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Doc#: 0602403064 Fee: \$76.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2006 11:51 AM Pg: 1 of 27

DEC NCS 185 222 cng 4y8

ASSIGNMENT OF RENTS AND LEASES (Illinois)

ASSIGNOR: SANTA FE INTERESTS, LLC, a Delaware limited liability company

ASSIGNEE: CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation

27

This instrument prepared by and
after recording return to:
Michael B. Manuel, Esq.
Goldberg, Kohn, Bell, Black,
Rosenbloom & Moritz, Ltd.
55 East Monroe Street
Suite 3700
Chicago, IL 60603

Date: January 23, 2006

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ASSIGNMENT OF RENTS AND LEASES (Santa Fe Office Building) Chicago, Illinois

This ASSIGNMENT OF RENTS AND LEASES ("**this Assignment**") is made as of the 23rd day of January, 2005, by SANTA FE INTERESTS, LLC, a Delaware limited liability company ("**Borrower**") in favor of CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation ("**Lender**").

W I T N E S S E T H

WHEREAS Lender has loaned to Borrower the sum of CONNECTICUT GENERAL LIFE INSURANCE COMPANY, a Connecticut corporation evidenced by a promissory note of even date herewith, executed by Borrower in favor of Lender (including any extensions, modifications, renewals and replacements, the "**Note**"); and

WHEREAS payment of the debt evidenced by the Note is secured by a mortgage (the "**Mortgage**") of even date herewith executed by Borrower in favor of Lender encumbering real property and all of the improvements thereon in the City of Chicago, County of Cook, State of Illinois, and more particularly described in Exhibit A attached hereto (the "**Real Property**") (collectively, the Note, the Mortgage, and any other documents evidencing or securing payment of the Note are referred to herein as the "**Loan Documents**"); and

WHEREAS Lender has required an assignment of leases as additional security for payment of all sums due under the Loan Documents including, without limitation, principal, accrued and unpaid interest, any applicable prepayment fees, any late charges, any attorneys fees and any advances (collectively, the "**Indebtedness**").

NOW THEREFORE, Lender and Borrower, in consideration of the foregoing, hereby agree as follows:

ARTICLE I. ASSIGNMENT

1.1 Assignment of Leases. Borrower hereby presently, irrevocably, absolutely and unconditionally transfers, assigns and sets over unto Lender all of Borrower's right, title, and interest in and to all present and future leases, license agreements, concession agreements, lease termination agreements and other occupancy agreements of any nature, oral or written, regarding all or any part of the Real Property (collectively, the "**Leases**"), including but not limited to the leases listed on the attached Exhibit B (the "**Schedule of Leases**"), together with all modifications, supplements, extensions and renewals and replacements thereof, now existing or hereafter made, and together with any and all guaranties of the obligations of the lessees, licensees, concessionaires and occupants thereunder (collectively, the "**Lessees**"), and also together with the rights of Borrower to receive, hold and apply all bonds and security in all of said Leases provided to be furnished to the lessor thereunder, and also together with the rights of Borrower to enforce any and all of the agreements, terms, covenants and conditions in all of said Leases provided and to give notices thereunder.

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1.2 Assignment Absolute. This Assignment shall be a present, irrevocable, absolute and unconditional assignment, and shall, immediately upon execution, give Lender the right to sue for, collect and receive all rents, prepaid rents, additional rents, royalties, security deposits, damages payable upon default by tenant or other sums in any of said Leases provided to be paid to the lessor thereunder, profits, income, license fees, concession fees, lease termination fees, and other income of every kind and nature due by virtue of the Leases (collectively, the "**Rents**").

1.3 Assignment of Security Deposits. If any of the Leases provide for a security deposit paid by any Lessee to Borrower, Borrower hereby assigns its right, title and interest in and to such security deposit to Lender. Borrower, however, shall have the right to retain such security deposits so long as there has been no Event of Default hereunder, provided Lender shall not be obligated to any Lessee for any such security deposit until Lender obtains possession or control of such security deposit after an Event of Default.

ARTICLE II. LICENSE TO COLLECT

Lender grants to Borrower a revocable license to collect and apply the Rents as they respectively become due and to enforce the Leases, so long as there is no Event of Default by Borrower hereunder. Borrower hereby irrevocably authorizes and directs each of the Lessees under the Leases, upon receipt of a written notice from Lender so demanding, to pay all Rent due or which becomes due under its Lease to Lender.

ARTICLE III. WARRANTIES AND COVENANTS

3.1 Warranties of Borrower. Borrower hereby warrants and represents the following:

(a) Borrower is the sole holder of the landlord's or owner's interest under the Leases and has good right to sell, assign, transfer and set over the Leases and the Rents to Lender;

(b) Borrower has made no assignment other than this Assignment and the assignment in the Mortgage of any of Borrower's rights in any of the Leases or the Rents;

(c) There is no default by Borrower or by any Lessee under any of the Leases, or any state of facts which, with the passing of time or giving of notice or both, would constitute a default by Borrower or by any Lessee under the Leases;

(d) All of the Leases provide for Rent to be paid monthly in advance, all Rent due to date has been collected and no Rent has been collected more than one month in advance, except for security deposits collected in the ordinary course of business and as disclosed in rent roll delivered to Lender;

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(e) To Borrower's knowledge after due inquiry, no Lessee under any of the Leases has any defense, setoff or counterclaim against Borrower;

(f) The Schedule of Leases attached as Exhibit B lists all of the Leases currently in effect for the Real Property;

(g) Each of the Leases and any amendments thereto submitted by Borrower to Lender constitutes the entire agreement between the parties thereto, and there are no agreements, undertakings, representations, or warranties, either oral or written, which have not been submitted to Lender;

(h) Each of the Leases is valid, in full force and effect, and enforceable in accordance with its terms subject to bankruptcy, insolvency and other laws generally affecting creditor's rights;

(i) Except as set forth in the Schedule of Leases, no rental concession in the form of any period of free rent or any other waiver, release, reduction, discount or other alteration of the Rent due or to become due has been granted to any Lessee under the Leases for any period subsequent to the effective date of this Assignment;

(j) To Borrower's knowledge after due inquiry, no tenant or guarantor of any of the Leases is insolvent, or is subject to any bankruptcy, insolvency or reorganization proceedings, or any pending or threatened investigation, disciplinary action or other proceeding by any governmental or quasi-governmental body having the power to issue criminal or civil sanctions or penalties, or any private entity or association having the power to impose sanctions on the conduct of such party.

3.2 Covenants of Borrower. Borrower hereby covenants and agrees that Borrower shall:

(a) Fulfill, perform and observe all of the obligations of landlord under the Leases;

(b) Give prompt written notice to Lender of any default or claim of default by the Borrower or by the Lessee under any of the Leases, along with a complete copy of any written notice of such default or claim of default;

(c) Enforce, short of termination, the performance of the Leases by the Lessees;

(d) Not waive any term or condition of any of the Leases without the prior written consent of Lender;

(e) Not collect or accept Rent more than one month in advance of the time any such Rent becomes due except for security deposits collected in the ordinary course of

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business as to Leases approved by or otherwise acceptable to Lender pursuant to this Assignment;

(f) Not execute any future Leases, nor consent to the assignment of the Borrower's interest under any of the Leases or to any amendments, modifications, replacements, extensions, renewals or terminations thereof, nor consent to the subletting thereunder without the prior written consent of Lender as all Leases executed after the Closing Date must be submitted to Lender for prior written approval. Borrower shall promptly deliver to Lender a fully-executed copy of all such approved Leases. Notwithstanding the foregoing, for so long as there is no Event of Default under any of the Loan Documents, Lender shall waive its requirement to approve all Leases provided the following requirements are met ("**Approval Waiver Requirements**"):

(i) The Lease covers an area no greater than 75,000 square feet of net rentable area;

(ii) The Lease is written on a standard form of lease which Lender has previously approved in writing, with no material changes;

(iii) The length of the Lease term is not less than 1 year and no greater than 10 years, including any renewal or extension options;

(iv) The effective rent provided for over the Lease term is consistent with the then current market effective rent of comparable space in competitive properties. The schedule of rent shall not decline over the lease term, including any extension. At Lender's option, an effective rent schedule shall be provided by borrower annually for written approval by Lender;

(v) The Lease does not (i) grant the tenant any purchase option or right of first refusal to purchase all or any portion of the Real Property, (ii) grant the tenant any interest in the ownership of the Real Property or provide any incentives equivalent to an ownership interest in the Real Property, or (iii) otherwise contain terms that would cause a material impairment of Lender's security;

(vi) The Lease does not provide for the payment for tenant improvement work or leasing commissions, or the granting of any rental concessions, at any time other than at commencement of the Lease;

(vii) The Lease shall be an arms length transaction and not be to Borrower, an affiliate of Borrower, or a creditor of Borrower and the Borrower shall not assign any portion of the rental to any third party; and

(viii) The tenant shall be obligated to take possession immediately upon completion of the required improvements.

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Borrower shall promptly deliver to Lender a fully-executed copy (certified by Borrower to be true, complete and correct) of each Lease approved, or deemed approved, pursuant to this Section 3.2, together with, for each lease of 25,000 square feet or more, a Lease Estoppel Certificate and a Subordination, Non-Disturbance and Attornment Agreement ("SNDA"), each in the form each in the form previously provided to Borrower in connection with the closing of the loan secured hereby.

(g) Not execute any assignment of the landlord's interest under any of the Leases or of the Rents or any interest therein or suffer or permit such to occur by operation of law;

(h) Not permit any of the Leases to become subordinate to any lien other than the lien of the Mortgage;

(i) Not alter, modify, change, release, waive, cancel, nor terminate the terms of any guarantee of any of Lessee's obligation under any of the Leases in whole or in part without the prior written consent of Lender;

(j) Not take any action which will cause or permit the estate of any Lessees under the Leases to merge with Borrower's interest in the Real Property;

(k) Furnish to Lender, in addition to an original executed SNDA in the form as approved by Lender (but only for each lease of 75,000 square feet or more), an original estoppel, addressed to Lender, from each such tenant in form and substance satisfactory to Lender.

3.3 Covenant of Lender. Upon the payment in full of the Indebtedness this Assignment shall be terminated and released of record by Lender and shall thereupon be of no further force or effect.

ARTICLE IV. DEFAULTS; LENDER'S REMEDIES

4.1 Events of Default. Any of the following shall constitute an Event of Default hereunder:

(a) The occurrence of an Event of Default under, and as defined and described in, the Note, the Mortgage or any other of the Loan Documents;

(b) Any breach by Borrower of any covenant, agreement, or condition of this Assignment, which is not cured within thirty (30) days after written notice of the breach from Lender to Borrower, provided, however, that if the nature of such failure to perform is such that the same cannot be cured within such thirty (30) day period, there shall not be deemed to be an Event of Default if Borrower shall, within such period, commence to cure that failure to perform and thereafter diligently prosecute the cure to completion, but in no event to exceed one hundred twenty (120) days in the aggregate;

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(c) Any representation or warranty by Borrower contained in this Assignment proves to be untrue or misleading in any material respect.

4.2 Remedies. Upon an Event of Default, Lender may at any time thereafter, at its option and without notice or demand of any kind, and without regard to the adequacy of security for payment of the Indebtedness, exercise any or all of the following remedies;

- (a) Declare all of the Indebtedness immediately due and payable;
- (b) Take physical possession of the Real Property and of all books, records, documents and accounts relating to the Real Property and the Borrower's business thereon, and manage and operate the Real Property and the Borrower's business thereon without interference from Borrower, at Borrower's expense, including, without limitation, the right to rent and lease the Real Property and to hire a manager for the Real Property;
- (c) With or without taking possession of the Real Property, to collect the Rents and any other sums owing under any of the Leases, either by itself or through a receiver, the license to collect Rents given to Borrower by Lender pursuant to Article II hereof being deemed automatically revoked upon an Event of Default and Borrower hereby consenting to the appointment of a receiver upon the occurrence of an Event of Default;
- (d) In Borrower's or Lender's name, to institute any legal or equitable action which Lender, in its sole discretion, deems desirable to collect any or all of the Rents;
- (e) Perform any or all obligations of Borrower under any of the Leases or this Assignment and to take such actions as Lender deems appropriate to protect its security, including, without limitation: (i) appearing in any action or proceeding affecting any of the Leases or the Real Property; (ii) executing new leases and modifying, terminating or cancelling existing Leases; (iii) collecting, modifying and compromising any Rents payable under the Leases; (iv) enforcing any of the Leases, including, if necessary, evicting tenants; and
- (f) Any other remedies permitted to Lender under applicable law.

The foregoing remedies are in addition to any remedies afforded Lender under any other of the Loan Documents or in law or equity, by statute or otherwise, all of which rights and remedies are reserved by Lender. All of the remedies of Lender shall be cumulative and may be exercised at Lender's option concurrently or successively and the exercise or beginning of exercise by Lender of any such remedies shall not preclude the simultaneous or subsequent exercise of the same remedy or any other remedy available to Lender. No failure or delay on the part of Lender to exercise any remedy shall operate as a waiver thereof.

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4.3 Application of Proceeds. Any amounts collected by Lender hereunder shall be applied by Lender, to pay, in such order as Lender shall elect, the Indebtedness, including all principal; accrued, unpaid interest; prepayment fees; late charges; advances; and all costs and expenses, including attorneys fees, incurred by Lender in operating, protecting, preserving and realizing on Lender's interest in the Real Property including any fees incurred in the representation of Lender in any proceeding under Title 11, United States Code; and any other amount due under the Note, the Mortgage or any other of the Loan Documents.

It is understood and agreed that neither the assignment of the Rents to Lender nor the exercise by Lender of any of its rights or remedies under this Assignment shall be deemed to make Lender a "Mortgagee-in-Possession" or otherwise responsible or liable in any manner with respect to the Real Property or the use, occupancy, enjoyment or operation of all or any portion thereof, unless and until Lender, in person or agent, assumes actual possession thereof, nor shall appointment of a receiver by any court at the request of Lender or by agreement with Borrower or the entering into possession of the Real Property or any part thereof by such receiver be deemed to make Lender a "Mortgagee-in-Possession" or otherwise responsible or liable in any manner with respect to the Real Property or the use, occupancy, enjoyment or operation of all or any portion thereof.

ARTICLE V. NO LIABILITY, INDEMNIFICATION

5.1 No Liability. Nothing in this Assignment shall be construed to impose upon Lender any obligation or responsibility of Borrower, to any Lessee under any of the Leases or to any other third party, for the control, care, management or repair of the Real Property, the performance of any of the landlord's obligations under the Leases, or for any dangerous or defective condition on the Real Property.

5.2 Indemnification. Borrower shall indemnify and hold Lender harmless from and against all obligations, liabilities, losses, costs, expenses, civil fines, penalties or damages (including attorneys fees) which Lender may incur by reason of this Assignment or in connection with any of the Leases or with regard to the Real Property prior to such time as Lender takes actual physical possession of and manages and operates the Real Property after an Event of Default. Borrower shall, with counsel satisfactory to Lender, defend Lender against any claim or litigation involving Lender for the same. Should Lender incur such obligation, liability, loss, cost, expense, civil fine, penalty or damage, Borrower shall reimburse Lender upon demand. Any amount owed Lender under this provision shall bear interest at the "Default Rate" defined and described in the Note and shall be secured by the Loan Documents.

ARTICLE VI. MISCELLANEOUS

6.1 Modifications, Etc. Borrower hereby consents and agrees that Lender may at any time and from time to time, without notice to or further consent from Borrower, either with or without consideration, surrender any property or other security of any kind or

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nature whatsoever held by Lender or by any person, firm or corporation on Lender's behalf or for its account, securing the Indebtedness; substitute for any collateral so held by Lender, other collateral of like kind, or of any kind; agree to modification of the terms of the Note, the Mortgage or any other of the Loan Documents; extend or renew the Note, the Mortgage or any other of the Loan Documents for any period; grant releases, compromises and indulgences with respect to the Note, the Mortgage or any other of the Loan Documents to any person or entities now or hereafter liable thereunder or hereunder; release any guarantor or endorser of the Note, the Mortgage or any other of the Loan Documents; or take or fail to take any action of any type whatsoever; and no such action which Lender shall take or fail to take in connection with the Loan Documents, or any of them, or any security for the payment of the Indebtedness or for the performance of any obligations or undertakings of Borrower, nor any course of dealing with Borrower or any other person, shall release Borrower's obligations hereunder, affect this Assignment in any way or afford Borrower any recourse against Lender. The provisions of this Assignment shall extend and be applicable to all renewals, amendments, extensions, consolidations and modifications of the Loan Documents and the Leases, and any and all references herein to the Loan Documents or the Leases shall be deemed to include any such renewals, amendments, extensions, consolidations or modifications thereof.

6.2 Further Assurance. At any time and from time to time, upon request by Lender, Borrower will make, execute and deliver, or cause to be made, executed and delivered, to Lender and, where appropriate, cause to be recorded and/or filed and from time to time thereafter to be re-recorded and/or refiled at such time and in such offices and places as shall be deemed desirable by Lender, any and all such other and further assignments, deeds to secure debt, mortgages, deeds of trust, security agreements, financing statements, continuation statements, instruments of further assurance, certificates and other documents as may, in the opinion of Lender, be necessary or desirable in order to effectuate, complete, or perfect, or to continue and preserve (a) the obligations of Borrower under this Assignment and (b) the security interest created by this Assignment as a first and prior security interest upon the Leases and the Rents. Upon any failure by Borrower so to do, Lender may make, execute, record, file, rerecord and/or refile any and all such assignments, deeds to secure debt, mortgages, deeds of trust, security agreements, financing statements, continuation statements, instruments, certificates, and documents for and in the name of Borrower, and Borrower hereby irrevocably appoints Lender the agent and attorney in fact of Borrower so to do.

6.3 Successors and Assigns. All of the terms and conditions of this Assignment are hereby made binding upon the executors, heirs, administrators, successors and permitted assigns of both Lender and Borrower, including any trustee or debtor-in-possession appointed in any proceeding under Title 11, United States Code.

6.4 Notices. Any notice, request, demand, statement or consent made hereunder shall be in writing signed by the party giving such notice, request, demand, statement or consent, and shall be deemed to have been properly given when either delivered

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personally, delivered to a reputable overnight delivery service providing a receipt or deposited in the United States Mail, postage prepaid and registered or certified return receipt requested, at the address set forth below, or at such other address within the continental United States of America as may have theretofore been designated in writing. The effective date of any notice given as aforesaid shall be the date of personal service, one (1) business day after delivery to such overnight delivery service, or three (3) business days after being deposited in the United States Mail, whichever is applicable. For purposes hereof, the addresses are as follows:

Borrower: SANTA FE INTERESTS, LLC
 c/o University of Notre Dame
 Investment Office
 900 Grace Hall
 Notre Dame, IN 46556-5612
 Attn: Scott Malpass

with a copy to: University of Notre Dame
 203 Main Building
 Notre Dame, IN 46556
 Attn: Carol Kaesebier, Esq.

with a courtesy copy to: Mayer, Brown, Rowe & Maw LLP
 71 South Wacker Drive
 Chicago, IL 60606-4637
 Attn: John J. Gearen

Lender: Connecticut General Life Insurance Company
 c/o CIGNA Retirement & Investment
 Services
 280 Trumbull Street
 Hartford, Connecticut 06103
 Attn: Debt Asset Management, H-11-G

with a copy to: CIGNA Investment Management
 280 Trumbull Street
 Hartford, Connecticut 06103
 Attn: Real Estate Law, H-11-F

Notwithstanding the foregoing agreement to provide a courtesy copy to other parties on behalf of Borrower, such copies shall be a courtesy copy only, and failure to provide such courtesy copies shall have absolutely no effect or entitle Borrower to any remedy whatsoever. Any notice duly given to Borrower shall be effective whether or not the courtesy copy was given to Borrower's attorneys.

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6.5 Governing Law. This Assignment shall be construed, and the rights and obligations of Lender and Borrower shall be determined, in accordance with the laws of the State of Illinois.

6.6 Captions. The captions of this Assignment are inserted only for the purpose of convenience, and in no way define, limit or prescribe the scope or extent of this Assignment or any part hereof.

6.7 Exhibits. All Exhibits referred to herein and attached hereto are hereby incorporated and made a part of this Assignment.

6.8 No Oral Modifications; Amendments. No oral amendment to this Assignment shall be binding on the parties hereto. Any modification of or amendment to this Assignment must be in writing signed by both parties.

6.9 Terms. Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular and plural, as the identity of the person or persons, firm or corporation may in the context require.

6.10 Invalidity. If any provision of this Assignment shall be held invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Assignment.

6.11 Attorneys' Fees. Any reference to "attorney fees", "attorneys' fees", or "attorney's fees" in this document includes but is not limited to both the fees, charges and costs incurred by Lender through its retention of outside legal counsel and the allocable fees, costs and charges for services rendered by Lender's in-house counsel. Any reference to "attorney fees" "attorneys' fees", or "attorney's fees" shall also include but not be limited to those attorneys or legal fees, costs and charges incurred by Lender in the collection of any Indebtedness the enforcement of any obligations hereunder, the protection of the Real Property, the foreclosure of (or exercise of power under the Mortgage), the sale of the Real Property, the defense of actions arising hereunder and the collection, protection or setoff of any claim the Lender may have in a proceeding under Title 11, United States Code. Attorneys' fees provided for hereunder shall accrue whether or not Lender has provided notice of an Event of Default or of an intention to exercise its remedies for such Event of Default.

6.12 Waiver of Trial by Jury. TO THE MAXIMUM EXTENT NOW OR HEREAFTER PERMITTED BY LAW, BORROWER AND LENDER HEREBY IRREVOCABLY AS AN INDEPENDENT COVENANT WAIVE A JURY TRIAL AND THE RIGHT THERETO IN ANY ACTION OR PROCEEDING BETWEEN BORROWER AND LENDER, WHETHER HEREUNDER OR UNDER THE TERMS AND CONDITIONS OF ANY OF THE LOAN DOCUMENTS.

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6.13 Joint and Several Liability. If more than one person, corporation, partnership or other entity shall execute this Assignment, then each person and entity shall be fully liable for all obligations of Borrower hereunder, and such obligations shall be joint and several.

6.14 Nonrecourse. The nonrecourse provisions of Section 15 of the Note and Section 40 of the Mortgage are applicable to this Assignment.

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IN WITNESS WHEREOF, the Borrower has executed and delivered this Assignment of Rents and Leases as of the day and year first above written.

BORROWER:

SANTA FE INTERESTS, LLC,
a Delaware limited liability company

By: The University of Notre Dame du
Lac, an Indiana not-for-profit
corporation, its sole member

By: *Scott C. Malpass*
Name: Scott C. Malpass
Title: Vice President & Chief Investment Officer

By: *Carol C. Kaesebier*
Name: Carol C. Kaesebier
Title: Vice President & General Counsel

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ACKNOWLEDGMENT

STATE OF Indiana)
) SS
 COUNTY OF Saint Joseph)

I, Barbara J. Robinson, a Notary Public in and for and residing in said County and State, do hereby certify that Scott C. Malpass, the Vice President & Chief Investment Officer of The University of Notre Dame du Lac, which is the sole member of Santa Fe Interests, LLC, a Delaware 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 said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of January, 2006.


 Notary Public

My Commission Expires:

August 11, 2010

BARRBARA J. ROBINSON
 Notary Public, State of Indiana
 County of St. Joseph
 My Commission Expires Aug. 11, 2010

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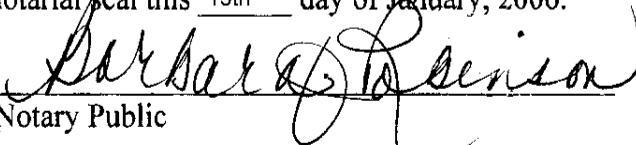
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ACKNOWLEDGMENT

STATE OF Indiana)
) SS
 COUNTY OF Saint Joseph)

I, Barbara J. Robinson, a Notary Public in and for and residing in said County and State, do hereby certify that Carol C. Kaesebier, the Vice President & General Counsel of The University of Notre Dame du Lac, which is the sole member of Santa Fe Interests, LLC, a Delaware 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 said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of January, 2006.


 Notary Public

My Commission Expires:

August 11, 2010

BARBARA J. ROBINSON
 Notary Public, State of Indiana
 County of St. Joseph
 My Commission Expires Aug. 11, 2010

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EXHIBIT A

TO

ASSIGNMENT OF RENTS AND LEASES

Description of Real Property

THE SOUTH 15 FEET OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND ALL OF LOT 9 IN BLOCK 5 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 224 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS

PIN: 17-15-105-013-0000

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EXHIBIT B

TO

ASSIGNMENT OF RENTS AND LEASES

Schedule of Leases

[See attached]

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User: MANAGER

U.S. EQUITIES ASSET MANAGEMENT, LLC

Page: 2

Print Date: 1/20/2006 11:26:17AM

COMMERCIAL RENT REPORT
REPORT DATE FROM 12/21/2005 TO 1/20/2006

PROPERTY: U.S. EQUITIES REALTY AS TRUSTEE

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE MONTH	SQ FT/YR	REAL ESTATE TAX SQ FT/YR	MONTHLY	CPI EXPENSE SQ FT/YR	GROSS RENTS SQ FT/YR	TOTAL					
																	MONTH	MONTH	MONTH	MONTH	
FABRLE GALLERY	224-103-CU	1,575	12/01/1988	1/30/2008	5,005.58	60,066.96	38.14	12/01/2005	4,856.25	1,045.00	7.96	1,076.00	8.20	0.00	0.00	54.30	7,126.58				
								12/01/2006	4,987.50												
								10/01/2004	5,118.55												
CHICAGO ARCHITECTURE FOR	224-104-CU	795	02/01/2002	3/31/2011	3,873.63	46,476.56	58.46	04/01/2005	3,873.03	583.60	7.55	398.00	6.01	0.00	0.00	75.02	4,271.03				
								04/01/2006	3,989.23												
								04/01/2008	4,108.90												
								04/01/2008	4,232.17												
								04/01/2008	4,356.13												
CHICAGO ARCHITECTURE FOR	224-105-CU	795	04/01/1998	3/31/2011	2,835.02	34,020.24	42.79	04/01/2005	2,835.02	5,431.00	81.98	4,217.00	65.16	0.00	0.00	189.93	13,583.02				
								04/01/2006	2,905.89												
								04/01/2007	2,978.54												
								04/01/2008	3,052.80												
								04/01/2009	3,129.65												
CHICAGO ARCHITECTURE FOR	224-106-CU	1,392	03/01/1992	3/31/2011	4,563.64	54,863.68	42.79	04/01/2005	4,563.64	0.00	0.00	0.00	0.00	0.00	42.79	4,963.64					
								04/01/2006	4,687.75												
								04/01/2007	4,811.86												
								04/01/2008	4,935.97												
								04/01/2009	5,060.08												
CORNER BAKERY	224-108-CU	2,918	02/25/1987	2/24/2007	9,958.75	119,631.00	41.00	05/01/2004	8,754.06	1,937.00	7.97	1,403.00	5.77	0.00	34.73	13,368.25					
								03/01/2004	9,652.25												
CHICAGO ARCHITECTURE FOR	224-110-CU	1,832	05/01/1991	3/31/2011	6,850.45	70,770.12	38.61	04/01/2005	6,845.69	0.00	0.00	0.00	0.00	0.00	38.63	3,897.51					
								04/01/2006	6,969.74												
								04/01/2007	7,093.84												
								04/01/2008	7,217.94												
								04/01/2009	7,342.04												

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COMMERCIAL RENT REPORT
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PROPERTY: U.S.EQUITIES REALTY AS TRUSTEE

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM		UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE MONTH	SQ FT/YR	REAL ESTATE TAX SQ FT/YR	MONTH	CPI EXPENSE MONTH	SQ FT/YR	GROSS RENTS SQ FT/YR	TOTAL
			FROM	TO													
EMER STAHL KLEVORARSOL 224-1102-CU																	
	23,812	08/01/2002	6/30/2009	44,633.17	523,692.60	21.99	04/01/2004	4,792.50	9,171.00	9.66	11,415.00	5.75	0.00	0.00	0.00	37.41	74,227.00
							01/01/2005	8,696.50									
							01/01/2006	9,086.97									
							01/01/2007	9,679.83									
							01/01/2008	1,671.00									
							01/01/2008	42,663.17									
							09/01/2008	154.00									
							09/01/2005	3,034.83	793.00	7.59	569.00	3.49	0.00	0.00	0.00	43.83	4,246.83
							09/01/2006	3,104.33									
							09/01/2006	3,173.83									
							04/01/2005	3,285.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.51	5,906.73
							04/01/2007	3,451.21									
							04/01/2008	5,944.39									
							04/01/2009	6,094.44									
							04/01/2010	6,244.49									
							10/01/2005	2,680.06									
							10/01/2006	2,761.17									
							10/01/2007	2,844.38									
							04/01/2008	2,844.38									
							04/01/2009	2,929.17									
							04/01/2010	3,017.04									
*** VACANT ***	224-1200-CU	14,447			0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-1245-CU	0			0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-1356-CU	0			0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-1266-CU	0			0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HENNEMAN RAUFHEISEN & ASS	224-1275-CU	4,720	08/01/1999	7/31/2009	7,119.00	84,960.00	18.00	08/01/2005	7,050.00	3,833.60	9.80	2,269.00	5.77	0.00	0.00	33.56	13,292.00
*** VACANT ***	224-1275-CU	4,221			0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-1406-CU	15,209			0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FTYR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE		REAL ESTATE TAX		CPH EXPENSE		GROSS RENTS		
										MONTH	SQ FTYR	MONTH	SQ FTYR	MONTH	SQ FTYR	MONTH	SQ FTYR	MONTH
VOA ASSOCIATES, INC.	224-1320-CU	1,786	05/01/2001	8/31/2009	2,530.17	30,362.04	17.00	09/01/2005	2,530.17	1,443.60	9.70	859.00	5.77	0.00	0.00	0.00	32.47	4,832.17
*** VACANT ***	224-1350-CU	6			0.00	0.00	0.00	09/01/2005	2,506.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VOA ASSOCIATES, INC.	224-1390-CU	6,209	07/01/1993	8/31/2009	0.00	0.00	0.00	09/01/2005	2,679.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VOA ASSOCIATES, INC.	224-1400-CU	19,340	07/01/1990	8/31/2009	41,021.36	496,962.80	25.39	09/01/2005	40,561.42	23,657.63	14.68	14,087.00	8.74	0.00	0.00	0.00	48.81	78,657.55
VOA ASSOCIATES, INC.	224-1401-CU	3,084	07/01/1992	8/31/2009	0.00	0.00	0.00	09/01/2005	41,736.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-1500-CU	23,376			0.00	0.00	0.00	09/01/2005	44,949.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LADAS & PARRY LLP	224-1600-CU	22,154	05/01/2005	11/30/2017	20,307.83	241,653.96	11.00	12/01/2005	20,307.83	17,188.00	9.31	10,449.00	5.06	0.00	0.00	0.00	25.97	47,941.83
								12/01/2006	21,270.92									
								12/01/2007	22,154.00									
								12/01/2008	23,077.08									
								12/01/2009	24,000.12									
								12/01/2010	24,923.25									
								12/01/2011	25,846.34									
								12/01/2012	26,769.42									
								12/01/2013	27,692.50									
								12/01/2014	28,615.58									
								12/01/2015	29,538.67									
								12/01/2016	30,461.75									

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COMMERCIAL RENT REPORT
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PROPERTY: U.S. EQUITIES REALTY AS TRUSTEE

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PROBATED RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE		REAL ESTATE TAX		CPI EXPENSE		GROSS RENTS		
										MONTH	SQ FT/YR	MONTH	SQ FT/YR	MONTH	SQ FT/YR	MONTH	SQ FT/YR	MONTH
LOHAN CAPRILE GOETTISCH A	224-1700A-CU	402	02/01/2005	12/31/2012	652.58	7,638.00	19.00	06/01/2005	636.50	322.94	9.64	183.91	5.49	0.00	0.00	0.00	34.70	63,171.67
		21,848	12/20/2002	12/31/2012	36,365.98	415,112.04	19.00	01/01/2006	34,592.67	17,913.09	9.84	10,566.00	5.86	0.00	0.00	0.00	34.70	63,171.67
								01/01/2006	55,486.59									
								01/01/2007	36,340.51									
								01/01/2008	37,256.84									
								01/01/2009	38,179.38									
								01/01/2010	39,144.33									
								01/01/2011	40,109.29									
								01/01/2012	41,128.86									
LOHAN CAPRILE GOETTISCH A	224-1700A-CU	402	02/01/2005	12/31/2012	652.58	7,638.00	19.00	06/01/2005	636.50	322.94	9.64	183.91	5.49	0.00	0.00	0.00	34.70	63,171.67
								01/01/2006	652.58									
								01/01/2007	668.66									
								01/01/2008	685.41									
								01/01/2009	702.50									
								01/01/2010	720.25									
								01/01/2011	738.01									
								01/01/2012	756.77									
*** VACANT ***	224-1809-CU	3,337			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BURLINGTONS NORTHERN & S/	224-2004-CU	1,987	04/01/1995	12/31/2007	2,626.92	34,784.04	32.00	01/01/2005	2,898.67	53.00	0.89	194.00	2.14	0.00	0.00	0.00	34.73	3,145.67
								01/01/2006	2,626.92									
								01/01/2007	2,672.21									
THOMAS P. GOHAGAN & COME	224-229-CU	8,952	05/01/1991	12/31/2007	12,750.65	148,531.40	16.89	01/01/2005	12,032.98	7,595.00	10.18	4,473.00	6.00	0.00	0.00	0.00	32.27	24,445.65
								01/01/2006	12,495.98									
								01/01/2007	12,778.98									
								08/01/1994	97.50									
								07/01/2003	247.17									
HARDING ASSOCIATES ARCHT	224-245-CU	2,643	12/01/1998	11/30/2006	1,421.88	17,062.36	6.50	12/01/2005	1,421.86	2,143.00	9.80	1,262.00	5.77	0.00	0.00	0.00	32.07	4,826.88
NAT'L ACAD ARTS AND SCIEN	224-251-CU	2,698	07/01/1998	12/31/2007	3,808.68	45,704.16	16.94	07/01/2005	3,808.68	2,006.00	9.79	1,206.00	5.76	0.00	0.00	0.00	32.49	7,304.68
								07/01/2006	4,040.26									
GOHAGAN & COMPANY	224-286-CU	820	08/09/1997	12/31/2007	1,139.38	13,225.64	16.13	01/01/2005	1,102.22	696.00	10.19	410.00	6.00	0.00	0.00	0.00	32.12	2,208.22
								01/01/2006	1,136.38									
								01/01/2007	1,170.55									

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OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE		REAL ESTATE TAX		CPI EXPENSE		GROSS RENTS SQ FT/YR	TOTAL
										MONTH	SQ FT/YR	MONTH	SQ FT/YR	MONTH	SQ FT/YR		
THOMAS P. GOHAGAN & CO	224-564-CU	820	06/01/1998	12/31/2007	1,136.38	13,226.64	16.13	01/01/2005	1,102.22	696.00	10.19	410.00	6.00	0.00	0.00	32.32	2,208.22
THOMAS P. GOHAGEN & CO	224-566-CU	1,569	01/01/2001	12/31/2007	2,692.00	24,318.36	15.50	01/01/2005	2,025.53	1,232.00	10.19	785.00	6.00	0.00	0.00	31.99	4,143.53
KINJOY, TAREN, GERRAUGHTY & P	224-568-CU	2,077	08/07/1998	7/31/2008	3,587.72	43,052.64	14.46	08/01/2005	3,427.84	2,429.00	9.79	1,451.00	5.77	0.00	0.00	30.02	7,447.72
NEWARK MIDWEST REGION	224-320-CU	7,461	07/01/2004	3/31/2006	1,976.14	22,203.00	3.00	08/01/2005	1,850.25	5,959.00	9.66	3,548.00	5.75	0.00	0.00	18.41	11,357.25
VARGA, BERGER, LEDSKY & H	224-350-CU	6,107	03/15/1996	12/31/2008	4,134.33	45,802.56	7.50	01/01/2005	3,816.88	4,867.00	9.80	2,036.00	5.77	0.00	0.00	23.05	13,757.88
EIMER STAHL-KLEVORN-MTM	224-368-CU	3,834	03/15/2004	12/31/2005	0.00	0.00	0.00	07/01/2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-380-CU	648			0.00	0.00	0.00	07/01/2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CHICAGO LIBRARY SYSTEM	224-400-CU	3,052	07/01/1995	6/30/2007	3,317.17	39,866.04	13.00	07/01/2005	3,317.17	2,499.00	9.79	2,028.00	7.05	0.00	0.00	30.74	7,844.17
OFFICE OF THE BUILDING	224-420-CU	2,052	01/01/2001	12/31/2005	0.00	0.00	0.00	07/01/2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-428-CU	1,824			0.00	0.00	0.00	07/01/2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CHICAGO ARCHITECTURE FOR	224-430-CU	3,995	08/01/2001	3/31/2011	5,992.50	71,919.00	18.00	04/01/2005	5,992.50	3,077.00	9.24	1,921.00	5.77	0.00	0.00	33.01	10,990.50

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OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PRORATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE MONTH	OPERATING EXPENSE SQ FT/YR	REAL ESTATE TAX MONTH	REAL ESTATE TAX SQ FT/YR	CPI EXPENSE MONTH	CPI EXPENSE SQ FT/YR	GROSS RENTS TOTAL	
INSTITUTIONAL PROJECT MAN	224-445-CU	1,972	12/01/2003	12/31/2008	1,396.83	15,776.04	8.00	01/01/2005	1,314.87	1,597.60	9.72	940.00	5.72	0.00	0.00	23.44	3,851.67
								01/01/2006	1,396.83								
								01/01/2007	1,479.80								
								01/01/2008	1,562.17								
SOM - Swing Space	224-445-CU	3,503	05/01/2005	3/31/2006	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AMERICAN REPROGRAMMICS (224-545-CU	1,114	12/01/2002	11/30/2005	1,299.67	15,566.04	14.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.00	1,299.67
DIGITAL IMAGING RESOURCE	224-475-CU	2,687	04/01/2005	4/30/2010	2,465.88	29,591.76	10.25	04-01/2005	2,465.98	2,220.58	9.23	1,322.92	5.50	0.00	0.00	24.98	6,008.58
								07/01/2005	2,586.27								
								05/01/2007	2,706.56								
								05/01/2008	2,836.85								
								12/01/2008	2,987.15								
*** VACANT ***	224-476-CU	1,385			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LADAS & PARRY STORAGE	224-483-CU	680	03/01/1995	11/30/2007	\$61.33	10,335.96	15.20	12/01/2005	\$61.33	0.66	0.00	0.00	0.00	0.00	0.00	15.20	\$61.33
								12/01/2005	\$87.40								
SOM - SWING SPACE	224-500-CU	10,237	11/01/2004	3/31/2006	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-540-CU	0			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-545-CU	0			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SKIDMORE, OWINGS & MERRI	224-550-CU	12,915	09/01/1995	3/31/2017	15,658.67	87,267.56	14.86	10/01/2005	15,605.63	9,930.00	9.23	5,914.00	5.50	0.00	0.00	29.22	31,446.63
								10/01/2006	16,143.75								
								10/01/2007	16,681.88								
								10/01/2008	17,220.00								
								10/01/2009	17,758.13								
								10/01/2010	18,296.25								
								10/01/2011	18,834.38								
								10/01/2012	19,372.50								
								10/01/2013	19,910.63								
								10/01/2014	20,448.75								
								10/01/2015	20,986.88								
								10/01/2016	21,525.00								

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*** VACANT ***	224-570-CU	0			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-580-CU	0			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** VACANT ***	224-600-CU	0.495			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MARTIN PARTNERS, L.L.C.	224-620-CU	3,879	02/23/1996	03/1/2009	3,394.13	40,729.55	10.50	06/01/2005	3,394.13	3,016.90	9.13	1,776.69	5.49	0.00	0.00	8,186.13
*** VACANT ***	224-640-CU	2,161			0.00	0.00	0.00	06/01/2006	3,555.75							
SOM-SWING SPACE	224-660-CU	6,105			0.00	0.00	0.00	06/01/2006	3,717.38							
CHICAGO LIBRARY SYSTEM	224-680-CU	3,326	09/01/1997	03/30/2007	3,672.66	44,069.32	13.25	07/01/2005	3,672.46	2,713.00	9.80	2,292.00	7.94	0.00	0.00	8,589.46
*** VACANT ***	224-690-CU	629			0.00	0.00	0.00	07/01/2006	3,817.04							
*** VACANT ***	224-700-CU	23,149			0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFFICE OF THE CHAPTER 13	224-800-CU	14,993	07/01/1992	03/30/2008	24,224.62	205,096.24	19.98	07/01/2005	23,838.87	12,306.00	9.84	7,324.00	5.86	0.00	34.79	43,462.87
SOM - SWING SPACE	224-840-CU	5,989	11/01/2004	13/1/2006	0.00	0.00	0.00	07/01/2007	23,988.29							
FEDERAL EXPRESS	224-860-CU	0	03/01/1994	12/31/2005	83.33	999.96	0.00	02/01/2006	83.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UNITED PARCEL SERVICE	224-881-CU	0	01/01/1995	12/31/2005	100.00	1,200.00	0.00	11/01/2004	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
AIRBORNE EXPRESS	224-882-CU	0	12/01/1996	12/1/2005	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ETMARK	224-883-CU	0	03/01/1998	12/1/2005	100.00	1,200.00	0.00	06/01/1998	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00

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U.S. EQUITIES ASSET MANAGEMENT, LLC

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COMMERCIAL RENT REPORT
 REPORT DATE FROM 12/31/2005 TO 1/20/2006

PROPERTY: U.S. EQUITIES REALTY AS TRUSTEE

OCCUPANT NAME	UNIT REFERENCE NUMBER	SQUARE FEET	LEASE TERM FROM	LEASE TERM TO	UNIT INFO BASE RENT	PROBATED BASE RENT ANNUAL	RENT PER SQ FT/YR	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPER. MNG. EXPENSE MONTH	REAL ESTATE TAX SQ FT/YR	CPI EXPENSE MONTH	GROSS RENTS SQ FT/YR	TOTAL		
															MONTH	MONTH
SKIDMORE, OWINGS, & MERRILL	224-096-CU	22,370	03/28/1992	3/31/2017	27,272.08	327,264.96	14.50	10/01/2005	27,272.08	14,988.00	11.08	0.00	0.00	83,099.08		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2006	28,211.50	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2007	29,152.92	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	1,633			0.00	0.00	0.00	10/01/2008	30,093.34	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2009	31,033.76	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2010	31,974.17	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2011	32,914.58	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2012	33,855.00	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2013	34,795.42	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2014	35,735.83	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2015	36,676.25	0.00	0.00	0.00	0.00	0.00		
*** VACANT ***	224-098-CU	0			0.00	0.00	0.00	10/01/2016	37,616.67	0.00	0.00	0.00	0.00	0.00		
PROPERTY TOTALS										194,624.52	6.15	119,542.93	3.7%	0.00	21.81	664,561.87

Total Occupied Square Feet : 261,094
 Total Vacant Square Feet : 98,533

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COMMERCIAL RENT REPORT
 REPORT DATE FROM 12/21/2005 TO 1/20/2006

GRAND TOTALS FOR ALL THE PROPERTIES

OCCUPANT NAME	UNIT REFERENCE NUMBER	LEASE TERM FROM	LEASE TERM TO	UNIT INFO	PROBATED BASE RENT	PROBATED RENT SQ FT/YR	ANNUAL	BASE RENT INCREASE DATE	BASE RENT INCREASE AMOUNT	OPERATING EXPENSE MONTH	REAL ESTATE TAX SQ FT/YR	CPI EXPENSE MONTH	GROSS RENTS SQ FT/YR	TOTAL		
				357,219.24	4,204,733.04	0.00				14,624.52	6.15	119,542.93	3.78	0.00	21.01	664,561.87

GRAND TOTALS

Total Occupied Square Feet :

379,617

Total Vacant Square Feet :

281,094

98,523

Property of Cook County Clerk's Office

First American Title