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J. Ball

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Cash Co. H.

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ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, the undersigned, CT CAR WASH CORP. 1, an Illinois corporation ("Assignor"), does hereby assign and warrant unto SPARKLE CAR WASHES OF AMERICA LIMITED, an Illinois corporation, its successors and assigns, all of the rights, if any, of Assignor in, to and under the lease described on Exhibit A attached hereto, affecting the real estate located at 7303 West Dempster, Niles, Illinois 60648, subject to those matters describe on Exhibit B attached hereto and made a part hereof.

Date: March 20, 1996

CT CAR WASH CORP. 1, an Illinois corporation

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
7303 W. Dempster
3525 \$486-

By: *John R. Tella*
Name: John R. Tella
Its: JA

950309 TORRENS \$31.50
1139181
15:21:00
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COOK COUNTY RECORDER

3/20/96
John

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RECEIPT
APR 2 1995

COOK COUNTY
REAL ESTATE TRANSFER TAX
RECEIPT
APR 2 1995

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STATE OF Illinois
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that John Jafar, personally known to me to be the VP of CT Car Wash Corp. 1, a corporation of the State of Illinois, and Cole Taylor Bank, appeared before me this day in person and acknowledged that as such VP he signed and delivered the said Instrument as VP 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 Notarial Seal, this 20 day of March, A.D. 1996.



Carmen Rose
Notary Public

My Commission Expires:

2-6-2000

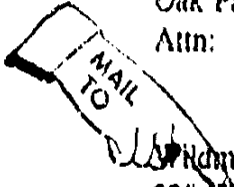
This Instrument Prepared by:

James T. Mayer, Esq
Rudnick & Wolfe
203 North LaSalle Street
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

Sparkle Car Washes of America Limited, an
Illinois corporation
511 South Elmwood Avenue
Oak Park, Illinois 60302
Attn: Michael Schimpf

Record and Return to:

 Widman, Harrold, Allen & Dixon
225 West Wacker Drive
Suite 2800
Chicago, Illinois 60606
Attn: Ada Skyles, Esq.

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EXHIBIT "A" - LEGAL DESCRIPTION

7303 West Dempster
Niles, Illinois 60648

Lease Agreement dated March 1, 1980 by and between Drovers National Bank of Chicago as Trustee under Trust Agreement dated February 16, 1972 and known as Trust Number 71317, as landlord, and National Pride Equipment, Inc., as tenant, as assigned by Standard Operations, Inc., successor by merger to National Pride Equipment, Inc., to National Pride of Chicago, Inc., by Assignment dated February 27, 1987, a Memorandum of which was recorded on June 1, 1988 as Document Number 88232901 and registered on May 15, 1990, as Document Number LR3880792, and as amended by Amendment dated January 15, 1981, Second Amendment dated July 30, 1981, Third Amendment dated October 29, 1981, Fourth Amendment dated October 12, 1982 and Letter Agreement dated February 28, 1983 as assigned from National Pride of Chicago, Inc., to National Pride Co., by Assignment of Lease dated April 27, 1990 and registered on May 15, 1990 as Document Number LR3880794; as assigned from National Pride Co., to M&R Car Wash Associates Limited Partnership, by Assignment and Assumption of Lease dated April 10, 1991 and registered on April 26, 1991 as Document Number LR3960028; as assigned from M&R Car Wash Associates Limited Partnership to CT Car Wash Corp. 1 by Assignment of Lease dated August 1, 1995 and recorded February 13, 1996 as document number 96117631, respecting certain premises commonly known as 7303 West Dempster Street, Niles, Illinois.

PARCEL 1:

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Lot 1 (except the North 4 feet thereof) in Block 1 in Kath's subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 41 North, Range 12, 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 October 16, 1956 as Document Number 1701788, all in Cook County, Illinois.

PARCEL 2:

All of the building, fixtures, structures, paving, surfacing and other improvements located on that certain real property described in Parcel 1 above.

PARCEL 3:

Easement appurtenant to and for the benefit of Parcel 1 for the purpose of operating and maintaining a water main recorded as Document 26644458 over the following described land:

Commencing at the Northeast corner of Lot One in Block One in Kath's subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof

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registered in the Office of the Registrar of Titles of Cook County, Illinois, on October 15, 1956, as Document Number 1701788; thence southerly along the East line of said Lot One a distance of 87.08 feet to the point of beginning, thence east parallel to the South right of way of Dempster Street a distance of 25.00 feet; thence southerly parallel to said east property line a distance of 170.00 feet; thence westerly and at right angles to the last described course a distance of 10.00 feet; thence northerly and at right angles to the last described course a distance of 160.00 feet; thence westerly and parallel to the South Right of Way to Dempster Street a distance of 15.44 feet of the East property line of said Lot One; thence Northerly along the East property line of Lot One to the Place of Beginning, all in Cook County, Illinois.

P.I.N. 09-24-201-008

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PROPERTY

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EXHIBIT B

- Exhibit
Installation*
1. (A) GENERAL REAL ESTATE TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS. TAX NUMBER 09-24-201-008, VOLUME 092.
 2. (E) EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE SOUTH 10 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION.

(AFFECTS THE FEE INTEREST IN PARCEL 1)
 3. (F) EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE EAST 3 FEET OF THE LAND AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 17877158.

(AFFECTS THE FEE INTEREST IN PARCEL 1)
 4. (G) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE LEASE AND ALL RIGHTS THEREUNDER OF SAID LESSORS, THEIR EXECUTORS, ADMINISTRATORS AND ASSIGNS, INCLUDING RENTS AND ALL OTHER CHARGES RESERVED.
 5. (H) POSSIBLE FENCE ENCROACHMENT AS DISCLOSED BY SURVEY DATED JANUARY 16, 1990, MADE BY OLD MILL LAND SURVEYING, DESIGNATED JOB NUMBER 88-0351.
 6. (I) RIGHTS OF THE M&R CAR WASH ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, IN THE IMPROVEMENTS ON THE LAND WHICH RIGHTS, TOGETHER WITH THOSE OF DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 16, 1972 AND KNOWN AS TRUST NUMBER 71317, THE GROUND LESSOR, COMPRISE FEE SIMPLE TITLE TO THE LAND.
 7. (U) SUBJECT TO ENCROACHMENTS, OVERLAPS, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS, WHICH MAY BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND MADE IN ACCORDANCE WITH ILLINOIS SURVEY AND ALTA/ACSM SURVEY STANDARDS.

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10/11/08