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LANDLORD'S AGREEMENT

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This document was prepared by and
after recording return to:

Michael D. Rothstein
Schwartz Cooper Greenberger Krauss
180 North LaSalle St., Suite 2700
Chicago, IL 60601

7848390 - D2-Tms (All)

BOX 333-CTI

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LANDLORD'S AGREEMENT

THIS LANDLORD'S AGREEMENT (this "Agreement"), executed and delivered as of the 3rd day of October, 2000, by 4801 Whipple LLC ("Landlord"), in favor of American National Bank and Trust Company of Chicago ("ANB").

WITNESSETH:

WHEREAS, ANB and Central Die Casting and Manufacturing Co., an Illinois corporation ("Company"), have entered, and may from time to time hereafter enter, into various agreements, instruments and documents (collectively the "Loan Agreements") providing for ANB to make or cause to be made certain financial accommodations for the benefit of Company; and

WHEREAS, to secure payment and performance of all of Company's obligations and liabilities to ANB under the Loan Agreements ("Company's Liabilities"), ANB has required that Company grant to ANB a security interest in all of Company's personal property and all products and proceeds of the foregoing (the "Collateral"); and

WHEREAS, all or some of the Collateral is now or from time to time hereafter may be located at the premises known as 4801 S. Whipple, Chicago, Illinois 60632 (the "Premises") and legally described on Exhibit A attached hereto, which Premises are owned and leased by Landlord to Company pursuant to a Lease between John Olson, the former landlord, and the Company dated August 5, 1992, which lease was assigned to Landlord and a copy of which is attached hereto as Exhibit B (the "Lease"); and

WHEREAS, Landlord wishes to continue to lease the Premises to Company and receive rental payments therefor pursuant to the Lease and, accordingly, wishes for Company to remain in business and continue to operate the same; and

WHEREAS, Company, to remain in business and continue to operate the same, may require, or receive the benefit of, loans or advances from ANB pursuant to the Loan Agreements, and ANB, as a condition precedent to making such additional loans or advances, has required Landlord to execute and deliver this Agreement;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Landlord hereby covenants and agrees with ANB as follows:

1. Landlord waives each and every right which Landlord now has or hereafter may have, under the laws of the State of Illinois, or by virtue of the Lease, or any renewals, extensions, amendments, modifications, substitutions or replacements thereof (the "New Lease") or by virtue of Company's occupation of the Premises, to levy or distraint upon, for rent, in arrears, in advance or both or for any monetary obligation arising by reason of default under the Lease or any New Lease, or to claim or assert any lien, right, claim or title to any or all of the Collateral, which now or hereafter may be, or may be installed, on said Premises. ANB and Landlord hereby agree that the provisions of this Section 1 are made in favor, and shall inure to the benefit, of only ANB

and its successors and assigns, and to no other persons. Nothing herein shall be construed to limit Landlord's right to sue Company for non payment of rent.

2. Landlord agrees that the Collateral (i) is and shall remain personal property notwithstanding the manner or mode of the attachment of any item of Collateral to the Premises, and (ii) is not and shall not become or be deemed to be fixtures.

3. Landlord recognizes and acknowledges that ANB's security interest in the Collateral pursuant to the Loan Agreements is superior to any lien, right or claim of title of any nature which Landlord now has or hereafter may have or assert in or to the Collateral by statute, the Lease, any New Lease, any other agreement or otherwise.

4. In the event of default by Company in the payment or performance of any of Company's Liabilities, Landlord (i) will cooperate with ANB in its efforts to assemble all of the Collateral located on the Premises, (ii) will permit ANB to remove the Collateral from the Premises and (iii) will not hinder ANB's actions in enforcing its security interest in the Collateral. Landlord will also in such event, at ANB's sole option, permit ANB to remain on the Premises for ninety (90) days after ANB declares the default and takes possession of the Premises, provided ANB pays rent for the period of time ANB remains on the Premises.

5. ANB may, without affecting the validity of this Agreement, extend, amend or in any way modify the terms of payment or performance of any of Company's Liabilities, without the consent of Landlord and without giving notice thereof to Landlord.

6. Landlord will notify ANB if Company defaults on its obligations to Landlord under the Lease or any New Lease and allow ANB sixty (60) days from its receipt of notice in which to cure or cause Company to cure any such default.

7. If, for any reason whatsoever, Landlord either deems itself entitled to redeem or to take possession of the Premises during the term of the Lease or any New Lease or intends to sell or otherwise transfer all or any part of its interest in the Premises, Landlord will notify ANB at least thirty (30) days before taking such action.

8. ANB may, at any time or times hereafter, without any fee or charge for rent, enter upon the Premises to inspect Company's assets located on the Premises.

9. This Agreement shall inure to the benefit of the successors and assigns of ANB and shall be binding upon the heirs, personal representatives, successors and assigns of Landlord.

10. This Agreement shall continue in force until all of Company's obligations and liabilities to ANB are paid and satisfied in full and the Loan Agreements between ANB and Company have been terminated.

IN WITNESS WHEREOF, this Agreement has been duly executed and delivered as of the day and year specified at the beginning hereof.

LANDLORD:

4801 Whipple LLC, an Illinois limited liability company

By SMYK
Scott Kobus, Manager

Accepted and agreed to this
4 day of Oct., 2000

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

By Gregory N. Boh
Its 1st Vice President

T:\42893\34699\Real Estate Loan\Landlord Waiverv1.wpd September 28, 2000

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ACKNOWLEDGMENT

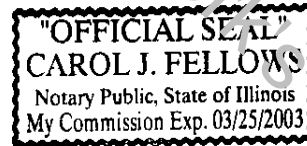
STATE OF Illinois
COUNTY OF Cook SS

I, Carol J. Fellows, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Scott Kobus, the Manager of 4801 WHIPPLE LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of October, 2000.

Carol J. Fellows
Notary Public

My Commission Expires:



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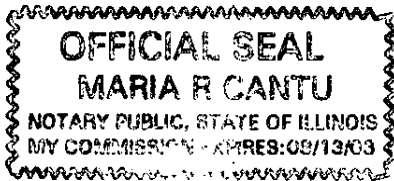
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ACKNOWLEDGMENT

STATE OF)
)
COUNTY OF Cook) SS

I, Maria R Cantu, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Gregory Bork, the First Vice President of American National Bank and Trust Company of Chicago, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of October, 2000.



Maria R Cantu
Notary Public

My Commission Expires:

8/13/03

EXHIBIT ALegal Description

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMENCING AT A POINT 999 FEET EAST OF THE WEST LINE AND 616 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12 AFORESAID; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4, 174.74 FEET TO THE WEST LINE OF THE 18 FEET RIGHT OF WAY OF CHICAGO RIVER AND INDIANA RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY ON A CURVED LINE CONVEXED TO THE SOUTHWEST WITH A RADIUS OF 297 FEET A DISTANCE OF 174.3 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY ON A CURVED LINE CONVEXED TO THE NORTHEAST TANGENT TO LAST DESCRIBED CURVE WITH A RADIUS OF 279 FEET, A DISTANCE OF 56.91 FEET TO ITS INTERSECTION WITH A LINE 816 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF NORTHWEST 1/4 OF SECTION; THENCE WEST ALONG SAID PARALLEL LINE 284.03 FEET TO ITS INTERSECTION WITH A LINE 999 FEET EAST AND PARALLEL WITH WEST LINE OF SAID NORTHWEST 1/4 OF SECTION; THENCE NORTH ON LAST DESCRIBED PARALLEL LINE 200 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART OF THE LAND FALLING IN DEDICATED WHIPPLE STREET).

PARCEL 2:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 999 FEET EAST OF THE WEST LINE AND 816 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 AND THENCE EAST ON A LINE PARALLEL TO SAID NORTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 262.76 FEET; THENCE SOUTHERLY ON A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 261 FEET, A DISTANCE OF 96.21 FEET TO A POINT 1298.98 FEET EAST OF SAID WEST LINE AND 904.12 FEET SOUTH OF SAID NORTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTHERLY ON A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 28.24 FEET TO AN INTERSECTION WITH THE FOLLOWING DESCRIBED CURVED LINE: (COMMENCING AT A POINT 1032 FEET EAST OF THE WEST LINE AND 217 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4; THENCE NORTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 20 DEGREES, 29 1/2 MINUTES, TO THE NORTH WITH A LINE PARALLEL TO AND 217 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 127.56 FEET; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO SOUTHEAST, TANGENT TO LAST DESCRIBED STRAIGHT LINE, AND HAVING A RADIUS OF 378.06 FEET, A DISTANCE OF 53.88 FEET; THENCE CONTINUING NORTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHEAST, TANGENT TO LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 241 FEET TO THE ABOVE MENTIONED INTERSECTION); THENCE SOUTHWESTERLY ON THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 108.30 FEET TO AN INTERSECTION WITH LINE DRAWN PARALLEL TO AND 312 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4;

LEGAL DESCRIPTION:

THENCE WEST ON LAST DESCRIBED STRAIGHT LINE, A DISTANCE OF 242.08 FEET TO THE POINT 999 FEET EAST OF THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4; THENCE NORTH A DISTANCE OF 201.78 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS. (EXCEPTING THEREFROM THAT PART OF THE LAND FALLING IN DEDICATED WHIPPLE STREET).

PARCEL 3:

THAT PART COMMENCING AT A POINT 975.28 FEET SOUTH OF THE NORTH LINE AND 1290.90 FEET EAST OF THE WEST LINE; THENCE SOUTHEASTERLY ON A CURVE CONVEX NORTHEAST RADIUS 261 FEET 29.96 FEET TO A POINT 904.12 FEET SOUTH OF THE NORTH LINE AND 1298.98 FEET EAST OF THE WEST LINE; THENCE CONTINUING SOUTHEASTERLY TO A POINT 932.42 FEET SOUTH OF THE NORTH LINE AND 1204.78 FEET EAST OF THE WEST LINE; THENCE NORTHEASTERLY ON A CURVE CONVEX SOUTHEASTERLY, RADIUS 241 FEET 62.59 FEET TO A POINT 871.86 FEET SOUTH OF THE NORTH LINE AND 1322.63 FEET EAST OF THE WEST LINE; THENCE NORTHWESTERLY IN A STRAIGHT LINE 21.85 FEET TO A POINT 858.25 FEET SOUTH OF THE NORTH LINE AND 1305.52 FEET EAST OF THE WEST LINE; THENCE SOUTHWESTERLY 22.45 FEET TO THE POINT OF BEGINNING, IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4 (B):

PART ONE:

AN IRREGULAR SHAPED PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COUNTY OF COOK, AND STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY OF THE PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY DEED DATED JANUARY 20, 1919 AND RECORDED ON MAY 8, 1919 AS DOCUMENT 6520649 IN BOOK 15337 OF RECORDS, ON PAGE 253, SAID POINT BEING 844.23 FEET SOUTH OF THE NORTH LINE AND 1317.53 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION: THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY DOCUMENT NUMBER 6520649, SAID POINT BEING 794.96 FEET SOUTH OF THE NORTH LINE AND 1269.02 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION: THENCE SOUTHEASTERLY ALONG SAID ABOVE MENTIONED WESTERLY LINE TO A POINT IN A STRAIGHT LINE WHICH EXTENDS FROM THE SAID POINT OF BEGINNING TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF PARCEL OF LAND CONVEYED TO CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY DEED DATED OCTOBER 26, 1920 AND RECORDED MAY 24, 1921 AS DOCUMENT 7153005, IN BOOK

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LEGAL DESCRIPTION:

16850 OF RECORDS ON PAGE 158, SAID POINT BEING 875.28 FEET SOUTH OF THE NORTH LINE AND 1290.90 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION: THENCE NORTHEASTERLY ALONG SAID LAST DESCRIBED STRAIGHT LINE TO THE POINT OF BEGINNING SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

PART TWO:

THAT PART OF THE NORTH $1/2$ OF THE NORTHWEST $1/4$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE 18 FOOT RIGHT OF WAY CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, BY DEED DATED JANUARY 20, 1919 AND RECORDED MAY 8, 1919, AS DOCUMENT 6520649 IN BOOK 15337 OF RECORDS ON PAGE 253, 816 FEET SOUTH OF THE NORTH LINE AND 1283.03 FEET EAST OF THE WEST LINE OF THE NORTHWEST $1/4$ OF SECTION 12, AFORESAID; THENCE SOUTHEASTERLY ALONG THE SAID WESTERLY LINE OF THE 18 FOOT RIGHT OF WAY, BEING A CURVED LINE CONVEX TO THE EAST WITH A RADIUS OF 279 FEET TO A POINT IN A STRAIGHT LINE WHICH EXTENDS FROM A POINT IN THE EASTERLY LINE OF THE SAID 18 FEET RIGHT OF WAY, 844.23 FEET SOUTH OF THE NORTH LINE AND 1317.53 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY BY DEED DATED OCTOBER 25, 1920 AND RECORDED MAY 26, 1921 AS DOCUMENT 7153005 IN BOOK 16850 OF RECORDS ON PAGE 168, SAID POINT BEING 875.28 FEET SOUTH OF THE NORTH LINE AND 1290.90 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SECTION; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE TO THE POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, BY DOCUMENT NUMBER 7153005, THENCE NORTHWESTERLY ON A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 261 FEET, SAID CURVED LINE BEING THE WESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO THE CHICAGO RIVER AND INDIANA RAILWAY COMPANY BY DOCUMENT 7153005, TO ITS INTERSECTION WITH A LINE 816 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST $1/4$; THENCE EAST ALONG LAST MENTIONED PARALLEL LINE, 21.27 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (E):

THAT PART OF THE WEST 1208 FEET OF THE NORTH WEST $1/4$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 616 FEET THEREOF AND EASTERLY AND NORTHERLY OF THE EAST LINE OF THE 18 FOOT WIDE RIGHT-OF-WAY OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY, THE CENTER LINE OF WHICH IS DEFINED AS A LINE COMMENCING AT A POINT 569 FEET SOUTH OF THE NORTH LINE AND 1179 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION;

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LEGAL DESCRIPTION:

RUNNING THENCE SOUTHEASTELY ON A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 288 FEET TO POINT 764.47 FEET SOUTH OF THE NORTH LINE AND 1255.50 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION.

PARCEL 5:

EASEMENT FOR PRIVATE ALLEY FOR THE BENEFIT OF PARCELS 1 AND 4 (E) AS CREATED BY DEED OF CONVEYANCE RECORDED AUGUST 19, 1921 AS DOCUMENT 7241071 MADE BY JOHN S. PHIPPS AND OTHERS, AS TRUSTEES TO UNION INSULATING AND CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS AND DEED OF CONVEYANCE RECORDED DECEMBER 2, 1920 AS DOCUMENT 7007822 MADE BY JOHN S. PHIPPS AND OTHERS TO FRANKLIN PRINTING INK COMPANY, A CORPORATION OF ILLINOIS, FOR INGRESS, EGRESS AND TRAVEL OVER THE SOUTH 20 FEET OF THE NORTH 626 FEET OF THE EAST 267.5 FEET OF THE WEST 1299.5 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS 1 AND 4 (E)).

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PROPERTY ADDRESS: 4801 S. WHIPPLE, CHICAGO, IL 60632

PIN(S): 19-12-100-012-0000, 19-12-100-013-0000, 19-12-100-026-0000, 19-12-100-038-0000, 19-12-100-040-0000, and

19-12-500-003-0000 (AFFECTS THIS PROPERTY AND OTHER PROPERTY, PETITION FOR TAX DIVISION HAS BEEN FILED),

19-12-500-008-0000 (AFFECTS THIS PROPERTY AND OTHER PROPERTY, PETITION FOR TAX DIVISION HAS BEEN FILED).

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INDUSTRIAL BUILDING LEASE

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT
	BEGINNING	ENDING	
August 5, 1992	June 1, 1992	May 30, 1997	\$10,000.00

Location of Premises: 4801 S. Whipple Street Chicago, Illinois 60632

Purpose: Production and warehouse facility.

LESSEE

NAME: Central Die Casting & Mfg. Co., Inc.
 ADDRESS: 2935 W. 77th Street
 Chicago, IL 60632

LESSOR

NAME AND BUSINESS: John D. Olson
 ADDRESS: 46 East Lucas Drive
 Palos Hills, IL 60465

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

RENT

1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

CONDITION AND UPKEEP OF PREMISES

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this lease, in any way, will yield up the Premises to Lessor in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT

3. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign this lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in the Premises acquired through this lease, and will not permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any part of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

MECHANIC'S LIEN

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

INDEMNITY FOR ACCIDENTS

5. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

NON-LIABILITY OF LESSOR

6. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

WATER, GAS AND ELECTRIC CHARGES

7. Lessee will pay, in addition to the rent above specified, all water rents, ^{property taxes,} gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted, and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, as above specified, are declared to be so much additional rent and payable with the installment of rent next due thereafter.

JO
8/16/92

**KEEP
PREMISES
IN REPAIR**

**ACCESS TO
PREMISES**

**ABANDON-
MENT AND
RELETING**

**HOLDING
OVER**

**EXTRA
FIRE
HAZARD**

**DEFAULT
BY
LESSEE**

**NO RENT
DEDUCTION
OR SET OFF**

**RENT AFTER
NOTICE
OR SUIT**

**PAYMENT OF
COSTS**

**RIGHTS
CUMULATIVE**

**FIRE AND
CASUALTY**

SUBORDINATION

**PLURALS;
SUCCESSORS**

SEVERABILITY

8. Lessor shall not be obliged to incur any expense for repairing any improvements upon said demised premises or connected therewith, and the Lessee at his own expense will keep all improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenable and wholesome condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep said improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

9. Lessee will allow Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any needful repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice of "For Sale" and "To Rent", and will not interfere with the same.

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining period of this lease.

11. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor, and failing so to do, will pay as liquidated damages, for the whole time such possession is withheld, the sum of Three Hundred Thirty Dollars (\$ 330.00) per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent affirmation of tenancy, operate as a waiver of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants herein.

12. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the business of the Lessee, and in such case, any such substances shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

13. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire or have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

14. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

15. It is further agreed, by the parties hereto, that after the service of notice, or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, or said judgment.

16. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.

17. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

18. In case the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the Premises within 60 days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or other casualty.

19. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

20. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

21. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

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If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

This lease consists of 2 pages numbered 1 to 2, including a rider consisting of 0 pages, identified by Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the Date of Lease stated above.

LESSEE:

LESSOR

Central Die Casting & Mfg. Co., Inc. (SEAL)

X [Signature] (SEAL)

X [Signature]
John D. Olson, President (SEAL)

John D. Olson (SEAL)

Attested: X [Signature]
Frank Oswald, Vice President & Controller

ASSIGNMENT BY LESSOR

On this _____, 19____, for value received, Lessor hereby transfers, assigns and sets over to _____ all right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to _____, 19____.

(SEAL)

(SEAL)

GUARANTEE

On this _____, 19____, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

(SEAL)

(SEAL)

Note: Use Form Number 12-1P for assignment by Lessee.

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Lease Extension

We, the undersigned agree to extend the term of the lease for 4801 S. Whipple Street, Chicago, Illinois 60632 between Central Die Casting and Manufacturing Co., Inc. with the address of 2935 W. 47th Street, Chicago, Illinois 60632 (Lessee) and John D. Olson with the address of 1332 N. Main Street, Kewanna, Indiana 46939 (Lessor) from an original ending date of May 30, 1997 to May 30, 2000.

In all other respects, the terms of the lease remain the same.

LESSEE:

LESSOR:

Central Die Casting & Mfg. Co., Inc.

John D. Olson

Michael Davidson

J D Olson

Michael Davidson, President

Attested:

Michael P. Higgins

Michael Higgins, Vice President of Finance

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LEASE EXTENSION

Central Die Casting and Manufacturing Company, Inc., an Illinois corporation ("Lessee") with the address of 2935 W. 47th Street, Chicago, Illinois 60632 and John D. Olson ("Lessor") with the address of 1332 N. Main Street, Kewanna, Indiana 46939 hereby agree to extend the term of the lease for 4801 Whipple Street, Chicago, IL 60632 to May 31, 2001. In all other respects, the terms of the lease remain the same.

This instrument may be executed in counterparts.

Effective as of May 30, 2000.

LESSEE:

LESSOR:

Central Die Casting and Manufacturing
Company, Inc., an IL corporation

By: Scott Kobus
Scott Kobus, its President

John D. Olson
John D. Olson

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LEASE EXTENSION

Central Die Casting and Manufacturing Company, Inc., an Illinois corporation ("Lessee") with the address of 2935 W. 47th Street, Chicago, Illinois 60632 and John D. Olson ("Lessor") with the address of 1332 N. Main Street, Kewanee, Indiana 46939 hereby agree to extend the term of the lease for 4201 Whipple Street, Chicago, IL 60632 to May 31, 2001. In all other respects, the terms of the lease remain the same.

This instrument may be executed in counterparts.

Effective as of May 30, 2000.

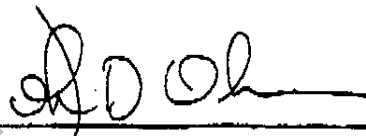
00790792

LESSEE:

LESSOR:

Central Die Casting and Manufacturing Company, Inc., an IL corporation

By: _____
Scott Kobus, its President



John D. Olson

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEASE EXTENSION

00790792

Central Die Casting and Manufacturing Company, Inc., an Illinois corporation ("Lessee") with the address of 2935 W. 47th Street, Chicago, Illinois 60632 and John D. Olson ("Lessor") with the address of 1332 N. Main Street, Kewanna, Indiana 46939 hereby agree to extend the term of the lease for 4801 Whipple Street, Chicago, IL 60632 to May 31, 2001. In all other respects, the terms of the lease remain the same.

This instrument may be executed in counterparts.


Effective as of May 30, 2000.

LESSEE:

LESSOR:

Central Die Casting and Manufacturing
Company, Inc., an IL corporation

By: _____
Scott Kobus, its President



John D. Olson

Property of Cook County Clerk's Office