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Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
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FIRST AMENDMENT TO MORTGAGE

Dated: November 30, 2004

Mortgagor:

Higgins & Golf, Ltd.
1000 East Golf
Hoffman Estates, IL 60194

Mortgagee:

DaimlerChrysler Services North America, LLC
27777 Franklin Road
Southfield, MI 48034

Mortgaged Property:

Common Address: 1000 East Golf, Hoffman Estates, IL 60194

Property Tax Index Nos.: 07-09-300-031-0000
07-09-300-032-0000
07-09-300-033-0000

Prepared by:

Stephen E. Dawson, Esq.
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Bloomfield Hills, MI 48304
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FIRST AMENDMENT TO MORTGAGE

THIS FIRST AMENDMENT TO MORTGAGE ("First Amendment"), made and entered into this 30th day of November, 2004, by and between HIGGINS & GOLF, LTD., an Illinois corporation, having an address at 1000 East Golf, Hoffman Estates, Illinois 60194 ("Mortgagor"), and DAIMLERCHRYSLER SERVICES NORTH AMERICA LLC, a Michigan limited liability company (successor by merger to Chrysler Credit Corporation) having its office at 27777 Inkster Road, Farmington Hills, Michigan 48334-5326 ("Mortgagee").

PRELIMINARY STATEMENT

A. WHEREAS, Mortgagee has previously given Mortgagor a construction loan in the maximum principal amount of 10,100,000 ("Original Loan") and on August 23, 2002, pursuant to the Original Loan, Mortgagor executed and delivered to Mortgagee its Construction and Permanent Loan Promissory Note ("Original Note") in the amount of Ten Million One Hundred Thousand and 00/100 Dollars (\$10,100,000.00) and a Mortgage ("Mortgage") securing the Original Note and creating a lien on certain real property and improvements located in the City of Hoffman Estates, Cook County, State of Illinois which Mortgage is recorded on August 27, 2002 as Document No. 002 0951314, Cook County Records, with respect to the property described in Exhibit A attached hereto ("Mortgaged Premises").

B. WHEREAS, Mortgagor has applied to extend the outside date for the final Construction Advance under the Original Note and has executed an Amended and Restated Construction and Permanent Loan Promissory Note of even date herewith the last installment of which is due not later than September 1, 2010.

C. WHEREAS, Mortgagor and Mortgagee desire to amend the Mortgage as provided for below in order to secure the Amended Note by the Mortgage.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, receipt whereof is hereby severally acknowledged, Mortgagor and Mortgagee hereby agree as follows:

1. The obligations secured by the Mortgage shall include the obligations of the Mortgagor under the Amended Note given to Mortgagee on even date herewith. The Amended Note and this First Amendment shall be considered a "Loan Document" as defined in the Mortgage.

2. The Mortgagor hereby acknowledges and reaffirms its grant of mortgage and security interest in the improvements, fixtures and all real and personal property located on the Mortgaged Premises as further described in the Mortgage.

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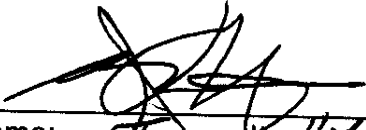
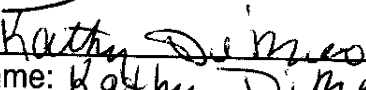
3. Mortgagor hereby acknowledges and reaffirms that the Mortgage is a valid first lien upon the Mortgaged Premises and that Mortgagor promises and agrees to fulfill all of the terms contained in the Mortgage as modified hereby.

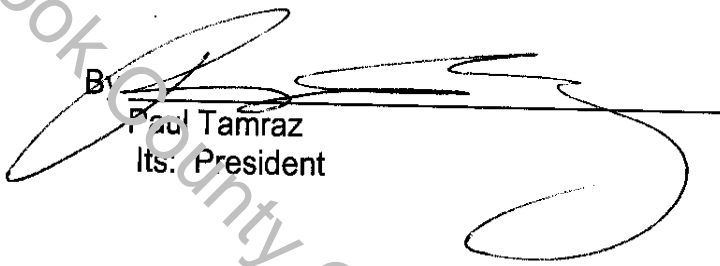
4. Nothing contained herein shall in any way impair the Original Note and the Mortgage as hereby amended, or the security now held for the indebtedness secured thereunder, or alter, waive, annul, vary or affect any provision, term, condition, or covenant therein, and as subsequently modified, except as herein provided, nor affect or impair any rights, powers, privileges, duties or remedies under the Original Note and Mortgage, it being the intent of the parties hereto that the terms and provisions thereof shall continue in full force and effect, except as specifically modified hereby.

5. This First Amendment shall be binding upon the heirs, successors and assigns of the parties hereto.

MORTGAGOR

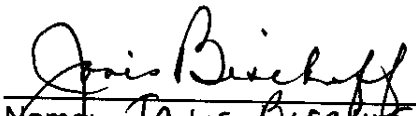
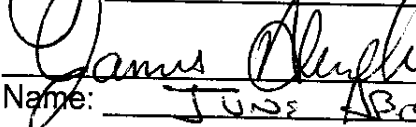
HIGGINS & GOLF, LTD., an Illinois corporation



Name: James E. Hub

Name: Kathy DiMeo

By: 
Paul Tamraz
Its: President

MORTGAGEE

DAIMLERCHRYSLER SERVICES NORTH AMERICA LLC, a Michigan limited liability company


Name: JANIS BISCHOFF

Name: JUNE ABRAH

By: 
Greg Schmid
Its: Real Estate Manager

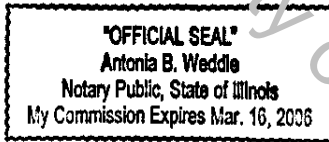
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ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, ANTONIA B. WEDDLE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Paul Tamraz, who is 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 for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of November, 2004.



Antonia B. Weddle
 Notary Public, Cook County,
 State of Illinois
 My Commission Expires: 3-16-06

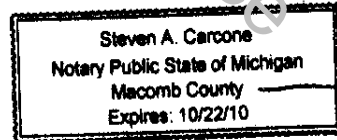
STATE OF MICHIGAN)
) SS.
 COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30th day of November, 2004, by Greg Schmid, the Real Estate Manager of DAIMLERCHRYSLER SERVICES NORTH AMERICA LLC, a Michigan limited liability company, on behalf of the company.

Greg A. Schmid
 Notary Public, Oakland County,
 Acting in Oakland County
 State of Michigan
 My Commission Expires: 10-22-10

DRAFTED BY AND WHEN
 RECORDED RETURN TO:

Stephen E. Dawson, Esq.
 Dickinson Wright PLLC
 525 N. Woodward Avenue
 P.O. Box 509
 Bloomfield Hills, MI 48304
 (810) 433-7214



acting in

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EXHIBIT A

PARCEL 1:

LOTS 1, 2 AND OUTLOT A IN DAEWOO MOTORS PLAT OF SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1999, AS DOCUMENT 99480699.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT AS CREATED BY CROSS-EASEMENT AGREEMENT RECORDED AS DOCUMENT 85003432, FOR THE BENEFIT OF PARCEL 1 IN, ON, AND OVER THE EAST 17.5 FEET OF THE SOUTH 65 FEET OF LOT 4 IN VILLAGE CENTER SUBDIVISION IN AFORESAID QUARTER SECTION FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS BETWEEN GOLF ROAD AND PARCEL 1 AFORESAID.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT AS CREATED BY INSTRUMENT RECORDED AS DOCUMENT 87044402 FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL DRIVEWAY EASEMENT AGREEMENT, IN, ON, AND OVER THE FOLLOWING DESCRIBED PARCEL FOR INGRESS AND EGRESS TO AND FROM HIGGINS ROAD:

THAT PART OF LOT 1 IN VILLAGE CENTER SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 1 WITH THE EAST LINE OF THE WEST 573.49 FEET OF SAID LOT 1; THENCE SOUTH 0 DEGREES 10 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE 55.19 FEET; THENCE NORTH 72 DEGREES 26 MINUTES 16 SECONDS WEST 32.50 FEET; THENCE NORTH 17 DEGREES 33 MINUTES 44 SECONDS EAST 52.67 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 72 DEGREES 26 MINUTES 16 SECONDS EAST ALONG THE LAST MENTIONED NORTH LINE 16.25 FEET TO THE POINT OF BEGINNING.