]
Christ Kamberos, President

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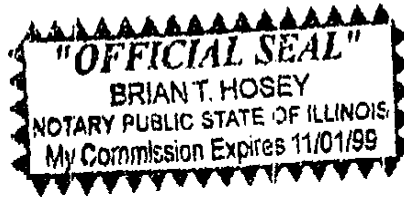
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS:



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that GREGORY S. KASPRZYK, personally known to me to be the ~~ASSISTANT VICE PRESIDENT~~ of American National Bank and Trust Company of Chicago, and ~~J. MICHAEL WHELAN~~ personally known to me to be the ~~ASSISTANT SECRETARY~~ of American National Bank and Trust Company of Chicago, each of whom is personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, in their respective capacities as ~~ASSISTANT VICE PRESIDENT~~ and ~~ASSISTANT SECRETARY~~ American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated September 20, 1974, and known as Trust No. 33445, as their free and voluntary act and as the free and voluntary act and deed of American National Bank and Trust Company of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal this 14 day of May, 1996.

Brian T. Hosey
Notary Public

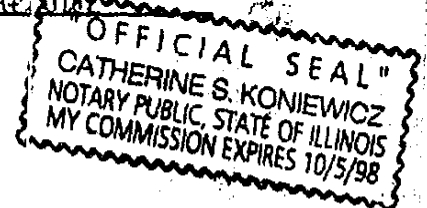
STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Daniel E. Levin, personally known to me to be a General Partner of Elm Street Plaza Venture, an Illinois limited partnership, 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 that he signed and delivered the said instrument, in his capacity as General Partner of said partnership as his free and voluntary act and as the free and voluntary act and deed of said partnership for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of May, 1996.

Catherine S. Konie
Notary Public



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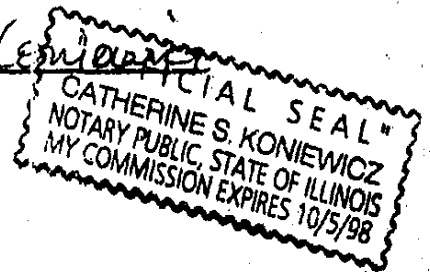
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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Christ Kamberos, personally known to me to be the President of Treasure Island Foods, Inc., an Illinois corporation, 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 that he signed and delivered the said instrument, in his capacity as President of said corporation as his 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 official seal this 15th day of May, 1996.

Catherine S. Koniewicz
Notary Public



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EXHIBIT A

PROPERTY

PARCEL 1:

LOT 22 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO.

PARCEL 2:

LOT 23 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

LOT 24 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 4:

LOTS 1 TO 8 BOTH INCLUSIVE AND THAT PART OF LOT 9 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO THE WEST LINE OF THE ALLEY AT THE REAR OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY 3 FEET 6 2/8 INCHES; THENCE WESTERLY TO A POINT OF THE WEST LINE OF SAID LOT 9 WHICH IS 2 FEET 9 7/8 INCHES SOUTH OF NORTH WEST CORNER THEREOF; THENCE NORTH TO THE POINT OF BEGINNING, ALL IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1130 North Dearborn
Chicago, Illinois 60610

Permanent Index Nos.: 17-04-413-001-0000
17-04-413-015-0000

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