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TERMINATION OF LEASE

This document is executed as of the 13th day of July, 1989 by and between BILL KNAPP'S PROPERTIES, INC., a Michigan corporation (the "Lessor") and BILL KNAPP'S ARLINGTON HEIGHTS, INC., an Illinois corporation (the "Lessee").

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, as the parties to that certain Agreement of Lease (the "Lease") dated as of November 1, 1982, as disclosed by a Memorandum of Lease filed December 17, 1982 as Document LR3286843, which Lease relates to certain real estate located at 550 East Golf Road, Arlington Heights, Illinois in the County of Cook, including all existing buildings and improvements located thereon which real estate is legally described on Exhibit A attached hereto, do hereby terminate the Lease as of the date hereof, and release each other from any and all obligations thereunder from and after the date hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.

BILL KNAPP'S PROPERTIES, INC.

By: Richard J. Higgins
Its: St. Charles

ATTEST: Alan R. DePoy, Sec.

BILL KNAPP'S ARLINGTON HEIGHTS, INC.

By: Richard J. Higgins
Its: St. Charles

ATTEST: Alan R. DePoy, Sec.

This instrument prepared by:
David M. Campbell, Esq.
Chapman and Cutler
111 West Monroe
Chicago, Ill. 60603
(312) 845-3000

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STATE OF MICHIGAN)
)
COUNTY OF CALHOUN)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard J. Higgins, personally known to me to be the Chairman of the Board of Bill Knapp's Properties, Inc., a Michigan corporation, and _____

Alan R. DePoy personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Board and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said 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 of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 12th day of July, 1989.

Annette Calvert
Notary Public

Commission Expires August 1, 1991
Annette Calvert, Calhoun County, Michigan
My Commission Expires August 1, 1991

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COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001

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PARCEL 1:

LOTS 5, 6 AND 7 IN ARLINGTON CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 25531638 AND FILED WITH THE REGISTRAR OF TORRENS TITLES AS DOCUMENT LR3261295, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

PARCEL 2: SUBJECT TO:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED OCTOBER 13, 1982 AND FILED NOVEMBER 9, 1982 AS DOCUMENT NUMBER LR3291801 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 16, 1978 KNOWN AS TRUST NUMBER 45493, OAKWOOD LAKEFRONT PROPERTIES INC., A CORPORATION OF ILLINOIS, AND BILL KNAPP'S PROPERTIES, INC., MICHIGAN CORPORATION, FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE EAST 50 FEET OF THE SOUTH 59.0 FEET OF LOT 4 IN ARLINGTON CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER AS DOCUMENT NUMBER 25531638 AND FILED WITH THE REGISTRAR OF TORRENS TITLE AS DOCUMENT LR3261295 IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

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STATE OF MICHIGAN)
)
COUNTY OF CALHOUN)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard J. Higgins, personally known to me to be the Chairman of the Board of Bill Knapp's Arlington Heights, Inc., an Illinois corporation, and Alan R. DePoy personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairman of the Board and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said 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 of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 17th day of July, 1989.

Annette Calvert

Notary Public

Commission Expires _____
ANNETTE CALVERT
Notary Public, Calhoun County, Michigan
My Commission Expires January 16, 1990

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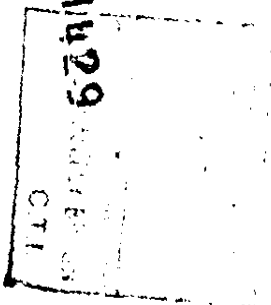
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CAROL MOSELEY BRAUN
REGISTRAR OF TITLES
899 JUN 21 PM 2:41

IN DUPLICATION

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CHICAGO TITLE INS.
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CEASE