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2600 Michelson Drive, 12th Floor
Irvine, CA 92612
Store No. :3613

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. T#0012 TRAM 5470 06/11/97 11:36:00
. \$2987 + CG * -97-416591
. COOK COUNTY RECORDER

MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT AND CONSENT

2900

THIS MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT AND CONSENT ("Memorandum") is made and entered into this 30th day of May, 1997, by Centerpoint Properties Corporation, a Maryland corporation, ("Landlord"), whose mailing address is: 401 North Michigan Avenue, Ste. 3000, Chicago, IL 60611 and Taco Bell Corp. a California corporation ("Assignor"), whose mailing address is: 17901 Von Karman, Irvine, CA 92614-6212, and Twins Development, L.L.C., an Illinois limited liability company ("Assignee"), whose mailing address is: c/o Friedman, Goldberg & Mintz, L.L.C., 115 Pfingsten Road, Ste. 150, Deerfield, IL 60015.

Assignor hereby assigns its interest to the leased premises ("Leased Premises") to Assignee, which leasehold interest was created by that certain Lease Agreement dated as of May 11, 1987, together with all addenda (the "Lease") for which a Memorandum of Lease dated October 14, 1987, was recorded in the official land records of Cook County, State of Illinois as Document No. 87637195.

Effective Date of Assignment of Lease: June 3, 1997

Description of Premises: See Exhibit "A" attached.

Initial Term of Lease: Commencement Date: December 31, 1987.
Expiration Date: December 31, 2007.

Term Extension Options: Provided that Tenant/Assignee is not in default of its obligations under the Lease and subject to the provisions of Section 4 of the Lease, Tenant shall have the option to extend the term of the Lease for two (2) additional periods of five (5) years each.

Right of First Refusal: Yes.

Option to Purchase: No.

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BOX 333-CTI

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The purpose of this Memorandum is to give notice of the assignment of Tenant's interest in the above-mentioned Lease and of the rights and obligations 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.

LANDLORD:

Centerpoint Properties Corporation,
a Maryland corporation

By: [Signature]

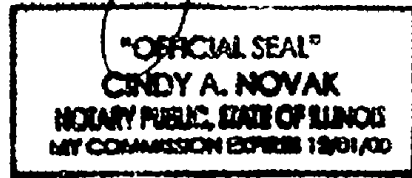
Its: COO of

Date: 5/29/99

Attest: [Signature]

Witness: [Signature]

Witness: [Signature]



ASSIGNEE:

Twins Development, L.L.C.,
an Illinois limited liability company

By: [Signature]

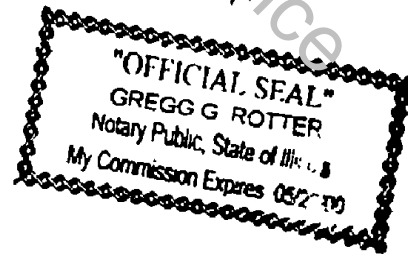
Its: Manager

Date: June 3, 1997

Attest: [Signature]

Witness: [Signature]

Witness: [Signature]



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ASSIGNOR:

Taco Bell Corp.,
a California corporation

By: *Laurence Gerich*

LAURENCE GERICH
Its: Assistant Secretary

Date: JUN 3 1997

Attest: *G. C. Chiang*

Witness: *[Signature]*

Witness: *[Signature]*

Reviewed by
GEORGE C. CHIANG
Date 6/3/97

ALL SIGNATURES MUST BE NOTARIZED

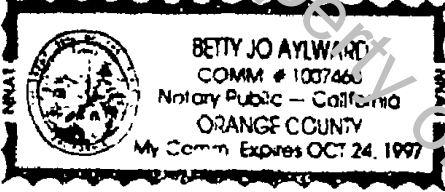
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ALL-PURPOSE ACKNOWLEDGMENT						
<p>State of California County of Orange</p> <p>On <u>June 2, 1997</u> before me, <u>Betty Jo Aylward</u> Date Notary Public</p> <p>Personally appeared, <u>Laurence Gerich</u> Name and Title of signer</p> <p><input checked="" type="checkbox"/> personally known to me - OR <input type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"><p>Witness my hand and official seal</p><p><i>Betty Jo Aylward</i> SIGNATURE OF NOTARY</p></div>	<p>CAPACITY CLAIMED BY SIGNER</p> <p><input type="checkbox"/> INDIVIDUAL(S) <input checked="" type="checkbox"/> CORPORATE OFFICER(S) <u>Assistant Secretary</u> TITLE</p> <p><input type="checkbox"/> PARTNER(S) <input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> SUBSCRIBING WITNESS <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER _____</p> <p>SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES) <u>TACO BELL CORP.</u> a California corporation</p>					
<p>ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.</p> <table><tr><td rowspan="4">THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:</td><td>Title or Type of Document: <u>Memorandum of Assignment and Assumption of Lease Agreement and Consent - T. B # 3613</u></td></tr><tr><td>Number of Pages <u>N/A</u> Date of Document: _____</td></tr><tr><td>Signer(s) Other Than Named Above <u>N/A</u></td></tr><tr><td></td></tr></table>		THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:	Title or Type of Document: <u>Memorandum of Assignment and Assumption of Lease Agreement and Consent - T. B # 3613</u>	Number of Pages <u>N/A</u> Date of Document: _____	Signer(s) Other Than Named Above <u>N/A</u>	
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	Signer(s) Other Than Named Above <u>N/A</u>					

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

LOT 2 IN TACO BELL RESUBDIVISION, BEING A RESUBDIVISION OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL II:

EASEMENT FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS AS CREATED BY EASEMENT AND LICENSE AGREEMENT DATED APRIL 30, 1987 AND RECORDED MAY 3, 1987 AS DOCUMENT 87,250,925 AND AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 15, 1988 AS DOCUMENT 88,526,155 MADE BY BOULEVARD BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 10, 1986 AND KNOWN AS TRUST NUMBER 8365 AND BETWEEN MCDONALD'S CORPORATION OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 193.53 FEET (AS MEASURED ALONG THE EAST LINE) OF LOT 285 IN CENTEX INDUSTRIAL PARK UNIT 165, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1404 BUSSE ROAD, ELK GROVE VILLAGE, ILLINOIS

PERMANENT INDEX NUMBER: 08-34-201-019

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