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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, is made and entered into as of this ^{AMALGAMATED BANK OF CHICAGO} 29th day of February, 1994, by and between Amalgamated Trust & Savings Bank, as Trustee under Trust Agreement dated June 21, 1984, and known as Trust No. 4951 ("Landlord"), and OCB Realty Co., a Minnesota corporation ("Tenant").

RECITALS

WHEREAS, Landlord and Buffets, Inc. entered into that certain lease dated November 20, 1987, (the "Lease"), relating to certain leased premises (the "Premises") in the shopping center development commonly known as The Landings, (the "Shopping Center"), situated on certain real property in the City of Lansing, Cook County, Illinois, legally described on Exhibit A attached hereto; and

WHEREAS, Buffets, Inc. subsequently assigned its interest under said Lease to Tenant; and

WHEREAS, Tenant has subleased the Premises to OCB Restaurant Co.; and

WHEREAS, Landlord and Tenant now wish to memorialize of record the existence of the Lease and certain specific terms of the same.

NOW THEREFORE, in consideration of the Lease and other good and valuable consideration, Landlord and Tenant agree as follows:

1. Landlord and Tenant are parties to the Lease to demise and let the Premises, upon the terms and conditions more particularly set forth in the Lease.

2. The term of the Lease shall be for an initial term of fifteen (15) full Lease Years and any Partial Lease Year (as such terms are defined in the Lease), commencing on April 6, 1988 (the "Commencement Date"), and expiring on December 31, 2003.

3. Subject to the terms and conditions more particularly set forth in the Lease, Tenant has the option to extend the term of the Lease for two (2) additional periods of five (5) years each, such periods to commence at the expiration of the initial term or preceding extended term of the Lease, as the case may be.

4. As of the date of this Memorandum of Lease, the gross leasable area of the Premises is approximately eleven thousand one hundred (11,100) square feet.

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5. Reference is made to the Lease for a full statement of the terms and conditions of the Lease, all of which are hereby incorporated by reference.

6. Nothing in this Memorandum of Lease shall be construed to amend, modify, change, alter, amplify, interpret or supersede any of the terms and provisions of the Lease, which shall in all things control.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed as of the day and year first above written.

This instrument is executed by AMALGAMATED BANK OF CHICAGO, not personally but solely as Trustee, as witnessed. All the covenants and conditions to be performed hereunder by AMALGAMATED BANK OF CHICAGO are undertaken by it solely as Trustee, and not individually, and no part of the same shall be enforceable against AMALGAMATED BANK OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Witness:

Joseph M. Delonola
Edward C. Dwyer

LANDLORD:

AMALGAMATED BANK OF CHICAGO SK/a
AMALGAMATED TRUST & SAVINGS BANK
as Trustee under Trust Agreement dated June 21, 1984,
and known as Trust No. 495 and not personally.

By: [Signature]
Its: SENIOR VICE PRESIDENT

Witness:

Michael Haimon
[Signature]

TENANT:

OCB REALTY CO.,
a Minnesota corporation

By: [Signature]
Its: H. THOMAS MITCHELL
VICE PRESIDENT

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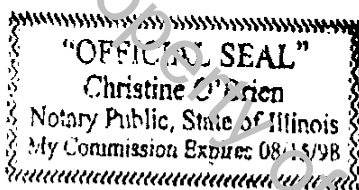
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STATE OF Illinois)
)ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 29th day of February, 1996, by Irving B. Polakow, the Senior Vice President of Amalgamated Bank of Chicago, on behalf of the corporation.

(seal)

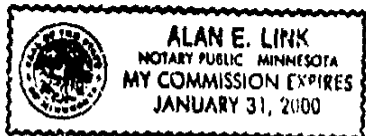


Christine O'Brien
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 11th day of MARCH, 1996, by H. Thomas Mitchell, the VICE PRESIDENT of OCB Realty Co., a Minnesota corporation, on behalf of the corporation.

(seal)



Alan E. Link
Notary Public

THIS INSTRUMENT WAS DRAFTED BY
AND TO BE RETURNED TO:
Alan E. Link
OCB Realty Co.
10260 Viking Drive
Eden Prairie, MN 55344



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COOK COUNTY CLERK'S OFFICE
JAN 10 2011 10:10 AM
CHICAGO, ILL.

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EXHIBIT A

Legal Description

Lots 1 through 17 and Outlots A and B, being a part of The Landings Planned Unit Development, being a subdivision of part of the Southwest 1/4 of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois, subject to that certain Declaration of Reciprocal Easements and Operating Covenants dated August 16, 1985, and recorded in Cook County, Illinois as Document No. 85149087.

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