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ILL FORM (18)

3728153



LEASE

THIS LEASE is dated as of July 29, 1988 and is between Westinghouse Credit Corporation ("Lessor"), a Delaware corporation having an address at One Oxford Center, 301 Grant Avenue, Pittsburgh, PA 15219 and The Ground Round, Inc. ("Lessee"), a Delaware corporation having an address at 541 Main Street, South Weymouth, MA 02190-1898.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid and to be paid by Lessee to Lessor, Lessor does demise and let unto Lessee and Lessee does lease and take from Lessor upon the terms and conditions and subject to the limitations more particularly set forth in a certain lease agreement between Lessor and Lessee dated of even date herewith (the "Agreement"), the premises in Cook County, Illinois described on annexed Exhibit A.

To have and to hold the same for a term of fifteen years from and after the Commencement Date as defined in the Agreement subject to extension as provided in the Agreement, unless sooner terminated as provided therein.

The Agreement, among other things, provides various options to Lessee to purchase the premises.

This Instrument is executed and is to be recorded or filed for the purpose of giving notice of the Agreement. This instrument is not a complete summary thereof and is in no way intended to supersede or vary the terms and conditions of said Agreement. Any conflict or ambiguity between any of the terms and provisions of this instrument and any of the terms and provisions of said Agreement is to be resolved in favor of said Agreement which shall at all times control.

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71-66-004, 71-66-003
71-65-999
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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Des Plaines, County of Cook, and State of Illinois, bounded and described as follows:

LOT 80 IN KOZIOL AND WEDGEWOOD RESUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 20 AND PART OF THE SOUTH EAST 1/4 OF SECTION 19, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No. 04-20-320-048-0000

Address of Property: 850 East Oakton Avenue, Des Plaines, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Glenview, County of Cook, and State of Illinois, bounded and described as follows:

LOT 1 IN SAGA SUBDIVISION, BEING A PART OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD AND WEST OF THE CENTER OF THE PUBLIC HIGHWAY, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 04-35-314-046-0000

Address of Property: 630 Waukegan Road, Glenview, Illinois

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EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the City of Schaumburg, County of Cook, and State of Illinois, bounded and described as follows:

LOT 2 IN SAGA SUBDIVISION BEING A RESUBDIVISION OF LOT 1 IN SUSAN'S SUBDIVISION IN PART OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AS REGISTERED WITH THE REGISTRAR OF DEEDS ON FEBRUARY 24, 1982 AS DOCUMENT LR3250981, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 07-11-400-072-000

Address of Property: 800 East Golf Road, Schaumburg, Illinois

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WITNESS the due execution hereof as of the date first above written.

Lessor:

WESTINGHOUSE CREDIT CORPORATION

By: David R. Passeri
Name: David R. Passeri
Title: VICE PRESIDENT

Lessee:

THE GROUND ROUND, INC.

By: Stuart R. Piper
Name: Stuart R. Piper
Title: VICE PRESIDENT

This instrument prepared by:
Kimberly J. Esmay, Esq.
Kelley Drye & Warren
101 Park Avenue
New York, New York 10178

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STATE OF Massachusetts)
:ss.:
COUNTY OF Suffolk)

Before me, a Notary Public in and for the aforesaid state and county, personally appeared this day David R. Piasecki, the Vice President of Westinghouse Credit Corporation, and acknowledged that he executed the foregoing instrument as his free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Witness my hand and official seal this 29th day of July, 1988.

Jean E Parker
Notary Public

My commission expires: 10/22/93 Notarial Seal

STATE OF Massachusetts)
:ss.:
COUNTY OF Suffolk)

Before me, a Notary Public in and for the aforesaid state and county, personally appeared this day Stuart R. Plumer, the Vice President of The Ground Round, Inc., and acknowledged that he executed the foregoing instrument as his free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Witness my hand and official seal this 29th day of July, 1988.

George W. [Signature]
Notary Public

My commission expires: 6/25/93 Notarial Seal

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Property of Cook County Clerk's Office

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278762
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IN DUPLICATE

HARRY (BUSI) YOUNELL
REGISTRAR OF TITLES
1988 AUG -1 PM 2:57

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IDENTIFIED
NO.
HARRIS BUS. YOUNELL
CTI

CHICAGO TITLE INS

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