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1999-02-05 09:37:57
Cook County Recorder 29.50

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When Recorded Mail to:



99121343

Pennzoil Lube Center Acceptance Corp.
c/o Citicorp North America, Inc..
2600 Michelson Drive, Suite 1200
Irvine, California 92612
Attention: Compliance Officer
PROPERTY:
Dobis Oil and Lube, Inc.
1450 Sibley Blvd., Calumet City
Cook County, IL

(Space above this line for Recorder's Use)

MEMORANDUM OF MASTER LEASE

ETC - COMMERCIAL BE
CASUS NO. (98-12855) 98-12856 Dup 3

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Master Landlord is the lesser under that certain lease dated August 23, 1990, (the "Lease") with Jiffy Lube International of Maryland, Inc. ("Tenant") pursuant to which Master Landlord leased to Tenant certain real property located at 1450 Sibley Blvd., Calumet City, IL (the "Premises"), said Premises being more particularly described in the Lease and in Exhibit A attached hereto.

WHEREAS, Landlord presently leases to Tenant the Premises TO HAVE AND TO HOLD upon Tenant's paying the Rent and other charges provided for and observing the covenants and conditions set forth in the Lease, for a term of twenty (20) years, commencing on August 23, 1990 with two (2) five (5) YEAR renewal options.

NOW, THEREFORE, this Memorandum of Lease is executed by the undersigned parties with the intention that the same shall be filed for the record in the Office of the Recorder of Deeds of the County of Cook, State of Illinois, to give notice of the existence of Tenant's leasehold estate under the Lease in and to the Premises.

This Memorandum of Lease may be executed in two or more counterparts, each of which shall constitute an original, but all of which when taken together shall constitute one and the same Memorandum.

Lawyers Title Insurance Corporation

IN WITNESS WHEREOF, the undersigned parties have each caused this Memorandum of Lease to be executed as of the 11 day of JANUARY, 1999.

TENANT:

JIFFY LUBE INTERNATIONAL OF MARYLAND, INC.

By: [Signature]
Name: Gregory D. Bassett
Title: Vice-President

ATTEST:
[Signature]
Name: Joan M. McNew
Assistant Secretary

Address for Notices(s);
700 Milam Street
Houston, TX 77002
Attention: ~~Vice President - Legal~~ Real Estate Department 803
Telecopies: 713/546-6405 713/546-3656

LANDLORD:

Pennzoil Products Company,
a Delaware corporation
formerly Pennzoil Products Company,
a Nevada corporation

By: [Signature]
Name: Paul Siegel
Title: Vice-President

ATTEST:
[Signature]
Name: Joan M. McNew
Assistant Secretary

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ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Donna K. Griffin, a Notary Public, do hereby certify that Gregory D. Bassett personally came before me this day and acknowledged that he is Vice President of Jiffy Lube International of Maryland, Inc., a corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, and attested by himself as its Vice President.

WITNESS my hand and official seal this 11th day of January, 1999

Donna K. Griffin

Donna K. Griffin, Notary Public

My Commission Expires: March 23, 2002



Property of Cook County Clerk's Office

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Donna K. Griffin, a Notary Public, do hereby certify that Paul B. Siegel personally came before me this day and acknowledged that he is Vice President of Pennzoil Products Company, a corporation, and that, by authority given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President and attested by himself as its Vice President.

WITNESS my hand and official seal this 11th day of January, 1999.



Denise J. King

Denise J. King, Notary Public

My Commission Expires: August 24, 2000

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EXHIBIT "A"

Lots 21, 22, 23, 24 and 25 in Block 1 in Calumet City Subdivision,
being a Subdivision of the South East 1/4 of the North East 1/4 of
Section 12, Township 30 North, Range 14 East of the Third Principal
Meridian, in Cook County, Illinois.

ADDRESS: 1450 SIBLEY BLVD.
CALUMET CITY, IL.

PINS: 29-12-231-017, 29-12-231-014,
29-12-231-015, 29-12-231-016,
& 29-12-231-013