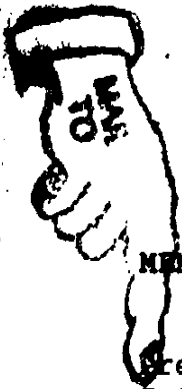


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MEMORANDUM OF LEASE

Prepared by and return to:
Jeffrey B. Schlusel
Gould & Ratner
222 N. LaSalle Street
Suite 800
Chicago, Illinois 60601

RECORDING
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COOK COUNTY RECORDER

Space Above this Line for Recording Data

THIS MEMORANDUM OF LEASE dated as of this 30th day of December, 1996 by and among LASALLE NATIONAL TRUST, N.A. not personally but solely as Trustee under Trust Agreement dated March 27, 1989 and known as Trust No. 114273 and EDITH KOTLER, the sole beneficiary of the Trust ("Landlord"), and RIHA DESIGN, INC. ("Tenant").

WITNESSETH:

By lease dated as of August 29, 1996 (hereinafter referred to as the "Lease"), Landlord demised and leased to Tenant, and Tenant leased from Landlord the building known as 300 N. Oakley Boulevard, Chicago, Illinois ("Building") and the land thereunder described as follows:

Lots 13-16, both inclusive, in I.R. Diller's Subdivision of Block 40 in Canal Trustees Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian.

Also: Lot 17, excepting therefrom that part of the South 33.0 feet of said lot lying west of the northerly extension of the west line of Lot 22, in the Resubdivision of lots 17 to 30 and lots 63 to 76 of I.R. Diller's Subdivision aforesaid.

Also: That part of the North and South 18 foot vacated alley lying south of the westerly extension of the north line of lot 13 in I.R. Diller's Subdivision aforesaid and lying north of the westerly extension of the north line of the south 33.0 feet of lot 17 in the Resubdivision of lots

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17 to 30 and lots 63 to 76 of I.R Diller's Subdivision aforesaid.

Also: Lots 19, 20, 21 and 22 together with that part of the east and west 15.0 foot vacated alley lying north of and adjoining said lots, in the Resubdivision of lots 17 to 30 and lots 63 to 76 of I.R. Diller's Subdivision aforesaid, all in Cook County, Illinois (the "Property").

The Lease is for a term of approximately five (5) years that commenced on or about September 6, 1996 and, unless sooner terminated, shall end August 31, 2001, upon the terms, provisions, covenants and conditions set forth in the Lease which terms include the following:

1. If the Lease has not been terminated, Tenant is not in default under the Lease beyond applicable notice and cure periods and Tenant has not assigned the Lease unless permitted by the terms of Lease, Tenant shall have the option to purchase the Premises by delivery at any time prior to June 1, 2001, of a written notice to Landlord of the exercise of said option and a copy of an Installment Agreement For Warranty Deed in the form of Exhibit B attached to the Lease. If Tenant exercises such option, Tenant shall purchase the Premises for the Purchase Price and on the terms and conditions set forth on Exhibit B of the Lease.

2. Landlord shall not place any mortgage or deed of trust on the Premises. This restriction shall not apply to any sale, assignment, transfer, or disposition of the Leased Premises or any mortgage placed on the Premises after August 31, 2001 or after Tenant exercised the option to purchase the Premises if Tenant fails to close.

This Memorandum of Lease is executed in accordance with the terms of the Lease for the purpose of giving notice of the existence thereof. The Lease is deemed to be a material part hereof as though set forth at length herein.

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

LANDLORD:

LASALLE NATIONAL BANK, Successor Trustee for
LASALLE NATIONAL TRUST, N.A. not
personally but solely as trustee
aforesaid

Attest:

[Signature]

By:

[Signature]

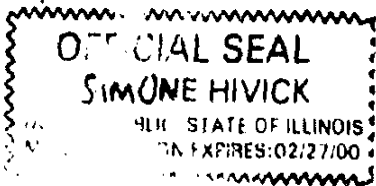
Its:

Assistant Vice President

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...not personally but solely as trustee aforesaid

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Edith Kotler
EDITH KOTLER

TENANT:

RIHA DESIGN, INC.

By: [Signature]
Its: PRESIDENT

Attest: Simone Hivick

P.I.N.(s): 17-07-301-048
17-07-301-049
17-07-301-052

Address: 300 N. Oakley Boulevard
Chicago, Illinois

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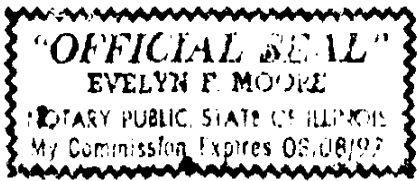
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Evelyn F. Moore, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rosemary
Deborah Gordon, personally known to me as the Assistant
Manager of LaSalle National Bank, N.A., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the same instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by _____, as their 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 seal this 24 day of JANUARY, 1997.



Evelyn F. Moore
Notary Public

My commission expires: 8-8-97

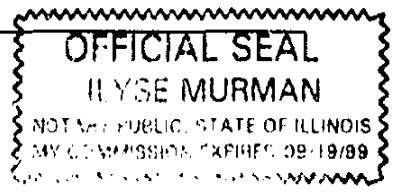
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EDITH KOTLER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of January, 1997.

Ilyse Murman
Notary Public

My Commission Expires:



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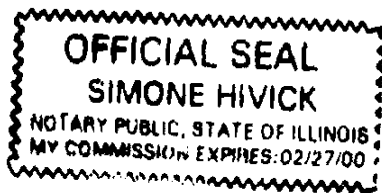
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Simone Hivick, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kenneth J. Riha, personally known to me as the President of Riha Design, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the same instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by THE BOARD, as their 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 seal this 27 day of January, 1997

Simone Hivick
Notary Public

My commission expires: 2/27/2000



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