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RETURN RECORDED DOCUMENT TO:

WALGREEN CO.
200 Wilmot Road, Dept. #51
Deerfield, Illinois 60015
Attn: Mary Butler

This Instrument Prepared by:
William A. Montgomery, Jr.
200 Wilmot Road
Deerfield, Illinois 60015

DEPT-01 RECORDING

\$29.50

140008 TRAN 2415 03/08/96 16:23:00
21509 + B.J * 96-177612
COOK COUNTY RECORDER

96177612

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MEMORANDUM OF LEASE MODIFICATION AGREEMENT

By this Memorandum of Lease Modification Agreement, made in multiple copies the 20 day of December, 1995, by and between Golf Plaza II Partnership, as Landlord ("Landlord") and WALGREEN CO., an Illinois corporation, as Tenant ("Tenant").

WITNESSTH:

DEPT-01 RECORDING

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COOK COUNTY RECORDER

Whereas by Lease dated June 29, 1979 ("Lease") Pioneer Bank and Trust Company as Trustee under Trust No. 8937 (to all right, title and interest of which Landlord has succeeded) leased to Tenant that certain premises more particularly described in said Lease and commonly known as 1028 S. Elmhurst, Mount Prospect, Illinois ("Leased Premises") located in the Golf Plaza II shopping center legally described on Exhibit "B" attached hereto ("Shopping Center");

Tenant shall pay a rent of One Dollar (\$1.00) per year

Provisions for further and additional rent and the other terms, covenants and conditions of said letting, including the options on the part of Tenant for prior termination, are set forth at length in the Lease Modification Agreement, bearing even date herewith, between the parties hereto and all of said provisions, terms, covenants and conditions are, by reference thereto, hereby incorporated in and made a part of the Lease Modification Agreement.

Said Lease Modification Agreement, among other things, contains the following provisions.

1. Commencing upon the execution of this Agreement, the term of the Lease shall be extended to and including March 31, 2025, subject to earlier termination at Tenant's option.

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10/10/2010

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2. Commencing upon the execution of this Agreement, there shall be added to the Leased Premises an area of improved building space containing 3,958 square foot of floor area as shown on the site plan marked Exhibit "A" attached hereto and marked thereon as "additional area." Commencing upon the execution of this Agreement Landlord shall put Tenant into possession of the additional area and deliver to Tenant a full set of keys to the additional area and said additional area shall become a part of the Leased Premises.

This Memorandum of Lease Modification Agreement is made and executed by the parties hereto for the purpose of recording the same in the office of the Public Records of Cook County, Illinois and is subject in each and every respect, to the rents and other terms, covenants and conditions of the Lease and the Lease Modification Agreement. This Memorandum of Lease Modification Agreement is executed and delivered with the understanding and agreement that the same shall not in any manner or form whatsoever, alter, modify or vary the rents and other terms, covenants and conditions of the Lease Modification Agreement.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease Modification Agreement, under seal, as of the day and year first above written.

WALGREEN CO.

Golf Plaza II Partnership

WAM By *J. R. Brown*
Vice President

By *Donald W. Bailey, Agent*
General Partner

Attest:

C. J. [Signature]
Assistant Secretary

Witnesses:

W. A. Montgomery
[Signature]

Witnesses:

[Signature]

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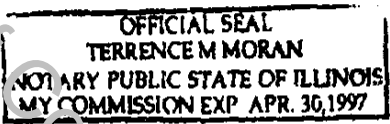
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, TERRENCE M. MORAN, a notary public, do hereby certify that DONALD W. BAILEY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 20TH day of DECEMBER, 1995.
TERRENCE M. MORAN
Notary Public

My commission expires:



STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, W. A. Montgomery, a Notary Public, do hereby certify that John R. Brown and E. H. King, personally known to me to be the Vice President and Assistant Secretary, respectively, of WALGREEN CO., an Illinois corporation, and personally known to me to be the persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed and delivered the said instrument as such officers 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 purposes therein set forth.

Given under my hand and notarial seal this 10 day of January, 1996.

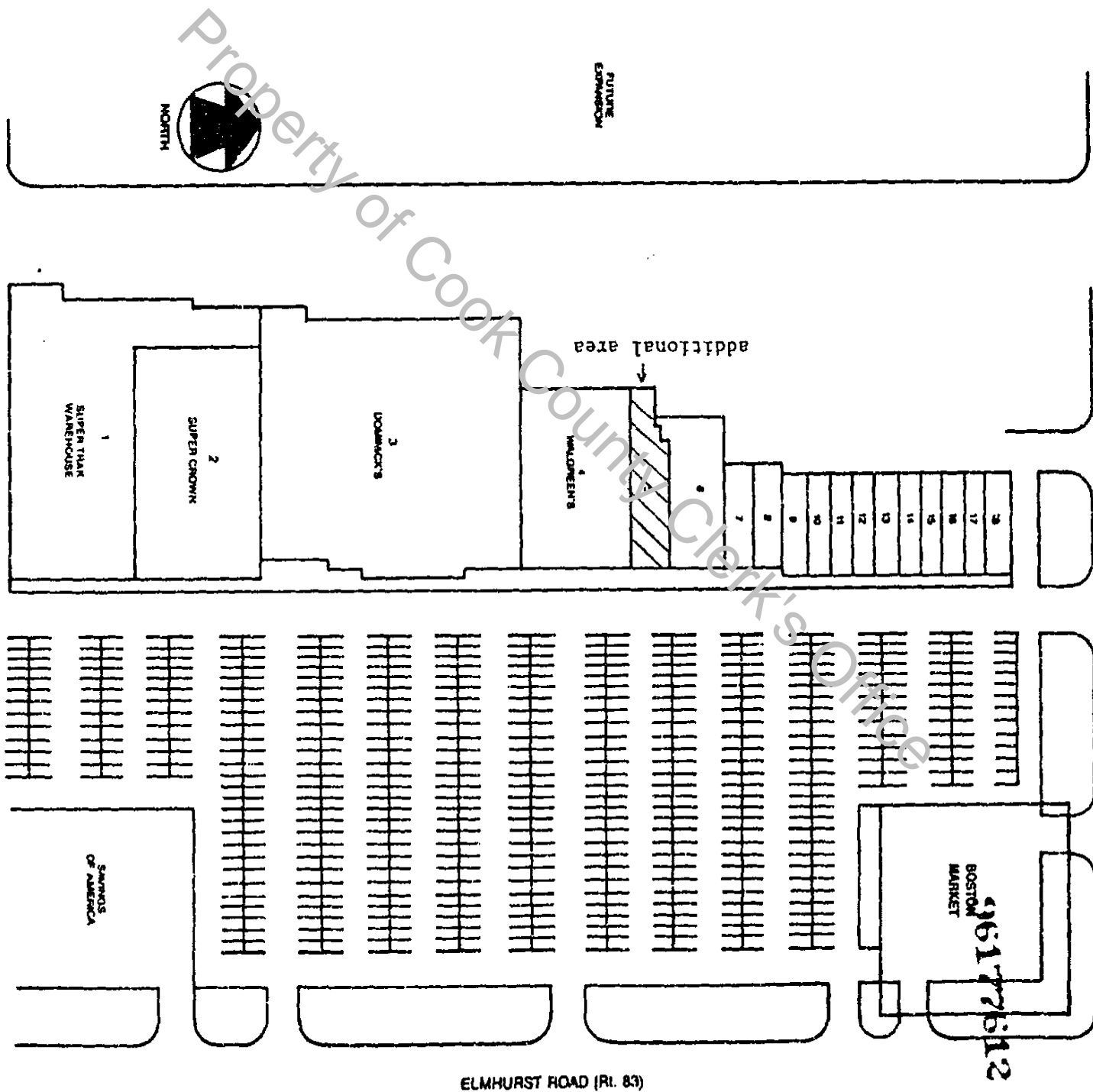
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EXHIBIT "A"



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EXHIBIT "B"

LOTS 1, 2 AND 3 IN DIMUCCI'S RESUBDIVISION OF LOTS 3 THROUGH 7, BOTH INCLUSIVE, IN JUHNKE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 27, 1979, AS DOCUMENT NUMBER 3077963.

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