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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of 10/12, 1992, by and between OAK VIEW MALL CORPORATION, a Delaware corporation ("Landlord"), and LAMONTS APPAREL, INC., a Washington corporation ("Tenant").

WITNESSETH

IN CONSIDERATION of the rents reserved in that certain Lease Agreement between the parties dated September 15, 1992, and of the terms, covenants, conditions and agreements on the part of Tenant therein, Landlord leases to Tenant certain real property located in the County of Douglas, State of Nebraska, upon which Landlord has constructed a building to be used for Tenant's children's specialty store, which property is designated in said Lease Agreement and located on a portion of the real property described on Exhibit A attached hereto and made a part hereof; together with all and singular the building or buildings, privileges and advantages, with any and all appurtenances belonging or in any way appertaining to the real property hereby leased, including the right in Tenant, its successors, assigns, subtenants, employees, customers, licensees and invitees to use the parking areas, sidewalks, common areas and access areas to and from public streets and highways.

Lease

TO HAVE AND TO HOLD the premises for the initial term of ten on January 31, 2003.

(10) years, ending ~~at the time indicated in the Lease Agreement.~~

- 1 -

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October 6, 1992

plus partial Lease Year

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TYPE 1194 PO 672-675 C/O SCAN MC
PRE 2750 OF WIS COMP 9 FB 61-28224

After recording return to:

RYAN, SWANSON & CLEVELAND
1201 Third Avenue, Suite 3400
Seattle, Washington 98101-3034

IMCT

OAK VIEW MALL

EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 in Oak View a Subdivision, as surveyed, platted and recorded in Douglas County Nebraska. The plat of Oak View Subdivision was filed August 15, 1990, in Book 1880 at Pages 670A and 670B in the office of the Register of Deeds of Douglas County, Nebraska.

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JMCT