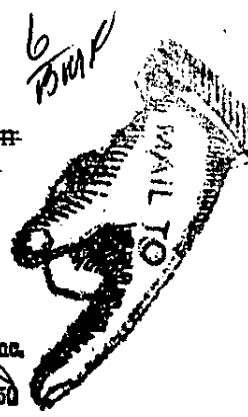


THIS INSTRUMENT HAS
BEEN PREPARED BY:

Kutak Rock
Sixteenth Floor
3300 North Central Avenue
Phoenix, AZ 85012
Tax Identification No. 12-13-230-048
5836 S. Harlem Avenue
Summit IL 60501

THIS DOCUMENT IS
TO BE RETURNED TO:

~~FFCA Acquisition Corporation
17207 North Perimeter Drive
Scottsdale, AZ 85255~~



When recorded mail to:
LandAmerica Financial Group, Inc.
attn: MARY FARRIA
3688 N. Central Avenue, Suite 850
Phoenix, AZ 85012
Escrow No. 99-16842

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is executed effective as of July 6, 1999 (the "Effective Date"), by and between OTG 3, L.L.C., a Delaware limited liability company ("Lessor"), whose address is 800 Roosevelt Road, Building E - 2nd Floor, Glen Ellyn, Illinois 60137, and OTG, INC., a Delaware corporation ("Lessee"), whose address is 800 Roosevelt Road, Building E - 2nd Floor, Glen Ellyn, Illinois 60137.

PRELIMINARY STATEMENT:

Lessor and Lessee entered into that certain lease (the "Lease"), effective as of the date set forth above as the Effective Date, the terms, provisions and conditions of which are incorporated herein by this reference to the same extent as if recited in their entirety herein, whereby Lessor has leased to Lessee, and Lessee has rented and leased from Lessor, on and subject to the terms, provisions and conditions of the Lease, the real property described more particularly in the legal description attached hereto as Exhibit A and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements (collectively, the "Premises") and all machinery, equipment, trade fixtures and furnishings which are owned by Lessor and now located at the Premises and any and all replacements of any such machinery, equipment, trade fixtures and furnishings (collectively, the "Personal Property"). Unless otherwise expressly provided herein, all defined terms used in this Memorandum shall have the same meanings as are ascribed to such terms in the Lease.

99-056786

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NOW, THEREFORE, Lessor and Lessee hereby make specific reference to the following terms, provisions and conditions of the Lease:

1. In consideration of the rentals and other terms, covenants and conditions to be kept and performed pursuant to the Lease, Lessor leases to Lessee, and Lessee takes and hires, the Premises and the Personal Property. The term of the Lease commences as of the Effective Date and expires on January 31, 2020, unless terminated sooner as provided in the Lease.

2. NOTICE IS HEREBY GIVEN THAT LESSEE IS NOT AUTHORIZED TO PLACE OR ALLOW TO BE PLACED ANY LIEN, MORTGAGE, DEED OF TRUST, SECURITY INTEREST OR ENCUMBRANCE OF ANY KIND UPON ALL OR ANY PART OF THE PREMISES, THE PERSONAL PROPERTY OR, UNLESS LESSOR'S PRIOR WRITTEN CONSENT IS OBTAINED, LESSEE'S LEASEHOLD INTEREST IN THE PREMISES OR THE PERSONAL PROPERTY, AND ANY SUCH PURPORTED TRANSACTION SHALL BE VOID. FURTHERMORE, ANY SUCH PURPORTED TRANSACTION SHALL BE DEEMED A TORTIOUS INTERFERENCE WITH LESSOR'S RELATIONSHIP WITH LESSEE AND LESSOR'S FEE OWNERSHIP OF THE PREMISES AND OWNERSHIP OF THE PERSONAL PROPERTY.

3. Any addition to or alteration of the Premises shall automatically be deemed part of the Premises and belong to Lessor. Any and all replacements of any machinery, equipment, trade fixtures and furnishings which, as of the Effective Date, are owned by Lessor and located at the Premises shall automatically be deemed part of the Personal Property and belong to Lessor.

4. The Lease at all times shall automatically be subordinate to the mortgage being granted by Lessor on the Effective Date to FICA Acquisition Corporation, a Delaware corporation, with respect to the Premises and the Personal Property (the "Mortgage") and to the lien of any ground leases and any other mortgages or trust deeds now or hereafter placed upon the Premises and/or the Personal Property by Lessor, upon the condition that Lessee shall have the right to remain in possession of the Premises under the terms of the Lease, notwithstanding any default in the Mortgage or any or all such ground leases, other mortgages or trust deeds, or after foreclosure thereof, so long as no Event of Default has occurred under the Lease.

5. The Lease is a "true lease" and not a financing lease, capital lease, mortgage, equitable mortgage, deed of trust, trust agreement, security agreement or other financing or trust arrangement, and the economic realities of the Lease are those of a true lease. Lessor is not responsible for any of the debts, obligations or losses of Lessee.

6. Original copies of the Lease are in the possession of Lessor and Lessee. The Lease contains other terms not herein set forth but which are incorporated by reference herein for all purposes, and this Memorandum is executed for the purpose of placing parties dealing with the Premises on notice of the existence of the Lease.

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7. This Memorandum is intended for recording purposes only, and does not modify, supersede, diminish, add to or change all or any of the terms of the Lease in any respect.

8. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original.

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be delivered as of the Effective Date.

LESSOR:

OTG 3, L.L.C.,
a Delaware limited liability company

By CM Acquisition, Inc., a Delaware
corporation, its managing member

By Forrest Laspe

Forrest Laspe
Assistant Secretary

LESSEE:

OTG, INC., a Delaware corporation

By Forrest Laspe

Forrest Laspe
Assistant Secretary

Property of Cook County Clerk's Office

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

I, Terri L. Branson, a Notary Public in and for the City and State aforesaid, DO HEREBY CERTIFY that Forrest Laspe, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Assistant Secretary of CM Acquisition, Inc., a Delaware corporation, managing member of OTG 3, L.L.C., a Delaware limited liability company, appeared before me this day in person and acknowledged to me that he, being therunto duly authorized, signed and delivered said instrument as the free and voluntary act of said corporation, and as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of July, 1999.

Terri L. Branson

Notary Public

My Commission Expires

Terri L. Branson
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Exp. 03/01/2001

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

I, Terri L. Branson, a Notary Public in and for the City and State aforesaid, DO HEREBY CERTIFY that Forrest Laspe, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Assistant Secretary of OTG, Inc., a Delaware corporation, appeared before me this day in person and acknowledged to me that he, being therunto duly authorized, signed and delivered said instrument as the free and voluntary act of said corporation, and as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of July, 1999.

Terri L. Branson

Notary Public

My Commission Expires

Terri L. Branson
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Exp. 03/01/2001

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Exhibit A

LOTS 1, 2, 3 AND 4 (EXCEPT THE EASTERLY 17 FEET THEREOF), IN BLOCK 110 IN F. H. BARLETT'S
WITH ADDITION TO BARTLETT'S HIGHLANDS IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office

FFCA# 8000-9169

711522.1 / 109107.22636

Store # 217