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 64700 BK #-97-503467
 COOK COUNTY RECORDER

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MEMORANDUM OF LEASE AND SUBLEASE

THIS MEMORANDUM OF LEASE AND SUBLEASE, dated as of June 26, 1997, by and between 63RD AND WESTERN PARTNERSHIP, an Illinois general partnership, (hereinafter called "LESSOR") and MURRAY'S DISCOUNT AUTO STORES, INC., a Michigan corporation (hereinafter called "LESSEE") whose rights have been assigned to AREA WIDE PROPERTY MANAGEMENT, INC., an Illinois corporation, and subsequently assigned to AREA WIDE 63RD MURRAY'S, INC. an Illinois corporation (hereinafter called "ASSIGNEE"):

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WITNESSETH:

1. That by lease and sublease (hereinafter called "the Lease") dated November, 1996 and amended as of Jan. 26, 1997, LESSOR has demised and leased to ASSIGNEE (through LESSEE), and ASSIGNEE (through LESSEE), has hired from LESSOR, for a term commencing April 1, 1997 (the "Effective Date") and, unless extended or sooner terminated under the provisions thereof, continuing thereafter through October 16, 2012 (the "Term"), certain premises (the "Demised Premises"), the legal description of which is attached hereto and hereby made a part hereof as Exhibit 1.
2. The Lease grants to LESSEE an option to extend the Term thereof from the date upon which it would otherwise expire, for two (2) additional terms of five (5) years each upon and subject to the terms and conditions stated in the Lease.

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3. This Memorandum of Lease does not alter, amend, or modify the Lease, but is solely for the purpose of giving notice of the Lease, the terms and conditions of which are incorporated into this Memorandum of Lease by reference as if set forth fully herein.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum of Lease to be duly executed and sealed as of the day and year first above written.

ASSIGNEE:

AREA WIDE 63RD MURRAYS, INC.

Attest:

Name:

By:

Date:

Attest:

Name:

LESSOR:

63RD & WESTERN PARTNERSHIP

By: WESTERN GROUP, L.L.C.

By:

I. Steven Edelson

Its: Member

Date:

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STATE OF Illinois)
) SS:
COUNTY OF Cook)

Before me, a Notary Public in and for said County and State, personally appeared I. STEVEN EDELSON to me personally known as the Member of WESTERN GROUP, L.L.C., Managing Partner of 63rd AND WESTERN PARTNERSHIP, an Illinois general partnership, who executed the foregoing instrument for and on behalf of said 63rd AND WESTERN PARTNERSHIP as the president of its managing partner by authority of WESTERN GROUP, L.L.C.'s members.

WITNESS my hand and notarial seal this 26 day of June, 1997.

John T. Bycraft
"OFFICIAL SEAL"
JOHN T. BYCRAFT
Notary Public, State of Illinois
My Commission Expires Feb. 9, 1998
County, State of Illinois
My Commission Expires: _____

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared Fayez M. Mohamed to me personally known as the President of AREA WIDE 63RD MURRAYS, INC., who executed the foregoing instrument for and on behalf of said AREA WIDE 63RD MURRAYS, INC. as the _____ by authority of AREA WIDE 63RD MURRAYS, INC.'s Board of Directors.

WITNESS my hand and notarial seal this 26 day of June, 1997.

Steven Edelson
Notary Public in and for Cook County,
State of Illinois
My Commission Expires: _____

"OFFICIAL SEAL"
STEVEN EDELSON
Notary Public, State of Illinois
My Commission Expires: _____

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EXHIBIT 1

DEMISED PREMISES

LOTS 12, 13, 14, 15, AND 16 IN BLOCK 16 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6315 South Western Avenue
Chicago, Illinois 60636

P.I.N.: 20-19-100-009 (Vol. 427).

and

LOTS 17, 18, 19, 20, AND 21 IN BLOCK 16 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 6333 South Western Avenue
Chicago, Illinois 60636

P.I.N.: 20-19-100-036 - Sect 1
20-19-100-037 - Sect 1
20-19-100-038 - Sect 1

This document was prepared by John T. Bycraft, Barnes & Thornburg, 2610 Madison Plaza, 200 West Madison Street, Chicago, Illinois 60606

RETURN TO:

John T. Bycraft
BARNES & THORNBURG
2610 Madison Plaza
200 West Madison Street
Chicago, Illinois
312-357-1313



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