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MEMORANDUM OF LEASE

THIS MEMORANDUM, made this 24 day of October, 1989 by and between Illinois Transmission Corporation, an Illinois corporation, hereinafter called "Lessor", and CHICAGO TECH, INC., an Illinois corporation DBA Precision Tune, hereinafter called "Lessee."

WITNESSETH, that Lessor has demised and leased to Lessee the premises, situated in City of Chicago, County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto

To have and to hold the same, unto Lessee, from Oct. 1, 1989 until Sept. 30, 1996.

WITNESSETH, this MEMORANDUM OF LEASE is executed by and between Lessor and Lessee to memorialize the agreement between them and the rights, duties and obligations of each appertaining thereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date first above written.

LESSOR:

LESSEE:

ILLINOIS TRANSMISSION CORPORATION, an Illinois corporation

CHICAGO TECH, INC., an Illinois corporation DBA Precision Tune

By: x Ralph J. Calabrese, President

x Ralph J. Calabrese, President

ATTEST:

ATTEST:

Michele D. Calabrese, Secretary

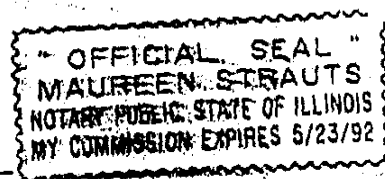
Michele D. Calabrese, Secretary

STATE OF ILLINOIS)) SS) COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 24 day of October, 1989.

Maureen Strauts, Notary Public

My commission expires: 5/23/92



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Property of Cook County Clerk's Office

EXHIBIT A

LOTS 14, 15, 16, 17 IN BLOCK 4 IN PREMIER ADDITION TO MORGAN PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) (EXCEPT THE NORTHWEST 2 1/2 ACRES THEREOF) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-13-407-029 to 032

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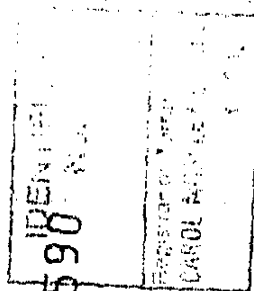
10716-10720 S. Western Avenue, Chicago, Illinois 60643

Handwritten initials

1989 OCT 26 PM 1:26
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

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CHICAGO TITLE INS.
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Handwritten notes