

LAVISTA, NEBRASKA
84th & BRENTWOOD
L/C: 026-0080, File #11825

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95-01884
REGISTRATION NUMBER
95-01884
95 FEB 15 AM 11:04
REGISTER OF DEEDS

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 17th day of October, 1994, is between BRENTWOOD CROSSING ASSOCIATES (the "LANDLORD"), whose address is 23123 S. State Road 7, Suite 255, Barnett Bank Building, Boca Raton, FL 33428, Attention: James N. Gordon, and 1001 E. Cherry Street, Suite 308, Columbia, MO 65201, Attention: E. Stanley Kroenke and McDONALD'S CORPORATION (the "TENANT"), whose principal place of business is located at One McDonald's Plaza, Oak Brook, Illinois 60521.

LANDLORD hereby leases to TENANT the demised premises with improvements and appurtenant easements, if any, in the City of LaVista, County of Sarpy, State of Nebraska, described in Exhibit A attached and made a part of this Memorandum of Lease.

1. TERM: TO HAVE AND TO HOLD for a term commencing on September 20, 1994 and ending twenty years from the date when a McDonald's Restaurant constructed on the demised premises opens for business.

2. OPTION TO EXTEND: Subject to certain conditions, LANDLORD grants to TENANT the option to extend the term of the lease at the expiration of the original term for successive periods aggregating 20 years.

3. MEMORANDUM: The rentals to be paid by TENANT and all of the obligations and rights of LANDLORD and TENANT are set forth in the Ground Lease dated June 1, 1994 and First Amendment To Lease Agreement dated August 30, 1994 executed by both parties and as clarified by that certain letter from Michael J. Sise of McDonald's Corporation, dated September 19, 1994. This instrument is merely a Memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This Memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

[Handwritten signature]



To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

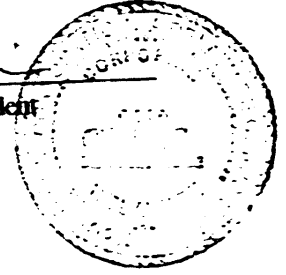
LANDLORD: BRENTWOOD CROSSING ASSOCIATES TENANT: McDONALD'S CORPORATION

Its

[Handwritten signature]

[Handwritten signature]

Assistant Vice President



(ATTACH ACKNOWLEDGMENT OF SIGNATURES AND EXHIBIT A)

Prepared by and Return to:

James D. Montgomery, Jr.
Real Estate Legal Department
McDONALD'S CORPORATION
One McDonald's Plaza
Oak Brook, Illinois 60521

95-01884 B

ACKNOWLEDGMENT - McDONALD'S

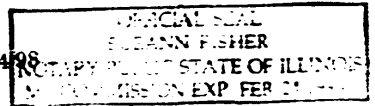
STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

I, Sueann Fisher, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Michael J. Sise, Assistant Vice President of McDonald's Corporation, a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Assistant Vice President and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of January, 1995.

Sueann Fisher
Notary Public

My commission expires 02/24/98



ACKNOWLEDGMENT - INDIVIDUAL

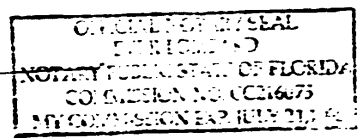
STATE OF FLORIDA
COUNTY OF Palm Beach SS:

I, Eric R. Lombard a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that N. Gadan and _____ of _____ who (is/are) personally known to me to be the same person whose name(s) (is/are) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that (he/she/they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2nd day of February, 19 95.

Eric R. Lombard
Notary Public

My commission expires _____



ACKNOWLEDGMENT - CORPORATE

STATE OF _____)
) SS:
COUNTY OF _____)

I, _____ a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____, _____ Secretary of _____, _____ President and _____, _____ corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such President and Secretary respectively and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 19 _____.

Notary Public

My commission expires _____

95-01884 C

LEGAL DESCRIPTION

Lot 3. Brentwood Crossing, an addition to the City of LaVista, as surveyed, platted and recorded in Sarpy County, Nebraska.

EXHIBIT A

A handwritten signature or mark, possibly initials, is written over the word "EXHIBIT A". The mark consists of a large, sweeping curve that starts under the 'A', goes up and over the 'A', and then loops back down.