

03/07/97 4:09 PM 6588958 16-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
EQUITY TITLE
REC BY: B ROME DEPUTY - WI

After recording return to:
This document prepared by:

Elaine Pachiro, Esq.
Midas Realty Corporation
225 North Michigan Avenue
Chicago, Illinois 60601-7601

875 E. 2100 South
Salt Lake City, Salt Lake County, Utah 84106

MEMORANDUM OF LEASE

This Memorandum of Lease dated the 3rd day of February, 1997, is by and between WHITMORE'S, INC., a Utah corporation of 1453 Major Street, Salt Lake City, Utah 84115, ("Landlord") and MIDAS REALTY CORPORATION, a Delaware corporation, having its principal office at 225 North Michigan Avenue, Chicago, Illinois 60601-7601 ("Tenant").

WHEREAS, Lessor and Lessee have entered into a certain lease dated February 3, 1997, for the Premises located at 875 East 2100 South, Salt Lake City, Salt Lake County, Utah 84106, more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

WHEREAS, Lessor and Lessee desire to set forth certain terms and conditions of said Lease by recordation of this Memorandum of Lease.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

The term of said Lease is for Twenty (20) years commencing on February 3, 1997, and ending on February 2, 2017, with two (2) five (5) year renewal options commencing respectively on February 3, 2017 and February 3, 2022.

Lessee is granted a right of first refusal to purchase the Premises upon the terms and conditions set forth in the lease.

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WHEN RECORDED RETURN TO:
LAWYERS TITLE INSURANCE CORP.
6595 S DAYTON ST STE 1000
ENGLEWOOD CO 80111-6143
FILE NO. 960426

ORIGINAL

BK7614PG1502

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IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the day and year first above written.

LANDLORD:

WHITMORE'S, INC.

By: Blaine N. Harmon
Blaine N. Harmon, President

TENANT:

MIDAS REALTY CORPORATION

By: Deborah T. Framarin
Deborah T. Framarin, Director
of Corporate Real Estate

ATTEST:

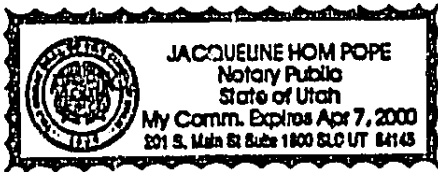
By: Shirley Green

ATTEST:

By: Elaine Pochiro
Elaine Pochiro, Assistant Secretary

STATE OF UTAH }
COUNTY OF SALT LAKE } ss.

The foregoing instrument was acknowledged before me this 3rd day of February, 1997, by Blaine N. Harmon, the President of Whitmore's, Inc.



By: Jacqueline Hom Pope
Notary Public
Residing at: Salt Lake County

My Commission expires:

4-7-2000

BK7614PG1503

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 31st day of January, 1997, by Deborah T. Framarin, the Director of Corporate Real Estate of Midas Realty Corporation.

Seal



By: Elaine M. Hallas
Notary Public

My Commission expires:

12/27/00

875 E. 2100 South
Salt Lake City, Salt Lake County, Utah 84106

Exhibit A

BEGINNING at the Southeast corner of Lot 1, Block 1, Winfield Subdivision, a Subdivision being part of Lot 20, and all of Lot 1, Block 2, Five Acre Plat "A", Big Field Survey and running thence North $89^{\circ}52'31''$ West 152.58 feet; thence North $00^{\circ}04'24''$ East 125.09 feet; thence South $89^{\circ}52'31''$ East 152.58 feet; thence South $00^{\circ}04'24''$ West 125.09 feet to the point of BEGINNING.

County of Salt Lake
State of Utah