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This instrument was prepared  
by (and after recordation  
should be returned to):

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JENNER & BLOCK  
One IBM Plaza  
Chicago, IL 60611

0010899769

7898/0283 10 001 Page 1 of 7

2001-09-26 15:03:06

Cook County Recorder 33.00



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## SECOND AMENDMENT TO LOAN DOCUMENTS

THIS SECOND AMENDMENT TO LOAN DOCUMENTS (this "Amendment") is made as of this 17<sup>th</sup> day of May, 2001 by and between LASALLE BANK NATIONAL ASSOCIATION, a national banking association (the "Lender"), ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company (the "Borrower"), and PRIME GROUP REALTY, L.P., a Delaware limited partnership ("Prime").

### RECITALS:

1. To evidence a loan from Lender to Borrower (the "Loan"), Borrower has previously executed and delivered to Lender a certain Promissory Note dated May 17, 2000, as modified by a Note Modification Agreement dated as of October 31, 2000 (the "Modified Note"), in the principal face amount of \$8,090,000 and payable to the order of Lender.

2. In consideration of the Loan, Prime has executed that certain Guaranty of Payment in favor of Lender dated as of May 17, 2000, as modified by that certain Reaffirmation of Guaranty dated as of October 31, 2000, and as further modified by that certain Second Reaffirmation of Guaranty dated as of even date herewith (the "Guaranty").

3. Also in consideration of and as security for the Loan, Borrower and Prime (as applicable) have previously executed and delivered to Lender the following documents, each dated as of May 17, 2000 and amended by that certain First Amendment to Loan Documents dated as of October 31, 2000 and recorded with the Cook County Recorder of Deeds as Document Number 00985623:

- (a) that certain Mortgage, Assignment of Leases and Rents, Security Agreement, and Financing Statement (the "Mortgage"), recorded with the Cook County Recorder of Deeds as Document Number 00364833 and encumbering certain real property described therein and described on Exhibit A hereto (the "Property");
- (b) that certain Assignment of Leases and Rents (the "Assignment"), recorded with the Cook County Recorder of Deeds as Document Number 00364834 and encumbering the Property;
- (c) that certain Environmental Indemnity Agreement (the "Environmental Indemnity");

BOX 333-CTI

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(d) the certain Collateral Pledge of Expense Reserve Account and Disbursement Agreement (the "Collateral Pledge").

4. The Mortgage, Assignment, Environmental Indemnity, and Collateral Pledge, as amended, are collectively referred to herein as the "Loan Documents".

5. Lender and Borrower have modified the Modified Note pursuant to that certain Second Note Modification Agreement dated of even date herewith (the "Second Note Modification Agreement").

NOW THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender, Borrower and Prime agree as follows:

A. Amendment of the Loan Documents

The Loan Documents are hereby amended as follows:

(1) Any and all references in the Loan Documents or any other document executed in connection with the Modified Note shall be deemed to refer to the Modified Note "as modified by the Second Note Modification Agreement and as may be further modified from time to time."

B. Priority. Nothing contained herein shall in any manner affect or impair the lien of the Mortgage and Assignment as to the indebtedness secured thereby or the priority thereof, prior to giving effect to this Amendment, nor affect any other security held by Lender to secure repayment or performance of the obligations referred to herein.

C. Full Force and Effect. All of the provisions, rights, powers, and remedies contained in the Loan Documents shall stand and shall remain unchanged and in full force and effect, except to the extent specifically amended hereby.

D. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank]

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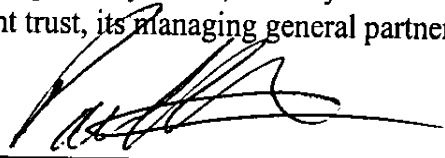
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IN WITNESS WHEREOF, this Amendment has been duly executed effective as of the date first written above.

ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company

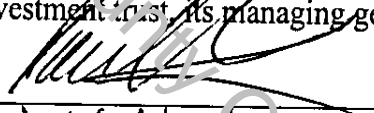
By: Prime Group Realty, L.P., a Delaware limited partnership, its administrative member

By: Prime Group Realty Trust, a Maryland real estate investment trust, its managing general partner

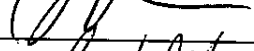
By:   
Name: Paul G. DeVecchio  
Its: Vice President

PRIME GROUP REALTY, L.P., a Delaware limited partnership

By: PRIME GROUP REALTY TRUST, a Maryland real estate investment trust, its managing general partner

By:   
Name: Paul G. DeVecchio  
Its: vice President

LASALLE BANK NATIONAL ASSOCIATION,  
a national banking association

By:   
Name: Paul Peterson  
Its: A.V.P.

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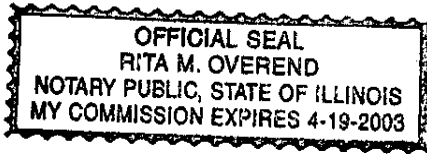
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STATE OF ILLINOIS        )  
                                      ) SS.  
COUNTY OF COOK        )

I, RITA M. OVEREND, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul G. DelVecchio, personally known to me to be the Vice President of PRIME GROUP REALTY TRUST, a Maryland real estate investment trust, the managing general partner of PRIME GROUP REALTY, L.P., a Delaware limited partnership, the administrative member of ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company, and 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 before me that as such Vice President he signed and delivered the said instrument pursuant to proper authority, as the free and voluntary act and deed of ENTERPRISE DRIVE, L.L.C. for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17<sup>TH</sup> day of May, 2001.



Rita M Overend  
Notary Public

\_\_\_\_\_  
Printed Name

My Commission expires:  
\_\_\_\_\_

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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, RITA M. OVEREND, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul G. DelVecchio, personally known to me to be the Vice President of PRIME GROUP REALTY TRUST, a Maryland real estate investment trust, the managing general partner of PRIME GROUP REALTY, L.P., a Delaware limited partnership, and 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 before me that as such Vice President he signed and delivered the said instrument pursuant to proper authority, as the free and voluntary act and deed of PRIME GROUP REALTY, L.P. for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17<sup>th</sup> day of May, 2001.



Rita M. Overend  
Notary Public

Printed Name

My Commission expires:

\_\_\_\_\_

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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, Maria Esparza, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Pavi Peterson, personally known to me to be a A.V.P. of LASALLE BANK NATIONAL ASSOCIATION, a national banking association, and 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 before me that as such A.V.P. he signed and delivered the said instrument pursuant to proper authority, as the free and voluntary act and deed of LASALLE BANK NATIONAL ASSOCIATION for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of ~~May~~<sup>JUN</sup>, 2001.

Maria T. Esparza  
Notary Public

Maria Esparza  
Printed Name

My Commission expires:



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**EXHIBIT A**  
**Legal Description**

THAT PART OF LOTS 1 AND 2 LYING NORTH OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2 THAT IS 32.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES, 56 MINUTES, 35 SECONDS EAST TO A POINT ON THE WEST RIGHT OF WAY OF ENTERPRISE DRIVE, IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT NUMBER 89357915.

Address: 2205-2255 Enterprise Drive  
Westchester, Illinois

Permanent Index Number: 15-30-205-001-0000  
15-30-205-002-0000

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