

conditions as hereinafter set forth; and  
and interest in and to the Lease to Assignee, upon the terms and  
WHEREAS, Assignor wishes to assign all of its right, title

on Exhibit B attached hereto; and  
hereto as Exhibit A which is located on the real estate described  
box offices and marquees as depicted on the plot plan attached  
theater auditoriums, the basement, projection booths, lobbies,  
Central, Evanston, Illinois 60201, which premises consists of  
the "Lease"), demising certain premises located at 1702 and 1716  
and filed September 17, 1985 as Document LR3462647 (collectively  
which lease was recorded September 17, 1985 as Document 85193383  
into a lease agreement dated November 1, 1984, a Memorandum of  
Trust, as landlord ("Landlord"), and Assignor, as tenant, entered  
and Jacob Kaplan and Julius Kaplan, as beneficiaries of the Land  
Trust Agreement dated May 13, 1943, and known as Trust No. 32830,  
WHEREAS, Chicago Title and Trust Company, as Trustee under

W I T N E S S E T H :

corporation ("Assignee").  
("Assignor"), and LOEWS CHICAGO CINEMAS, INC., an Illinois  
by and between EVANSTON THEATRES INC., an Illinois corporation  
is made and entered into as of the 2<sup>nd</sup> day of November, 1988,  
THIS ASSIGNMENT AND ASSUMPTION OF LEASE (the "Assignment")

ASSIGNMENT AND ASSUMPTION OF LEASE

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WHEREAS, Assignee desires to take an assignment of the Lease, upon the terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. Assignment of Lease. Assignor hereby assigns, grants, conveys and quitclaims all of its right, title and interest in and to the Lease to Assignee, its successors and assigns from the date hereof for all of the remaining term of the Lease, including all renewals and extensions thereof and all options to purchase, if any. Assignor also irrevocably assigns to Assignee all of its right, title and interest in and to (i) any and all insurance or real estate tax impounds, credits and deposits and (ii) any and all security deposits held in escrow by landlord or third parties pursuant to the Lease.

2. Assumption of Tenant's Obligations. Assignee hereby covenants and agrees to assume, be bound by and perform all of the terms, covenants, agreements, conditions and provisions of the Lease on the part of Assignor to be honored, observed and/or performed with respect to facts or events occurring after the date hereof.

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3. Tenant's Address for Notices. As of the date hereof, Assignee's address for notices under the Lease shall be:

Loews Chicago Cinemas, Inc.  
c/o Columbia Pictures Entertainment, Inc.  
711 Fifth Avenue  
New York, New York 10022  
Attention: General Counsel

with a copy to:

Loews Theatre Management Corp.  
400 Plaza Drive  
Secaucus, New Jersey 07094  
Attention: Seymour Smith, Esq.

and

Columbia Pictures Entertainment, Inc.  
711 Fifth Avenue  
New York, New York 10022  
Attention: General Counsel

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed under proper authority as of the day and year first written above.

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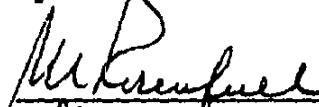
ATTEST:



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SECY


ASSIGNOR:

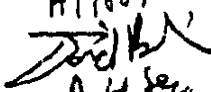
EVANSTON THEATRES INC an Illinois corporation

By:   
Its: PRESIDENT  
Print Name: MARTIN RHENFIELD

ASSIGNEE:

LOEWS CHICAGO CINEMAS, INC., an Illinois corporation

By:   
Its: Senior Vice President  
Print Name: Winston Van Buitenen

ATTEST:  
  
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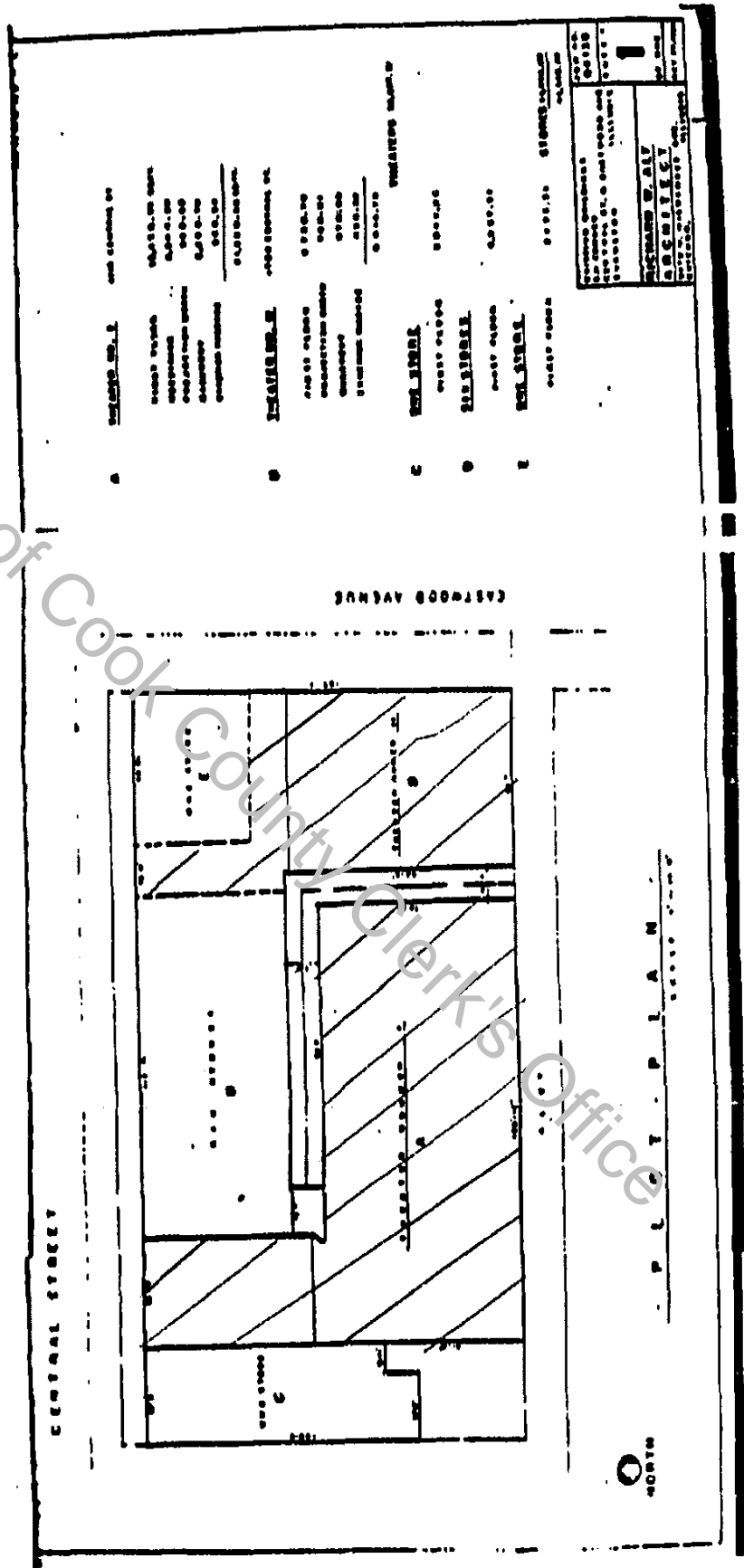
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## EXHIBIT A



NO. OF LOTS	1
NO. OF ACRES	0.0000
NO. OF SQUARE FEET	0.0000
NO. OF CUBIC FEET	0.0000
NO. OF FEET	0.0000
NO. OF INCHES	0.0000
NO. OF POINTS	0.0000
NO. OF SECTIONS	0.0000
NO. OF TOWNSHIPS	0.0000
NO. OF RANGES	0.0000
NO. OF MERIDIDIANS	0.0000
NO. OF QUARTERS	0.0000
NO. OF SUBDIVISIONS	0.0000
NO. OF LOTS	0.0000
NO. OF ACRES	0.0000
NO. OF SQUARE FEET	0.0000
NO. OF CUBIC FEET	0.0000
NO. OF FEET	0.0000
NO. OF INCHES	0.0000
NO. OF POINTS	0.0000
NO. OF SECTIONS	0.0000
NO. OF TOWNSHIPS	0.0000
NO. OF RANGES	0.0000
NO. OF MERIDIDIANS	0.0000
NO. OF QUARTERS	0.0000
NO. OF SUBDIVISIONS	0.0000

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## EXHIBIT B

### Legal Description

Lots 6, 7, 8, 9 and 10 in Block 9 in North Evanston in  
Section 12, Township 41 North, Range 13 East of the Third  
Principal Meridian, in Cook County, Illinois

P.I. Number: 10-12-201-008  
Street Address: 1702 and 1716 Central  
Evanston, Illinois 60201

This instrument was prepared by  
and after recording, mail to:

Maureen A. Dowd  
Kirkland & Ellis  
200 East Randolph Drive  
Chicago, Illinois 60601

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corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2ND day of NOVEMBER, 1988.

*Virginia C. Castano*  
Notary Public

My Commission Expires \_\_\_\_\_

VIRGINIA C. CASTANO  
A Notary Public of New Jersey  
My Commission Expires July 10, 1989

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HARRY (BUS) YOURELL  
REGISTRAR OF TITLES

3751049

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IDENTIFIED  
No.  
Department of Torrens Titles  
HARRY "BUS" YOURELL  
CTI

CHICAGO TITLE INS  
G# 6996886

*W. J. Smith*

IN DUPLICATE