



Doc#: 0410418101
Eugene "Gene" Moore Fee: \$70.50
Cook County Recorder of Deeds
Date: 04/13/2004 04:24 PM Pg: 1 of 24

NINTH MODIFICATION AGREEMENT

This Ninth Modification Agreement ("Ninth Modification Agreement") made as of March 15, 2004 by and among CIRCUIT SERVICE, INC., an Illinois corporation ("Company"), THEODORE MAU ("Guarantor") TJM MANAGEMENT LLC, an Illinois Limited Liability Company ("TJM"), LASALLE BANK NATIONAL ASSOCIATION as Successor Trustee to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually, but as Trustee under Trust Agreement (the "Land Trust") dated June 18, 1991 and known as Trust Number 6129-PR ("Trustee") (Company, Guarantor, TJM and Trustee are collectively referred to as "Borrowing Parties") and BANK ONE NA as successor by merger to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as successor in interest to BANK ONE, ILLINOIS, NA ("Bank") with its principal office and place of business located at 120 South LaSalle Street, Chicago, Illinois 60603.

WITNESSETH

WHEREAS, in connection with certain loans ("Loans") made by Bank to Company, Company has executed and delivered to Bank that certain Business Purpose Promissory Note (the "Term Note") dated May 29, 1996 in the original principal amount of One Million Six Hundred Thousand and No/100 Dollars (\$1,600,000.00) and that certain Promissory Note dated May 29, 1997, as modified by that certain Promissory Note Modification Agreement dated March 31, 1998 in the original principal amount of Two Million Two Hundred Fifty Thousand and No/100 Dollars (\$2,250,000.00) which was amended and restated by that certain Restated Revolving Note dated May 6, 1999 in the original principal amount of Two Million Seven Hundred Fifty Thousand and No/100 Dollars (\$2,750,000.00) (the "Revolving Note") (the Term Note and Revolving Note are collectively referred to as, the "Notes"); and

THIS INSTRUMENT PREPARED BY
AND UPON RECORDING SHOULD
BE RETURNED TO:

John T. Duax
Michael Best & Friedrich LLC
401 North Michigan Avenue
Suite 1900
Chicago, Illinois 60611

STREET ADDRESS:

1475 South Wheeling Road
Wheeling, Illinois

PERMANENT TAX INDEX NUMBERS:

03-14-303-012-0000
03-14-303-010-0000
03-14-303-011-0000
03-14-303-013-0000

UNOFFICIAL COPY

WHEREAS, in connection with all amounts due Bank under the Notes, the Company has executed and delivered to Bank that certain Non-Titled Personal Property Security Agreement dated May 29, 1996 (the "Security Agreement") and that certain Loan Agreement dated May 27, 1997 (the "Loan Agreement"); and

WHEREAS, in connection with the Notes, Security Agreement and Loan Agreement, Guarantor has executed and delivered to Bank that certain Continuing Guaranty for Business Credit Obligations dated May 29, 1996 (the "Guaranty") (the Notes, Security Agreement, Loan Agreement and Guaranty are hereafter collectively referred to as the "Company Loan Documents"); and

WHEREAS, in connection with the issuance by the Village of Wheeling ("Issuer") of its aggregate \$2,500,000.00 principal amount Adjustable Rate Industrial Development Revenue Bonds, Series 1993 (Circuit Service, Inc. Project) (the "Bonds"), Company and Trustee have entered into a certain Reimbursement Agreement dated April 1, 1998 (the "Reimbursement Agreement") relating to the execution and delivery by Bank of a Letter of Credit (the "Letter of Credit") in connection with the issuance of the Bonds; and

WHEREAS, in connection with the execution and delivery of the Reimbursement Agreement there has also been executed and delivered to Bank (a) that certain Demand Note dated May 11, 1998 (the "Letter of Credit Note") in the original principal amount of Two Million Eight Hundred Thirty Four Thousand Five Hundred Twenty and 55/100 Dollars (\$2,834,520.55); (b) that certain Mortgage and Security Agreement ("Mortgage") dated April 1, 1998 executed by Trustee and TJM encumbering the property commonly known as 1475 South Wheeling Road, Wheeling, Illinois and legally described in Exhibit "A" attached hereto (the "Mortgaged Property") which Mortgage has been recorded on May 11, 1998 with the Recorder of Deeds of Cook County ("Recorder") as Document Number 98391356; (c) that certain Assignment of Rents and Leases ("Assignment of Rents and Leases") dated April 1, 1998 executed by Trustee and TJM encumbering the Mortgaged Property and recorded with the Recorder on May 11, 1998 as Document Number 989391357; (d) that certain Collateral Assignment of Beneficial Interest encumbering the beneficial interest in the Land Trust (the "Collateral Assignment") dated April 1, 1998 executed by TJM; (e) that certain Pledge and Security Agreement executed by Company and Land Trustee dated April 1, 1998 (the "Pledge Agreement"); (f) that certain Guaranty ("TJM Guaranty") dated April 1, 1998 executed by TJM; (g) that certain Environmental Indemnity Agreement ("Environmental Indemnity") dated April 1, 1998 executed by Trustee, Company, TJM and Guarantor; and (g) that certain Modification Agreement dated April 1, 1998 ("Modification Agreement") executed by Company, Guarantor and Bank modifying certain provisions of the Company Loan Documents; and

WHEREAS, the Revolving Note was further modified pursuant to that certain Change in Terms Agreement dated March 31, 1999 extending the maturity date thereof to March 31, 2000 and further modified by that certain Second Modification Agreement dated May 6, 1999, executed by and among the Company, Guarantor, TJM, Trustee and the Bank which was recorded on June 8, 1999 with the Recorder as document number 99548960, which increased the maximum principal amount of the Revolving Note from \$2,250,000.00 to \$2,750,000.00 and that certain Third Modification Agreement dated March 31, 2000 executed by and among the Company, Guarantor, TJM, Trustee and the Bank which was recorded on April 25, 2000 with the

UNOFFICIAL COPY

Recorder as document number 285910 which decreased the maximum principal amount of the Revolving Note from \$2,750,000.00 to \$2,500,000.00; extended the maturity date of the Revolving Note; reduced the Interest Rate payable on the Revolving Note and provided for a \$1,500,000.00 Non-Revolving Equipment Line of Credit (the "Equipment Loan") from Bank to Company, that certain Fourth Modification Agreement dated March 31, 2001 executed by and among the Company, Guarantor, TJM, Trustee and Bank which was recorded on May 9, 2001 with the Recorder as document number 0010387368 which increased the maximum principal amount of the Revolving Note from \$2,500,000 to \$2,750,000, extended the maturity date of the Revolving Note, and restated the terms of the Equipment Loan pursuant to a Restated Equipment Term Note of even date with the Fourth Modification Agreement (the "Restated Equipment Term Note"), that certain Fifth Modification Agreement dated March 31, 2002 executed by and among the Company, Guarantor, TJM, Trustee and Bank which modified certain terms of the Loan Agreement and extended the maturity date of the Revolving Note, that certain Sixth Modification Agreement dated May 31, 2002 executed by and among the Company, Guarantor, TJM, Trustee and Bank which modified certain terms of the Loan Agreement and further extended the maturity date of the Revolving Note, that certain Seventh Modification Agreement dated March 15, 2003 executed by and among the Company, Guarantor, TJM, Trustee and Bank which modified certain terms of the Loan Agreement and further extended the maturity date of the Revolving Note and that certain Eighth Modification Agreement dated May 23, 2003 executed by and among the Company, Guarantor, TJM, Trustee and Bank which increased the maximum principal amount of the Revolving Note from \$2,750,000.00 to \$3,250,000.00 and modified certain terms of the Loan Agreement (the Company Loan Documents, Reimbursement Agreement, Letter of Credit Note, Mortgage, Assignment of Rents and Leases, Collateral Assignment, Pledge Agreement, TJM Guaranty, Environmental Indemnity Agreement, Restated Equipment Term Note and hereinafter defined Eighth Restated Revolving Note are herein collectively referred to as the "Loan Documents"); and

WHEREAS, the Borrowing Parties and Bank are desirous of increasing the Revolving Note from \$3,250,000.0 to \$3,500,000.00 as well as extending the maturity date of the Revolving Note and further modifying certain terms of the Loan Documents in accordance with the terms of this Ninth Modification Agreement as hereafter set forth;

NOW, THEREFORE, in consideration of the mutual premises of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

IT IS AGREED:

1. Preambles. The preambles to this Ninth Modification Agreement are fully incorporated herein by this reference thereto with the same force and effect as though restated herein.
2. Defined Terms. To the extent not otherwise defined herein to the contrary, all capitalized terms and/or phrases used in this Ninth Modification Agreement shall have the respective meanings assigned to them in the Loan Documents.

UNOFFICIAL COPY

3. Modification and Increase of Revolving Note and Decrease of Interest Rate Based on the LIBOR Interest Rate. The Revolving Note is hereby modified to provide that the maximum principal balance thereof is hereby increased from \$3,250,000.00 to \$3,500,000.00, that the Maturity Date of the Revolving Note is hereby changed from "March 31, 2004" to "March 31, 2005" and that the LIBOR Rate Portion of the Revolving Note shall bear interest at the rate of the LIBOR Interest Rate as changing from time to time plus two hundred twenty five (225) basis points. In order to evidence said increase and modification, Company shall execute and deliver to Bank the Eighth Restated Revolving Note (the "Eighth Restated Revolving Note") attached hereto as Exhibit "B."

4. Modification of Loan Agreement. The Loan Agreement is hereby modified as follows:

(a) The term "Committed Sum" as defined therein is hereby increased from \$3,250,000.00 to \$3,500,000.00;

(b) The paragraph entitled "Tangible Net Worth" be and hereby is deleted from the Loan Agreement;

(c) The paragraphs entitled "Debt to Tangible Net Worth" and "Debt Service Coverage Ratio" are hereby restated to read:

(i) "Debt to Tangible Net Worth Ratio". Maintain a ratio of total liabilities to Tangible Net Worth, measured at the end of each fiscal quarter of Borrower, of less than 2.25 to 1.00. In determining compliance with the above Debt to Tangible Net Worth Ratio "total liabilities" shall mean the combined liabilities of Borrower and TJM Management LLC, an Illinois limited liability company ("TJM") and "Tangible Net Worth" shall mean the combined Tangible Net Worth of Borrower and TJM.

(ii) "Debt Service Coverage Ratio". Maintain a Debt Service Coverage Ratio, measured at the end of each fiscal quarter of Borrower of not less than 1.25 to 1.00. The measurement of the Debt Service Coverage Ratio shall be tested as of the end of each fiscal quarter of Borrower and calculated on a rolling twelve-month basis;

The term "Debt Service Coverage Ratio" as used above shall mean the ratio achieved by dividing (x) the sum of (i) all net earnings of Borrower and TJM after taxes plus (ii) all depreciation expense of Borrower and TJM plus (iii) all amortization expense of Borrower and TJM, plus (iv) all interest expense of Borrower and TJM, minus (v) all capital expenditures of Borrower and TJM not financed by long term debt and minus (vi) all distributions and dividends made by both Borrower and TJM by (y) the sum of (i) the current maturity of all long term debt of Borrower and TJM plus (ii) the current maturity of all long term capital leases of Borrower and TJM plus (iii) all interest expense of Borrower and TJM plus (iv) the current amount of Bonds required to be redeemed pursuant to the Reimbursement Agreement.

UNOFFICIAL COPY

5. Modification of Mortgage. The Mortgage is hereby modified to provide that the reference to the "Revolving Note" in the Mortgage shall be deemed to be a reference to the Eighth Restated Revolving Note attached hereto and incorporated into the Mortgage by this reference.

6. Modification of Guaranty. The Guaranty is hereby modified by restating the last sentence thereof to read:

"Notwithstanding anything to the contrary contained herein, the Liabilities of Guarantor under this Guaranty shall not exceed the aggregate of (a) Seven Hundred Fifty Thousand and No/100 (\$750,000.00) Dollars plus (b) all costs and expenses incurred by Bank One NA, including Bank One NA's reasonable attorneys' fees in enforcing the provisions of this Guaranty against Guarantor plus (c) interest accruing at the highest default rate under any note evidencing the Obligations on the amount described in sub-paragraph (a) hereof from the date of demand for payment by Bank One NA until payment in full by Guarantor."

7. Conditions Precedent. Bank's obligation to execute this Ninth Modification Agreement is conditioned upon Bank receiving the following documents in a form and content acceptable to Bank:

- (a) the Eighth Restated Revolving Note executed by Company;
- (b) Certificate of Good Standing for Company;
- (c) Certificate of Good Standing for TJM;
- (d) Corporate Certificate of Company with attached Corporate Resolutions;
- (e) Limited Liability Certificate for TJM with attached Members' Resolution;
- (f) payment of all costs and expenses incurred by Bank in connection with this Ninth Modification Agreement, including but not limited to recording fees and title insurance charges; and
- (g) such other documents as may reasonably be requested by Bank in order to effectuate the terms and provisions of this Ninth Modification Agreement.

8. Loan Document Modifications. All Loan Documents are hereby deemed amended and modified to provide that any and all references to the Revolving Note and Mortgage therein are hereby deemed to be references to the Eighth Restated Revolving Note and Mortgage as modified by this Ninth Modification Agreement.

9. Other Documents. At Bank's request, the Borrowing Parties hereby agree to execute and deliver promptly to Bank such other documents as Bank, in its reasonable discretion, shall deem necessary or appropriate to evidence the transactions contemplated herein and/or to perfect or otherwise secure Bank's interest in any collateral pledged under the Loan Documents.

UNOFFICIAL COPY

10. Reaffirmation. The Borrowing Parties do hereby reaffirm each and every covenant, condition, obligation and provision set forth in the Loan Documents, as modified hereby. The Borrowing Parties hereby restate and reaffirm all of the warranties and representations contained in the Loan Documents, as modified hereby, as being true and correct as of the date hereof.

11. Event of Default. The Borrowing Parties hereby acknowledge and agree that a breach by any Borrower Party of any term, provision, covenant or condition herein set forth or herein required of the Borrowing Parties to be kept or performed and which is not kept or performed pursuant to the terms hereof, shall constitute an Event of Default under the Loan Documents.

12. References. All references herein to any of the Loan Documents shall be understood to be to the Loan Documents as modified hereby. All references in any of the Loan Documents to any other one or more of the Loan Documents shall hereafter be deemed to be to such document(s) as modified hereby.

13. No Defense, Counterclaims. Each Borrowing Party hereby represents and warrants to, and covenants with, Bank that as of the date hereof, (a) each Borrowing Party has no defenses, offsets or counterclaims of any kind or nature whatsoever against Bank with respect to the Loans or any of the Loan Documents, or any action previously taken or not taken by Bank with respect thereto or with respect to any security interest, encumbrance, lien or collateral in connection therewith to secure the liabilities of each Borrowing Party, and (b) that Bank has fully performed all obligations to each Borrowing Party which it may have had or has on and of the date hereof.

14. Release. Without limiting the generality of the foregoing, each Borrowing Party, on its own behalf and on the behalf of its representatives, partners, shareholders, subsidiaries, affiliated and related entities, successors and assigns (hereinafter collectively referred to as the "Borrowing Group" and as to the Borrowing Group, each Borrowing Party represents and warrants that it has the right, power and authority to waive, release and forever discharge on behalf of the Borrowing Group, Bank and "Bank Group" as hereinafter defined) waives, releases and forever discharges Bank, and its respective partners and their respective officers, directors, subsidiaries, affiliated and related companies or entities, agents, servants, employees, shareholders, representatives, successors, assigns, attorneys, accountants, assets and properties, as the case may be (together hereinafter referred to as the "Bank Group") from and against all manner of actions, cause and causes of action, suits, debts, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, obligations, liabilities, costs, expenses, losses, damages, judgments, executions, claims and demands, of whatsoever kind or nature, in law or in equity, whether known or unknown, whether or not concealed or hidden, arising out of or relating to any matter, cause or thing whatsoever, that any of the Borrowing Group, jointly or severally, may have had, or now have or that may subsequently accrue against the Bank Group by reason of any matter or thing whatsoever arising out of or in way connected to, directly, or indirectly, the Loans and/or any of the Loan Documents through the date hereof. Each Borrowing Party acknowledges and agrees that Bank is specifically relying upon the representations, warranties, covenants and agreements contained

UNOFFICIAL COPY

herein and that such representations, warranties, covenants and agreements constitute a material inducement to enter into this Ninth Modification Agreement.

15. No Custom. This Ninth Modification Agreement shall not establish a custom or waive, limit or condition the rights and remedies of Bank under the Loan Documents, all of which rights and remedies are expressly reserved.

16. Reaffirmation of Loan Documents, No Novation. Except as may be expressly set forth herein to the contrary, the Loan Documents remain unmodified, and all other terms and conditions thereof remain in full force and effect. Notwithstanding anything to the contrary contained herein, Borrowing Parties and Bank expressly state, declare and acknowledge that this Ninth Modification Agreement is intended only to modify each Borrowing Party's continuing obligations in the manner set forth herein, and is not intended as a novation of any and all amounts presently due and owing from any Borrowing Party to Bank.

17. Captions; Counterparts. The captions used herein are for convenience of reference only and shall not be deemed to limit or affect the construction and interpretation of the terms of this Ninth Modification Agreement. This Ninth Modification Agreement may be signed in counterparts, each of which shall be deemed an original and all of which shall be deemed one Ninth Modification Agreement.

18. Choice of Law; Severability; and Consent to Jurisdiction. This Ninth Modification Agreement shall be governed and construed under the laws of the State of Illinois. If any provision of this Ninth Modification Agreement is held invalid or unenforceable, the remainder of this Ninth Modification Agreement will not be affected thereby and the provisions of this Ninth Modification Agreement shall be severable in any such instance. Each party hereto consents to the jurisdiction of any federal or state court located in Cook County, Illinois.

19. Trustee Exculpation. This Ninth Modification Agreement is executed and delivered by LASALLE BANK NATIONAL ASSOCIATION, not personally, but as Trustee as aforesaid in the exercise of the power and authority conferred upon and invested in it as such Trustee and said Trustee hereby personally warrants that it possesses full power and authority to execute and deliver the same. No personal liability shall be asserted or be enforceable against LASALLE BANK NATIONAL ASSOCIATION, because or in respect of this Ninth Modification Agreement or the making, issuance or transfer hereof (except for a breach of the warranty contained in this paragraph), all such liability, if any, being expressly waived but nothing herein contained in this paragraph shall modify or discharge the personal liability of any other party personally liable under any of the Loan Documents nor limit the enforcement of any right or remedy of Bank under any of the Loan Documents against said parties or any property or collateral pledged to Bank thereunder.

UNOFFICIAL COPY

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

CIRCUIT SERVICE, INC., an Illinois corporation

By: _____

Name: _____

Title: _____



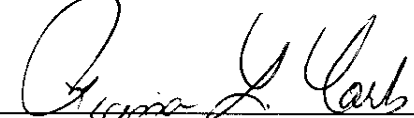
THEODORE MAU, individually

TJM MANAGEMENT LLC, an Illinois limited liability company



Theodore J. Mau, as Trustee of the Theodore J. Mau Revocable Trust, as Managing Member

BANK ONE NA as successor by merger to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, successor in interest to BANK ONE, ILLINOIS, NA

By:  _____

Name: Regina L. Carls

Title: First Vice President

LASALLE BANK NATIONAL ASSOCIATION as Successor in interest to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually, but as Trustee under Trust Agreement dated June 18, 1998 and known as Trust Number 6129-PR

By:  _____

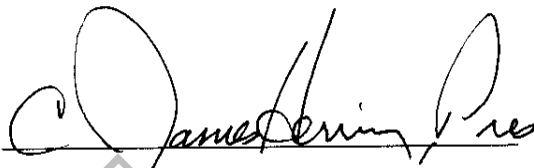
Name: Deborah Berg

Title: Vice President

UNOFFICIAL COPY

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

CIRCUIT SERVICE, INC., an Illinois corporation

By: 

Name: JAMES HERRING

Title: PRESIDENT

BANK ONE NA as successor by merger to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, successor in interest to BANK ONE, ILLINOIS, NA

By: _____

Name: _____

Title: _____

THEODORE MAU, individually

TJM MANAGEMENT LLC, an Illinois limited liability company

By: _____

Theodore J. Mau, as Trustee of the Theodore J. Mau Revocable Trust, as Managing Member

LASALLE BANK NATIONAL ASSOCIATION as Successor in interest to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually, but as Trustee under Trust Agreement dated June 18, 1998 and known as Trust Number 6129-PR

By: _____

Name: _____

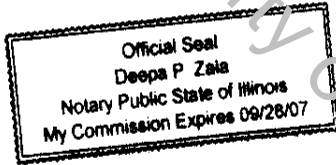
Title: _____

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF Cook) SS.

I, Deepa P. Zala, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that C. James Herring, President of CIRCUIT SERVICE, INC., 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 the said instrument as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Witness my hand and seal this 15 day of March, 2004.



Deepa P. Zala
Notary Public

My Commission Expires:

09/28/07

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF Cook) SS.

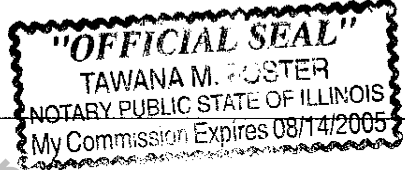
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Deborah Berg, Vice President of LASALLE BANK NATIONAL ASSOCIATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said Bank as Trustee for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of April, 2004.

Tawana M. Foster

Notary Public

My Commission Expires:



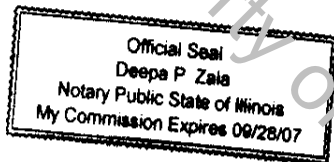
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF Cook) SS.

I, Deepa P. Zala, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that THEODORE MAU, 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 the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Witness my hand and seal this 15 day of March, 2004.



Deepa P. Zala
Notary Public

My Commission Expires:

09/28/07

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
) SS.
COUNTY OF DUPAGE)

I, GEORGIA LEE TAYLOR, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Regina Carle, FIRST VICE PRESIDENT of BANK ONE NA, 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 SHE signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Witness my hand and seal this 31 day of March, 2004.



Georgia Lee Taylor
Notary Public

My Commission Expires:

May 26, 2004

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF Cook) SS.

I, Deepa P Zala, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Theodore J. Man, a Member of TJM MANAGEMENT LLC, an Illinois limited liability company, 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 the said instrument as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

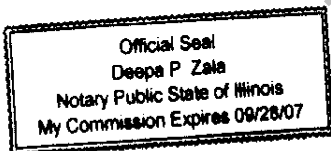
Witness my hand and seal this 15 day of March, 2004.

Deepa P. Zala

Notary Public

My Commission Expires:

09/28/07



UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 26, 27, 28 AND 29 IN FIRST ADDITION TO PALATINE EXPRESSWAY INDUSTRIAL PARK, BEING A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 27, 1970 AS DOCUMENT 2493375 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"****EIGHTH RESTATED REVOLVING NOTE**

\$3,500,000.00

March 15, 2004
Chicago, Illinois

FOR VALUE RECEIVED, the undersigned, CIRCUIT SERVICE, INC., an Illinois corporation ("Borrower"), hereby promises to pay to the order of BANK ONE NA (as successor by merger to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO and hereafter referred to as "Lender"), with its principal office and place of business located at 120 South LaSalle Street, Chicago, Illinois 60603, or any successor holder of this Note (the "Note"), at Lender's principal place of business, or such other place or places as Lender from time to time may designate in writing, the principal sum of THREE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,500,000.00), or such lesser amount as may be advanced and not repaid pursuant to the terms of the hereafter defined Loan Agreement, in lawful money of the United States of America, together with interest calculated in arrears at the Interest Rates as herein set forth (the "Interest Rates") on the unpaid principal balance hereof from time to time outstanding, and payable in installments of principal and interest, as follows:

(a) Commencing on March 31, 2004 and on the last day of each month thereafter, to and including February 28, 2005 monthly payments of interest computed at the Interest Rates as set forth in Paragraph 4 hereof; and

(b) A final payment of the full remaining principal balance hereof together with all remaining accrued interest shall be due and payable on March 31, 2005 (the "Maturity Date").

This Note is executed and delivered by Borrower to Lender in connection with that certain Loan Agreement dated May 29, 1997 executed by Borrower and Bank One, Illinois, NA, Lender's predecessor in interest and as thereafter amended and modified (the "Loan Agreement"). Unless otherwise defined herein or the context otherwise requires, capitalized terms used in this Note have the meanings in the Loan Agreement. All interest due hereunder shall be computed for the actual number of days elapsed on the basis of a year consisting of three hundred sixty (360) days. Monthly interest installments will change to reflect changes in the Interest Rates, and changes in the principal balance from time to time as provided herein. To the extent the term "prime rate" is used herein, Borrower acknowledges and agrees that the term is not intended to reflect nor does said term imply that said rate of interest is a preferred rate of interest or one offered by Lender to only its most credit-worthy customers.

Receipt of a check shall not constitute payment hereunder until such check is fully and finally honored by the bank upon which it is drawn, and any wire transfer of funds shall not constitute payment until actually credited to such bank account of Lender as Lender may from time to time designate. If Lender receives any payment due hereunder more than five (5) days after the due date thereof, then, upon Lender's request, all payments thereafter shall be made by wire transfer, cashier's or certified check.

UNOFFICIAL COPY

1. Definitions. As used in this Note, the following terms shall be defined as follows:

(i) "Prime Rate" shall mean, with respect to the portion of the principal balance hereof (the "Prime Rate Portion") which accrues interest by reference to the Prime Rate, the rate of interest announced from time to time by Lender at its principal office as its Prime Rate. Any change in the Prime Rate of Interest shall be effective as of the date announced.

(ii) "Eurocurrency Reserve Requirement" means, during any Interest Period, the daily average of the stated maximum rate (expressed as a decimal) at which reserves (including any marginal, supplemental, or emergency reserves) are required to be maintained during such Interest Period under Regulation D by the Lender against "Eurocurrency Liabilities" (as such term is used in Regulation D) but without benefit or credit or proration, exemptions, or offsets that might otherwise be available to the Lender from time to time under Regulation D. Without limiting the effect of the foregoing, the Eurocurrency Reserve Requirement shall reflect any other reserves required to be maintained by the Lender against (1) any category of liabilities that includes deposits by reference to which the LIBOR Interest Rate is to be determined; or (2) any category of extensions of credit or other assets that include loans which bear interest at the LIBOR Interest Rate.

(iii) "Interest Period" means the period commencing on the date, as the Borrower may select, pursuant to Paragraph 4, and ending on the numerically corresponding day in the first, second, or third calendar month thereafter, during which portions of the principal balance hereof (the "LIBOR Rate Portion") shall accrue interest by reference to the LIBOR Interest Rate, except that each such Interest Period that commences on the last business day of a calendar month (or on any day for which there is no numerically corresponding day in the appropriate subsequent calendar month) shall end on the last business day of the appropriate subsequent calendar month provided that no Interest Period may extend beyond the Maturity Date.

(iv) "LIBOR Interest Rate" means, with respect to each Interest Period, and LIBOR Rate Portion the rate of interest per annum determined by the Lender by dividing (a) the British Banker's Association LIBOR Rate for such Interest Period as published by said association on the day which is two London banking days proceeding the beginning of such Interest Period by (b) a percentage equal to 100 (100%) percent minus the stated maximum rate (expressed as a percentage) as prescribed by the Federal Reserve Board after the date hereof of all reserve requirements (including, without limitation, any Eurocurrency Reserve Requirements, any marginal, emergency, supplemental, special or other reserves) applicable on the first day of such Interest Period to any member bank of the Federal Reserve System in respect of Eurodollar funding or liabilities.

(v) "Regulation D" means Regulation D of the Board of Governors of the Federal Reserve System as amended or supplemented from time to time.

2. Revolving Credit. The loan evidenced by this Note is a revolving loan, and so long as no Default or Event of Default exists, Borrower may borrow, repay and reborrow amounts hereunder provided, however, that the outstanding principal balance hereof shall never exceed

UNOFFICIAL COPY

the Committed Sum. The Borrower shall give written notice executed by a duly authorized officer of any requested advance, whether said advance is to be a Prime Rate Portion or LIBOR Rate Portion, and if a LIBOR Rate Portion, the Interest Period therefore. Not later than 1:00 P.M. C.S.T. on the second business day following receipt of said notice, the Lender will make such requested advance to Borrower in immediately available funds.

3. Security for Note. The payment of this Note is secured by all security interests, liens, pledges, assignments and encumbrances concurrently herewith and/or from time to time hereafter granted by or for Borrower to Lender in connection with this Note, including, but not limited to, the liens evidenced by the Related Documents and such other instruments, documents and agreements evidencing and/or securing the payment of this Note as Borrower or any other person executes and delivers to Lender now and from time to time hereafter. (This Note, the Related Documents, the Loan Agreement and all other documents defined as the "Related Documents" in the Loan Agreement are all collectively referred to herein as the "Financing Agreements".)

4. Calculation of Interest. Contemporaneously with the execution of this Note, Borrower shall give written notice to Lender as to what amount of the then outstanding principal balance hereof shall be a LIBOR Rate Portion and what amount of the then outstanding principal balance hereof shall be a Prime Rate Portion and in connection with the LIBOR Rate Portion the duration of the Interest Period. The Borrower may elect from time to time thereafter to convert all or part of any LIBOR Rate Portion hereof into a Prime Rate Portion, to convert all or any part of any Prime Rate Portion into a LIBOR Rate Portion or to renew all or any part of a LIBOR Rate Portion by giving Lender notice at least two business days prior to the effective date of said election and in connection with said notice, specifying: (a) the amount of the outstanding LIBOR Rate Portion to be converted into a Prime Rate Portion; and (b) in the case of renewals of a LIBOR Rate Portion or a conversion of a Prime Rate Portion into a LIBOR Rate Portion, the duration of the Interest Period applicable thereto, provided that (i) the minimum principal amount of each LIBOR Rate Portion outstanding after a renewal or conversion shall be no less than \$500,000.00; (ii) LIBOR Rate Portions can be converted into Prime Rate Portions only on the last day of the Interest Period of the applicable LIBOR Rate Portion; and (iii) at any one time there can be outstanding only three (3) LIBOR Rate Portions and all LIBOR Rate Portions must be in multiples of \$500,000.00. All notices given under this paragraph shall be irrevocable and shall be given not later than 10:00 a.m. CST on the day which is not less than the number of business days specified above for such notice. If the Borrower shall fail to give the Lender the notices specified above for the renewal or conversion of any LIBOR Rate Portion prior to the end of the Interest Period with respect thereto, such LIBOR Rate Portion shall automatically be converted into a Prime Rate Portion on the last day of the Interest Period for such LIBOR Rate Portion;

The Borrower shall pay interest to the Lender on the outstanding and unpaid principal amount hereof at a rate per annum (the "Interest Rates") as follows:

- (a) For each LIBOR Rate Portion of the outstanding principal balance hereof during the Interest Period relating thereto, at a rate equal to the LIBOR Interest Rate plus two hundred twenty-five (225) basis points.

UNOFFICIAL COPY

- (b) For each Prime Rate Portion of the outstanding principal balance hereof, at a rate equal to the Prime Rate.

5. Acceleration on Default; Waivers. If any payment due under this Note or any other monies owing from Borrower to Lender hereunder or under the Financing Agreements is not paid when due or if a Default or Event of Default occurs under any of the Financing Agreements (after the expiration of any applicable grace or cure periods specifically provided for therein) (collectively referred to herein as a "Default"), then all indebtedness evidenced by this Note, together with all other monies owing hereunder by Borrower to Lender, will, at the option of Lender, be immediately due and payable in full. The acceptance by Lender of any payment, partial or otherwise, made hereunder after the time when it becomes due as herein set forth will not establish a custom or constitute a waiver by Lender of any right to enforce prompt payment thereof or a waiver of any other Default or the same Default on another occasion. BORROWER HEREBY WAIVES THE APPLICATION OF ANY AND ALL OF ITS RIGHTS AND POWERS UNDER ALL STATUTES OF LIMITATION AND SIMILAR STATUTES AND LAWS AS TO THIS NOTE. DEMAND, PRESENTMENT FOR PAYMENT, PROTEST AND NOTICE OF NON-PAYMENT AND PROTEST HEREBY ARE WAIVED BY BORROWER AND EVERY ENDORSER AND/OR GUARANTOR HEREOF.

6. Illegality. Notwithstanding any other provision in this Note, if the Lender determines that any change (subsequent to the date hereof) in any applicable law, rule, or regulation, or any change (subsequent to the date hereof) in the interpretation or administration thereof by any governmental authority, central bank, or comparable agency charged with the interpretation or administration thereof, or compliance by the Lender with any such changed request or directive (whether or not having the force of law) of any such authority, central bank, or comparable agency shall make it unlawful or impossible for the Lender to maintain or fund loans bearing interest with reference to the LIBOR Interest Rate, then upon notice to the Borrower by the Lender the outstanding principal amount of the Note, together with interest accrued thereon, shall thereafter bear interest with reference to the Prime Rate.

7. Increased Cost. The Borrower shall pay to the Lender from time to time such amounts as the Lender may determine to be necessary to compensate the Lender for any costs incurred by the Lender which the Lender determines are attributable to its making or maintaining any LIBOR Interest Rate hereunder, or any reduction in any amount receivable by the Lender under this Note in respect of any such loans or such obligation (such increases in costs and reductions in amounts receivable being herein called "Additional Costs"), resulting from any change after the date of this Note in U.S. federal, state, municipal, or foreign laws or regulations (including Regulation D and any Eurocurrency Reserve Requirements), or the adoption or making after such date of any interpretations, directives, or requirements applying to a class of banks including the Lender or under any U.S. federal, state, municipal, or any foreign laws or regulations (whether or not having the force of law) by any court or governmental or monetary authority charged with the interpretation or administration thereof ("Regulatory Change"), which: (1) changes the basis of taxation of any amounts payable to the Lender under this Note (other than taxes imposed on the overall net income of the Lender by the jurisdiction where the principal office is located); or (2) imposes new or modifies any reserve, special deposit, compulsory loan, or similar requirements relating to any extensions of credit or other assets of, or any deposits with or other liabilities of, the Lender (including any of such loans or any deposits referred to in the definition of Eurocurrency Reserve

UNOFFICIAL COPY

Requirements); or (3) imposes any other new conditions affecting this Note (or any of such extensions of credit or liabilities). The Lender will notify the Borrower in writing of any event occurring after the date of this Note which will entitle the Lender to compensation pursuant to this Paragraph 7 as promptly as practicable after it obtains knowledge thereof and determines to request such compensation. Determinations by the Lender for purposes of this Paragraph 7 of the effect of any Regulatory Change on its costs of making or maintaining amounts receivable by it and of the additional amounts required to compensate the Lender in respect of any Additional Costs, shall be conclusive, provided that such determinations are made on a reasonable basis, are not subject to manifest error and the written basis for said determinations are given to Borrower.

8. Risk-Based Capital. In the event the Lender determines that by reason of any changes subsequent to the date hereof in laws, regulations or the interpretation thereof, applicable to Lender, (1) compliance with any judicial, administrative, or other governmental interpretation of any law or regulation or (2) compliance by the Lender or any corporation controlling the Lender with any guideline or request from any central bank or other governmental authority (whether or not having the force of law) has the effect of requiring an increase in the amount of capital required or expected to be maintained by the Lender or any corporation controlling the Lender, and the Lender determines that such increase is based upon its obligations hereunder, the Borrower shall pay to the Lender such additional amount as shall be certified by the Lender to be the amount allocable to the Lender's obligations to the Borrower hereunder. The Lender will notify the Borrower in writing of any event occurring after the date of this Note that will entitle the Lender to compensation pursuant to this Paragraph 8 as promptly as practicable after it obtains knowledge thereof and determines to request such compensation. Determinations by the Lender for purposes of this Paragraph 8 of the effect of any increase in the amount of capital required to be maintained by the Lender and of the amount allocable to the Lender's obligations to the Borrower hereunder shall be conclusive, provided that such determinations are made on a reasonable basis, are not subject to manifest error and the written basis for said determinations are given to Borrower.

9. Funding Loss Indemnification. The Borrower shall pay to the Lender, upon the request of the Lender, such amount or amounts as shall be sufficient (in the reasonable opinion of the Lender) to compensate it for (a) any loss, cost or expense incurred as a result of any principal prepayment of any LIBOR Rate Portion of this Note on a date other than the last day of an Interest Period including, but not limited to, acceleration of this Note by the Lender pursuant to Paragraph 5 hereunder; and (b) any failure by the Borrower to borrow or convert, as the case may be any LIBOR Rate Portion specified in the relevant notice under Paragraph 2 and Paragraph 4 hereof.

10. Other Provisions Relating to LIBOR Rate Portions. Notwithstanding any other provision of this Note, if prior to the commencement of any Interest Period, the Lender shall determine in good faith deposits in the amount of any LIBOR Rate Portion scheduled to be outstanding during such Interest Period are not readily available to the Lender in the relevant market or, by reasons or circumstances affecting the relevant market, adequate and reasonable means do not exist for ascertaining the LIBOR Interest Rate, then Lender shall promptly give notice thereof to the Borrower and the obligations of the Lender to create, continue or affect by conversion any such LIBOR Rate Portion in such amount and for such Interest Period shall terminate until deposits in such amounts and for the Interest Period selected by the Borrower shall again be readily available in the relevant market and reasonable means exist for ascertaining the LIBOR Interest Rate. In addition, notwithstanding any other provision of this Note to the contrary, the Lender shall be

UNOFFICIAL COPY

entitled to fund and maintain its funding of all or any part of this Note in any manner it sees fit, it being understood, however that for the purpose of this Note, all the determinations hereunder (including without limitation determinations under Paragraphs 8, 9 and 10 hereof) shall be made as if the Lender had actually funded and maintained each LIBOR Rate Portion during each Interest Period applicable thereto by the purchase of deposits in the relevant market in the amount of such LIBOR Rate Portion, having a maturity corresponding to such Interest Period, and in the case of any LIBOR Rate Portion, bearing an interest rate equal to the LIBOR Interest Rate for such Interest Period.

11. Default Rate of Interest. Upon Default, including failure to pay upon the Maturity Date, Lender, at its option, may also, if permitted under applicable law, do one or both of the following: (a) increase the applicable Interest Rate on this Note 3.00 percentage points (the "Default Rate"), and (b) add any unpaid accrued interest to principal and such sum will bear interest therefrom until paid at the Interest Rate provided in this Note (including any increased rate). The Interest Rate will not exceed the maximum rate permitted by applicable law as provided in Paragraph 15 hereof.

12. Late Payment Provision. If payment is 10 days or more late, Borrower will be charged five percent (5.0%) of the regularly scheduled payment or Ten Dollars (\$10.00), whichever is greater, up to the maximum amount of Two Hundred Fifty Dollars (\$250.00) per late charge.

13. Application of Payments. Unless otherwise agreed to, in writing, or otherwise required by applicable law, payments will be applied first to accrued, unpaid interest, then to principal, and any remaining amount to any unpaid collection costs, late charges and other charges; provided, however, upon delinquency or other Default, Lender reserves the right to apply payments among principal, interest, late charges, collection costs and other charges at its discretion. All prepayments shall be applied to the indebtedness owing hereunder in such order and manner as Lender may from time to time determine in its sole discretion.

14. Fees and Expenses. If Lender employs counsel for advice with respect to the Financing Agreements to respond to any request of Borrower, including but not limited to, a request for a consent, waiver, amendment or interpretation of the Financing Agreements or to intervene, file a petition, answer, motion or other pleading in any suit or proceeding (bankruptcy or otherwise) relating to the Financing Agreements, or to attempt to collect this Note or said other monies from, or to enforce the Financing Agreements, against Borrower or any other party, then, in any such event, to the extent permitted by law all of the reasonable attorneys' paralegal fees, and expenses arising from such services, and all expenses, court costs and charges relating thereto, shall be an additional liability owing hereunder by Borrower to Lender, and bearing interest at the Default Rate, until paid in full to Lender and shall be secured by the lien evidenced by the Financing Agreements.

15. Interest Limitation. All agreements between Borrower and Lender expressly are limited so that in no contingency or event whatsoever, whether by reason of disbursement of the proceeds hereof or otherwise, shall the amount paid or agreed to be paid by Borrower to Lender for the use, detention or forbearance of the amounts to be disbursed hereunder exceed the highest lawful rate of interest permissible under the law which a court of competent jurisdiction, by a

UNOFFICIAL COPY

final non-appealable order, determines is applicable hereto ("Highest Lawful Rate"). If fulfillment of any provision herein contained at the time performance of such provision becomes due involves exceeding the Highest Lawful Rate, then ipso facto, the obligation to fulfill the same shall be reduced to such Highest Lawful Rate. If by any circumstance Lender shall ever receive as interest an amount which would exceed the Highest Lawful Rate, the amount which may be deemed excessive interest shall be applied to the principal and not to interest, or, if such excessive interest exceeds the unpaid principal under this Note, such excess shall be refunded to Borrower. All interest paid or agreed to be paid to Lender under this Note or any instrument executed in connection with this Note shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the full period until payment in full of the principal (including the period of any renewal or extension of this Note) so that the interest on this Note for such full period shall not exceed interest computed at the Highest Lawful Rate. It is Lender's intention that the performance of any provision herein never result in any payments due or paid which involve exceeding the Highest Lawful Rate. The terms and provisions of this Paragraph shall control all other terms and provisions contained herein and in the other Financing Agreements.

16. Waivers; Continued Liability. It is agreed that the granting to Borrower or any other party of an extension or extensions of time for the payment of any sum or sums due under this Note or the other Financing Agreements or for the performance of any term, provision, covenant or agreement of this Note or the other Financing Agreements, or the taking or releasing of security or Collateral for the payment of this Note or the exercising or failure to exercise of any right or power under this Note or the other Financing Agreements, shall not in any way release or affect the liability of Borrower evidenced by this Note.

17. Amendments and Modifications. This Note may not be amended or modified, nor shall any revision hereof be effective, except by an instrument in writing expressing such intention executed by Lender and directed to Borrower.

18. Confession of Judgment. Borrower hereby irrevocably authorizes and empowers any attorney-at-law to appear in any court of record and to confess judgment against Borrower for the unpaid amount of this Note as evidenced by an affidavit signed by an officer of Lender setting forth the amount then due, plus attorneys' fees as provided in this Note, plus costs of suit, and to release all errors, and waive all rights of appeal. If a copy of this Note, verified by an affidavit, shall have been filed in the proceeding, it will not be necessary to file the original as a warranty of attorney. Borrower waives the right to any stay of execution and the benefit of all exemption laws now or hereafter in effect. No single exercise of the foregoing warrant and power to confess judgment will be deemed to exhaust the power, whether or not any such exercise shall be held by any court to be invalid, voidable, or void; but the power will continue undiminished and may be exercised from time to time as Lender may elect until all amounts owing on this Note have been paid in full.

19. Dishonored Item Fee. Borrower will pay a fee to Lender of \$20.00 if Borrower makes a payment on Borrower's loan and the check or preauthorized charge with which Borrower pays is later dishonored.

UNOFFICIAL COPY

20. Right of Setoff. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Borrower grants to Lender a contractual possessory security interest in, and hereby assigns, conveys, delivers, pledges, and transfers to Lender all Borrower's right, title and interest in and to, Borrower's accounts with Lender (whether checking, savings, or any other account), including without limitation all accounts held jointly with someone else and all accounts Borrower may open in the future. Borrower authorizes Lender, to the extent permitted by applicable law, to charge or setoff all sums owing on this Note against any and all such accounts.

21. Possessory Collateral. In addition to any other collateral that may secure this Note, Borrower hereby assigns and grants a security interest in any and all other property of Borrower of every kind or description now or hereafter in possession or control of Lender, whether as collateral security or any other purpose, including, without limitation, all cash, deposits, securities, dividends, distributions, negotiable instruments and documents.

22. Choice of Law, Submission to Jurisdiction, Waiver of Venue and Consent to Service. THIS NOTE SHALL BE CONSTRUED IN ALL RESPECTS IN ACCORDANCE WITH AND GOVERNED BY THE LAWS AND DECISIONS (WITHOUT GIVING EFFECT TO THE CONFLICTS OF LAW PRINCIPLES THEREOF) OF THE STATE OF ILLINOIS. THE BORROWER (A) HEREBY IRREVOCABLY SUBMITS TO THE JURISDICTION OF ANY ILLINOIS STATE OR FEDERAL COURT SITTING IN CHICAGO, ILLINOIS OVER ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS NOTE, AND THE BORROWER HEREBY IRREVOCABLY AGREES THAT ALL CLAIMS IN RESPECT OF SUCH ACTION OR PROCEEDING MAY BE HEARD AND DETERMINED IN SUCH ILLINOIS STATE OR FEDERAL COURT, AND (B) AGREES NOT TO INSTITUTE ANY LEGAL ACTION OR PROCEEDING AGAINST THE LENDER OR THE DIRECTORS, OFFICERS, OR EMPLOYEES OF LENDER OR PROPERTY OF THE LENDER, ARISING OUT OF OR RELATING TO THIS NOTE, IN ANY COURT OTHER THAN AS HEREINABOVE SPECIFIED IN THIS SECTION. THE BORROWER HEREBY IRREVOCABLY WAIVES ANY OBJECTION IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF VENUE IN ANY ACTION OR PROCEEDING (WHETHER BROUGHT BY THE BORROWER, THE LENDER OR OTHERWISE) IN ANY COURT HEREINABOVE SPECIFIED AS WELL AS ANY RIGHT IT MAY NOW OR HEREAFTER HAVE TO REMOVE ANY SUCH ACTION OR PROCEEDING, ONCE COMMENCED, TO ANOTHER COURT ON THE GROUNDS OF FORUM NON CONVENIENS OR OTHERWISE. THE BORROWER AGREES THAT A FINAL JUDGMENT IN ANY SUCH ACTION OR PROCEEDING SHALL BE CONCLUSIVE AND MAY BE ENFORCED IN OTHER JURISDICTIONS BY SUIT ON THE JUDGMENT OR IN ANY OTHER MANNER PROVIDED BY LAW. PERSONAL SERVICE OF ANY KIND AND ALL PROCESS IS HEREBY WAIVED BY BORROWER, AND BORROWER CONSENTS THAT ALL SUCH SERVICE OF PROCESS MAY BE PROPERLY MADE IF MAILED BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, POSTAGE PREPAID, DIRECTED TO THE BORROWER AT THE ADDRESS APPEARING ON THE RECORDS OF THE LENDER IN THE MANNER PROVIDED BY APPLICABLE STATUTE, LAW, RULE OF COURT, OR OTHERWISE.

23. Jury Waiver. THE UNDERSIGNED AND LENDER (BY ITS ACCEPTANCE HEREOF) HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND

UNOFFICIAL COPY

UNCONDITIONALLY WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG THE UNDERSIGNED AND LENDER ARISING OUT OF OR IN ANY WAY RELATED TO THIS NOTE OR ANY OTHER FINANCING AGREEMENTS. THIS PROVISION IS A MATERIAL INDUCEMENT TO LENDER TO PROVIDE THE FINANCING DESCRIBED HEREIN OR IN THE OTHER FINANCING AGREEMENTS.

24. Binding Effect. Wherever the term "Borrower" is used in this Note, the term shall include (unless otherwise expressly indicated) all of Borrower's successors, and assigns, as the case may be. This Note shall be binding upon Borrower and shall inure to the benefit of Lender and its successors and assigns.

25. Severability. Any provision of this Note which is unenforceable or contrary to applicable law, the inclusion of which would affect the validity, legality or enforcement of this Note, shall be of no effect, to the extent of such prohibition or invalidity, and in such case all the remaining terms and provisions of this Note shall be fully effective, the same as though no such invalid provision had ever been included in this Note.

26. No Novation. This Note is in substitution and replacement for, but not in payment of, that certain Seventh Restated Revolving Note dated as of May 23, 2003 in the original principal amount of \$3,250,000.00 from the Borrower (the "Existing Note"). The indebtedness evidenced by the Existing Note is continuing indebtedness, and nothing herein shall be deemed to constitute a payment, settlement or novation of the Existing Note, or release or otherwise adversely affect any lien, mortgage or security interest securing such indebtedness or any rights of the Lender against any party. All amounts outstanding under the Existing Note shall be automatically transferred to, and be deemed to be outstanding under, this Note.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Note as of the day and year first above written.

CIRCUIT SERVICE, INC., an Illinois corporation

By: James Herring, Pres.
 Name: C. James Herring
 Title: President & CEO