

V-26. Countryside, Illinois

TERMINATION OF LEASE

THIS TERMINATION OF LEASE (this "Agreement"), made as of the 17th day of July, 1998 by and between KRCV CORP., having an office c/o Kimeo Realty Corporation, 3333 New Hyde Park Road, Suite 100, P.O. Box 5020, New Hyde Park, New York 11042-0020 ("Landlord"), and VENTURE STORES, INC., a Delaware corporation, having an office at 2001 East Terra Lane, O'Fallon, Missouri 03366-0110 ("Tenant").

WITNESSETH:

Landlord entered into that certain Unitary Net Lease dated as of August 6, 1997 between Landlord, as landlord, and Tenant, as tenant, which lease covered the property described on Exhibit A annexed hereto and made a part hereof (the "Unitary Lease"), a memorandum of which was recorded on September 5, 1997 as Document No. 97654187.

Landlord and Tenant desire to terminate the Unitary Lease as of the date hereof.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

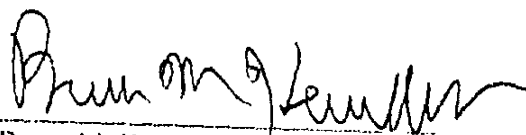
1. The Unitary Lease is hereby terminated and shall have no further force or effect.
2. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
3. The foregoing termination is subject to any relevant conditions, representations, warranties and other provisions in the Asset Purchase and Lease Termination Agreement covering the Premises among Tenant, KRC Acquisition Corp., Kimven Corporation and KRCV Corp., dated as of April [no day specified], 1998, as approved by an order of The United States Bankruptcy Court, District of Delaware on June 5, 1998, as the same may have been heretofore amended.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed the day and year first above written.

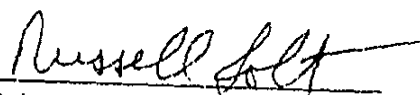
Landlord:

KRCV CORP.

By:   
Bruce M. Kauderer  
Vice President

Tenant:

VENTURE STORES, INC.

By:   
Russell Solt  
President and Chief Financial Officer

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of New York )  
 ) ss:  
County of New York )

I, Gary Gulkis, a Notary Public, do hereby certify that on the 16<sup>th</sup> day of July, 1998, RUSSELL SOLT, President and Chief Financial Officer of VENTURE STORES, INC., personally appeared before me and being first duly sworn by me acknowledged that he signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

In Witness Whereof, I have hereunto set my hand and seal the day and year before written.

[NOTARY SEAL]

State of New York )  
 ) ss:  
County of New York )

GARY GULKIS  
Notary Public, State of New York  
No. 01GU5067903  
Qualified in Queens County  
Commission Expires 10/28/01

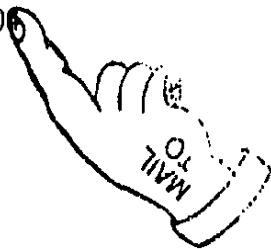
I, Gary Gulkis, a Notary Public, do hereby certify that on the 16<sup>th</sup> day of July, 1998, BRUCE M. KAUDERER, Vice President of KRC / CORP., personally appeared before me and being first duly sworn by me acknowledged that he signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

In Witness Whereof, I have hereunto set my hand and seal the day and year before written.

[NOTARY SEAL]

This instrument was prepared by,  
and after receiving please return to:

Robinson Silverman Pearce Aronsohn & Berman LLP  
1290 Avenue of the Americas  
New York, New York 10106  
Attn: Steven B. Jason, Esq.  
(212) 541-2000



GARY GULKIS  
Notary Public, State of New York  
No. 01GU5067903  
Qualified in Queens County  
Commission Expires 10/28/01

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## EXHIBIT A

The land situated in the State of Illinois, County of Cook is described as follows:

BEGINNING AT A POINT, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF LOT 11 AND 33.00 FEET NORTH OF THE SOUTH LINE OF NORTH 3/4 OF LOT 11; THENCE WEST ALONG A LINE WHICH IS PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING NORTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 819.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF LOT 11, BEARING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 157 FEET TO A POINT THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING NORTH 89 DEGREES, 45 MINUTES, 58 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 631.58 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 299.36 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 218.58 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 174.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 38.00 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTH 3/4 OF LOT 11, BEARING SOUTH 89 DEGREES, 45 MINUTES, 58 SECONDS EAST, A DISTANCE OF 200 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 11; THENCE SOUTH ALONG SAID LINE, BEARING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 708.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT A POINT; SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF LOT 11 AND 257.08 FEET SOUTH OF NORTH LINE OF LOT 11, THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF LOT 11, BEARING 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF NORTH THREE QUARTERS OF LOT 11, BEARING NORTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 11, BEARING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A POINT; THENCE EAST ALONG A

LINE PARALLEL WITH THE SOUTH LINE OF NORTH THREE QUARTERS OF LOT 11, BEARING SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

TAX ID NOS. 18-16-301-010 VOL. NO. 081  
18-16-301-011 VOL. NO. 081