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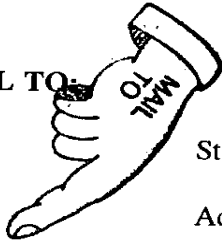
99968209

8341/0150 08 001 Page 1 of 5
1999-10-14 16:54:49
Cook County Recorder 55.50

Store #17458

WHEN RECORDED MAIL TO:

BLOCKBUSTER INC.
8320 South Madison
Burr Ridge, Illinois 60521
Attn: Lease Administration



Store No.: 17458

Address: SWC Roosevelt and East
Berwyn, Illinois



99968209

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between INSITE BERWYN L.L.C., an Illinois limited liability company, hereinafter called LANDLORD and BLOCKBUSTER INC., a Delaware corporation, hereinafter called TENANT upon the following terms:

1. Date of Lease: August 11, 1999

2. Lease Commencement Date: The "Primary Term" (herein so called) of the Lease shall begin on the date (the "Commencement Date") which is the later of (i) the date upon which Landlord "substantially completes" (hereinafter defined) Landlord's Work (defined below), and Tenant receives written notice of same, and (ii) the date upon which the Demised Premises is delivered to Tenant free of all tenancies.

3. Description of Demised Premises: See Exhibit "A" attached hereto

4. Term: Ten (10) Years.

5. Extension Option(s): Three (3) Five (5) year extension options.

6. Purchase Option(s): No

7. Right of First Refusal Option: No

8. Parking. Tenant shall be entitled to the exclusive right to park in all spaces located on the Demised Premises. Tenant shall have the right, if necessary, to post signs in order to enforce these parking provisions as well as the right to tow cars.

The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. Any defined terms used herein shall have the same meanings as ascribed thereto in the Lease.

INITIALS

RE

LANDLORD: _____

TENANT: *MTG*

SGBB148/3709.AGR 07/27/99

1

PREPARED BY:
BLOCKBUSTER, INC.
8320 S. MADISON
BURR RIDGE, IL 60521
ATTN: LEASE ADMINISTRATION

ORIGINAL

99-06214 ②

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IN WITNESS WHEREOF the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgments.

(SEAL)

Witnesses:

[Signature]
[Signature]

LANDLORD:

INSITE BERWYN L.L.C., an Illinois limited liability company

By: [Signature] #24
Name: Robin Rash
Title: manager

(SEAL)

Witnesses:

[Signature]
[Signature]

TENANT:

BLOCKBUSTER INC., a Delaware corporation

By: [Signature]
Name: Mark Gilman - Executive Vice President
Title: Chief Development and Franchise Officer

THE STATE OF Illinois)
COUNTY OF DuPage)

Personally appeared before me, a Notary Public in and for the above County and State, Robin Rash known personally by me and acknowledged by me to be on the date of execution, manager of INSITE BERWYN L.L.C., an Illinois limited liability company, and he/she executed the foregoing for and on behalf of said limited liability company by authority of its Managers.

Witnessed by hand and this notarial seal, this 11 day of August 1999



[Signature]
Notary Public in and for the State and County aforesaid

My Commission Expires:

THE STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, a Notary Public in and for the above County and State, Mark Gilman known personally by me and acknowledged by me to be on the date of execution, Executive V.P. & Chief Dev. Franchise Officer

INITIALS Re
LANDLORD: _____

TENANT: ATG

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BLOCKBUSTER INC., a Delaware corporation, and he executed the foregoing for and on behalf of said Corporation by authority of its Board of Directors.

Witnessed by hand and this notarial seal, this 6th day of August 1999

Anna Marie Sanchez
Notary Public in and for the State and
County aforesaid

My Commission Expires:
7/7/2003



Property of Cook County Clerk's Office

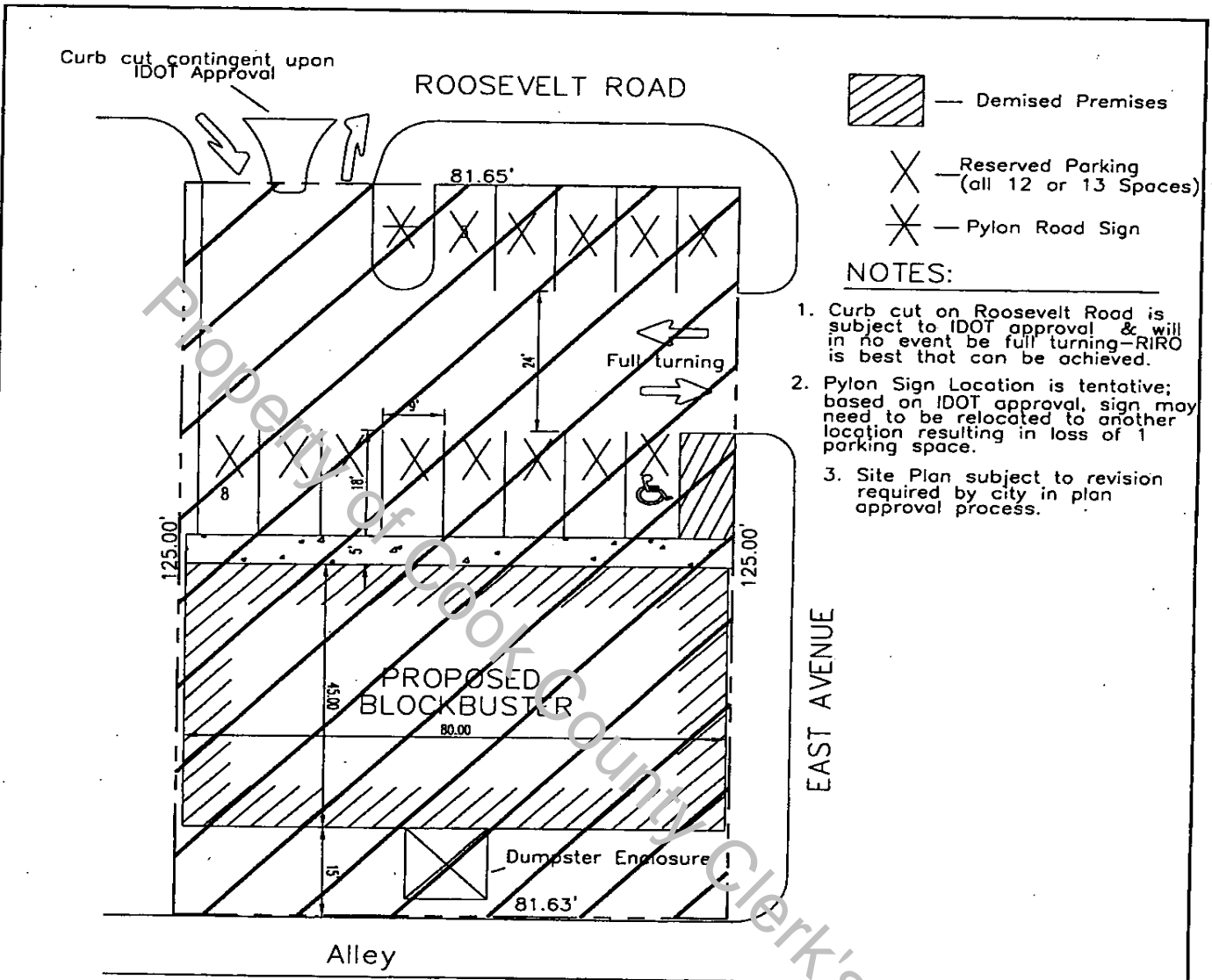
INITIALS RL
LANDLORD: _____

TENANT: MTG

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EXHIBIT "A"

Site Plan of Demised Premises



SITE DATA

Land Area : 10,205 SF (.23 Acres)
 Building Area : 3,600 SF
 Parking : 12 spaces required @ 1/300sf
 13 spaces provided



NORTH
SCALE 1" = x'

8/10/99

Prepared for:

Prepared by: JG/got

Berwyn 3,600 SF

Blockbuster Video
 Roosevelt and East Road
 Berwyn, IL



InSite Real Estate Development, LLC
 1603 Sixteenth Street
 Oak Brook, Illinois 60521
 (630) 617-9100

INITIALS

RE

LANDLORD: _____

MTG

TENANT: _____

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EXHIBIT "A-1"

Legal Description of the Demised Premises

LOTS 1, 2 AND 3 IN GUSTAV A. PUDEWA'S SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS

TAX# 16-19-203-006

Property of Cook County Clerk's Office

INITIALS

LANDLORD: RS

TENANT: MTG