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319-1502

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into as of this 31st day of December, 1985, by and between LUCKY STORES, INC., a California corporation ("Landlord"), and AMALGAMATED TRUST AND SAVINGS BANK, as Trustee under a Trust Agreement dated December 30, 1985 and known as Trust Number 5107 ("Tenant").

W I T N E S S E T H:

Landlord hereby subleases, demises and sublets unto Tenant, and Tenant hereby subleases and takes from Landlord, that certain real property situate in the Village of Arlington Heights, County of Cook, State of Illinois, more particularly described in Exhibit A attached hereto and made a part hereof, together with the buildings and other improvements now or hereafter existing thereon (including, without limitation, all heating, ventilating and air conditioning equipment, plumbing fixtures, lighting fixtures, electrical wiring and distribution panels), and with all ingress and egress and other rights appurtenant thereto.

It is expressly understood and agreed that this Memorandum of Lease is for the purpose of giving notice of that certain Lease (the "Lease") of even date herewith between Landlord and Tenant relating to said property, and is subject to all of the rentals, terms, conditions and provisions contained therein. In the event of any inconsistency between the terms and provisions of this Memorandum of Lease and the Lease, the terms and provisions of the Lease shall prevail.

The term of the Lease shall commence on the earlier of (i) the ninety-first (91st) day following the date of this Memorandum of Lease and (ii) the date on which Tenant opens for business with the public, and shall continue for twenty-five (25) years thereafter, unless sooner terminated pursuant to the terms and provisions of the Lease.

Said Lease further provides that the rights of the parties thereto under such Lease are subject and subordinate to the terms and conditions of that certain Lease dated December 5, 1972 by and between DSL Service Company, a California corporation, as lessor, and Landlord, as lessee, relating to the real property described in Exhibit A.

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IN WITNESS WHEREOF, upon the day and year first hereinabove written, the respective parties hereto have executed and delivered this Memorandum of Lease by officers or agents thereunder duly organized.

LUCKY STORES, INC., a California corporation

By: [Signature]
Its: G. BIAGI VICE PRESIDENT

Attest: [Signature]
Its: CHRISTOPHER MELAIN VICE PRESIDENT AND SECRETARY

AMALGAMATED TRUST AND SAVINGS BANK,
as Trustee under Trust Number 5107

By: [Signature]
Its: Vice Pres.

Attest: [Signature]
Its: Asst. Secretary

Property of Cook County Clerk's Office

2001 C12

THIS DOCUMENT PREPARED BY: AND RETURN TO:

Thomas H. Page
Barack, Ferrazzano & Kirsonbaum
333 West Wacker Drive
Suite 1120
Chicago, Illinois 60602
(312) 781-6900

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State of _____)
County of _____) SS

The foregoing instrument was acknowledged before me
this _____ day of _____, 1985
by _____, as _____ President
and _____, as _____ of Lucky Stores,
Inc., a California corporation, on behalf of the Corporation.

NOTARY PUBLIC

My commission expires:

State of Illinois)
County of Cook) SS

I, Sharon E. DeWitt, a notary public in and for
the County and State aforesaid, do hereby certify
that Edward C. Sweigard, as Vice President of
Amalgamated Trust and Savings Bank, and Brenda Porter Helms
as Asst. Secretary of Amalgamated Trust and Savings
Bank, personally known to me to be the same persons whose names
are subscribed to the foregoing instrument as
such Vice President and Asst. Secy.,
respectively, appeared before me this day in person and
acknowledged that they signed and delivered said instrument as
their own free and voluntary act, and as the free and voluntary
act of said Bank, as Trustee, for the uses and purposes therein
set forth; and said _____ did also then and
there acknowledge that he, as custodian of the corporate seal of
said Bank, did affix the corporate seal of said Bank to said
instrument as his own free and voluntary act, and as the free and
voluntary act of said Bank, as Trustee, for the uses and purposes
therein set forth.

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CORPORATE ACKNOWLEDGMENT

NO 908

State of California }
County of Alameda } ss.

On this the 31st day of December 1985, before me,

Ruth Etingoff

the undersigned Notary Public, personally appeared

R. C. Biagi, Vice-President

Christopher McLain, Vice-President & Secretary

personally known to me

proved to me on the basis of satisfactory evidence

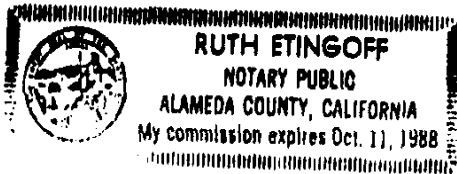
to be the person(s) who executed the within instrument as

as noted above or on behalf of the corporation therein

named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

Ruth Etingoff
Notary's Signature



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Given under my hand and notarial seal as of this 6
day of January, 1986.

Sharon E. Brown
NOTARY PUBLIC

My commission expires:

My Commission Expires April 23, 1989

Property of Cook County Clerk's Office

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1158832
ELECTRONIC

CHICAGO TITLE INS.
G# 7027746



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FEB 5 12 24 PM '86
6494502

Almond
Case

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EXHIBIT A

Legal Description

Lots 1 through 5 inclusive and Lots 7 through 14 inclusive of C. H. Taylor's Arlington Heights Acres, being a subdivision of that part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Common Street Address: 1700 East Rand Road, Arlington Heights, Illinois

Permanent Tax Numbers: 03-21-300-003; 03-21-300-004; 03-21-300-005 ; 03-21-300-006; 03-21-300-007; 03-21-300-008; 03-21-300-009; 03-21-300-010; 03-21-300-015; 03-21-300-016; 03-21-300-017; 03-21-300-018; 03-21-300-019.

Arlington Heights

PROPERTY OF COOK COUNTY CLERK'S OFFICE

3191502