

96178023

Recording Requested by
and When Recorded, Return to:

Taco Bell Corp.
17901 Von Karman
Irvine, CA 92714
Attention: Title Dept., Mail Drop 711
Unit No. 4246

DEPT-01 RECORDING \$29.00
T#0012 TRAN 9527 03/08/96 09:32:00
#9629 # ER *-96-178023
COOK COUNTY RECORDER

(SPACE ABOVE LINE FOR RECORDER'S USE)

29.00

MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

THIS MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE ("Memorandum") is made and entered into this ___ day of _____, 199___, by Simon Property Group (Illinois), L.P., an Illinois limited partnership, ("Landlord"), whose mailing address is: 115 West Washington Street, Indianapolis, IN 46204, and TACO BELL CORP., a California corporation ("Assignor"), whose mailing address is: 17901 Von Karman, Irvine, CA 92714, and Natron Corporation, a Delaware corporation ("Assignee"), whose mailing address is: 30230 Orchard Lake Road, Ste. 240, Farmington, Hills, MI 48334.

Date of Assignment of Lease by Assignor to Assignee: 12.15.95

Description of Premises: See Exhibit "A" attached.

Initial Term of Lease: Commencement Date: April 29, 1990
Expiration Date: January 31, 2011

Renewal Options: Provided that tenant is not in default of its obligations under the lease, tenant shall have the option to extend the term of the lease for two (2), five(5) year options.

The purpose of this Memorandum is to give notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the dates set forth in their respective acknowledgments.

ASSIGNEE:

NATRON CORPORATION,
a Delaware corporation

By: [Signature]
Its: PRESIDENT
Date: DEC 15, 1995
Attest: _____

ASSIGNOR:

TACO BELL CORP.,
a California corporation

By: [Signature]
Its: Vice President
Date: 12/14/95
Attest: _____

BOX 333-CTI

95-73-676
D1
(13)

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LANDLORD:

SIMON PROPERTY GROUP (ILLINOIS), L.P.,
an Illinois limited partnership

By: **CHARLES MALL COMPANY**
LIMITED PARTNERSHIP,
a Maryland limited partnership,
general partner

By: **SIMON PROPERTY GROUP**
(DELAWARE), INC.,
a Delaware corporation,
general partner

By: 

David Simon, President

Its: _____

Date: December 4, 1995

Attest: _____

ALL SIGNATURES MUST BE NOTARIZED

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STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for Johnson County, State of Indiana, personally appeared David Simon, to me personally known as the President of SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, general partner of CHARLES MALL COMPANY LIMITED PARTNERSHIP, a Maryland limited partnership, general partner of SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, who acknowledged his execution of the foregoing instrument for and on behalf of said Corporation by authority of its Board of Directors.

WITNESS my hand and notarial seal this 15th day of November, 1995.



Notary Public

SHELLEY K. STEINHAUER, Notary Public
County of Residence: Johnson
My Commission Expires: July 28, 1996

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STATE OF TEXAS
COUNTY OF DALLAS

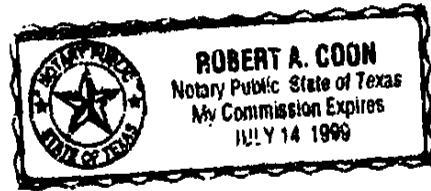
ON 12 December 1995, before me Robert A. Coon,

personally appeared Max Craig
, personally known by me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE

Max Craig



TITLE OF

DOCUMENT

Memorandum of Assignment of Lease Agreement

DATE OF DOCUMENT

NO. OF PAGES

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MATTESON PLAZA

EXHIBIT "A"

Matteson, Illinois

Legal Description

Being a Subdivision of part of the Southeast Quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

All that part of the East Half of the Southeast Quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian lying North of a line which is 1427.50 feet North of and parallel to the North right-of-way line of the Michigan Central Railroad (except that part taken by the State of Illinois for Lincoln Highway (Route 30) and Governor's Highway and also excepting therefrom the North 250 feet of the East 300 feet of the said East Half of the Southeast Quarter all in Cook County, Illinois.

P.I.N. 31-22-401-012

Address: Corner of Lincoln Highway and Governor's Highway
Matteson, Ill

EXHIBIT "A"

95178023

89507189

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