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This document prepared by
and when recorded mail to:

LAW OFFICES OF
NEAL M. GOLDBERG
39 S. LASALLE ST.
SUITE 1200
CHICAGO, IL 60603

8653/0063 04 001 Page 1 of 9
1999-10-28 09:03:27
Cook County Recorder 37.00



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7810

This Space for Recorder's Use Only

COLLATERAL ASSIGNMENT OF LEASE

gm

For good and valuable consideration, NANTA BURANAKANCHANA, as Assignee of 540 LAKE SHORE VENTURE, an Illinois limited partnership, as Beneficiary of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement known as Trust No. 55149, c/o THE HABITAT COMPANY ("Assignor"), does hereby assign, set over and transfer unto SUCCESS NATIONAL BANK, a National Banking association ("Bank"), for security purposes, any and all interest that Assignor has or may acquire pursuant to a certain Industrial Loft Lease (hereinafter referred to as "Lease") dated June 16, 1993, by and between NANTA BURANAKANCHANA, as Assignee of 540 LAKE SHORE VENTURE, an Illinois limited partnership, as Beneficiary of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement known as Trust No. 55149, c/o THE HABITAT COMPANY, as Lessor, and MAY WEBER/THE MAY WEBER FOUNDATION, as Lessee, as well as any and all extensions, amendments, agreements, options, addendum and/or renewals thereof. That said Lease is for the property commonly known as Unit S7, 540 North Lake Shore Drive, Chicago, Cook County, Illinois, the legal description of which is attached hereto and made a part hereto as Exhibit "A."

That this Assignment is accepted by SUCCESS NATIONAL BANK for collateral purposes only, and SUCCESS NATIONAL BANK, under the terms hereof, assumes no responsibility or liability for any of the obligations and responsibilities set forth under said Lease.

BOX 333-CTI

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That this Assignment is given as further consideration for an extension of credit by SUCCESS NATIONAL BANK to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated August 15, 1997 and known as Trust No. 123256-01 and NANTA BURANAKANCHANA, as represented by a certain Promissory Note bearing even date in the amount of ONE MILLION AND 00/100THS DOLLARS (\$1,000,000.00) and any and all renewals, modifications or extensions thereof, and same is hypothecated as additional security for said loan. Furthermore, said Assignment shall stand as additional security for the full and prompt payment to SUCCESS NATIONAL BANK at maturity and at all times thereafter for any and all indebtedness, obligations and liabilities of every kind and nature of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated August 15, 1997 and known as Trust No. 123256-01 and NANTA BURANAKANCHANA, to SUCCESS NATIONAL BANK, howsoever evidenced, whether now existing or hereafter created or arising, whether direct or indirect, absolute or contingent, or joint or several, and howsoever owned, held or acquired, whether through discount, overdraft, purchase, direct loan or as collateral or otherwise.

That AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated August 15, 1997 and known as Trust No. 123256-01 and NANTA BURANAKANCHANA do hereby represent and warrant that pursuant to the terms of the Lease, that all payments are current and that there has been no default pursuant thereto. That AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated August 15, 1997 and known as Trust No. 123256-01 and NANTA BURANAKANCHANA do further represent and warrant that said Lease has not been assigned or pledged by them as collateral security for any other indebtedness and that they are hereby authorized and not prohibited from pledging the same as collateral.

That a copy of said Lease and any and all amendments, agreements, addendum and/or options thereto, is attached hereto and made a part hereof as Exhibit "B."

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ASSIGNORS:

COLLATERAL ASSIGNEE:

NANTA BURANAKANCHANA,
as Assignee of 540 LAKE SHORE
VENTURE, an Illinois limited partnership,
as Beneficiary of AMERICAN
NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, as Trustee
under Trust Agreement known
as Trust No. 55149, c/o THE
HABITAT COMPANY

SUCCESS NATIONAL BANK
a National Banking Association

BY: Regina M. Him, AWA

BY: Nanta Buranakanchana
NANTA BURANAKANCHANA

AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO,
as Trustee under Trust Agreement
dated August 15, 1997 and known as
Trust No. 123256-01

BY: David Rosefield
ITS: ASSISTANT VICE PRESIDENT

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

ATTEST: Attestation not required by American National Bank and Trust Company of Chicago Bylaws

ITS: _____

Nanta Buranakanchana
NANTA BURANAKANCHANA

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LEGAL DESCRIPTION

PARCEL 1:

(2ND FLOOR AND ABOVE) THE NORTH 29.51 FEET OF THE SOUTH 36.72 FEET OF THE WEST 51.04 FEET TOGETHER WITH THE SOUTH 7.21 FEET OF THE WEST 45.39 FEET OF LOT 29 LYING ABOVE A VERTICAL PLANE HAVING AN ELEVATION OF +27.06 FEET CHICAGO CITY DATUM IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

(1ST FLOOR AND BELOW) LOT 29 (EXCEPT THE EAST 19.00 FEET TAKEN FOR WIDENING LAKE SHORE DRIVE) LYING BELOW A VERTICAL PLANE HAVING AN ELEVATION OF +27.06 FEET CHICAGO CITY DATUM ALSO EXCEPTING THE NORTH 18.78 FEET OF THE SOUTH 20.50 FEET OF THE EAST 20.80 FEET OF THE WEST 73.34 FEET LYING ABOVE A VERTICAL PLANE HAVING AN ELEVATION OF +13.65 FEET CHICAGO DATUM IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 2, 31, AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

(2ND FLOOR & ABOVE) THE SOUTH 36.75 FEET OF THE EAST 63.78 FEET TOGETHER WITH THE SOUTH 36.70 FEET OF THE WEST 64.12 FEET (EXCEPT THE NORTH 23.20 FEET OF THE SOUTH 36.70 FEET OF THE WEST 56.00 FEET, AND ALSO EXCEPTING THE SOUTH 13.50 FEET OF THE WEST 60.00 FEET) OF LOT 30 LYING ABOVE A VERTICAL PLANE HAVING AN ELEVATION OF +26.06 FEET CHICAGO CITY DATUM IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 21 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

(1ST FLOOR) LOT 30 (EXCEPT THE NORTH 23.20 FEET OF THE SOUTH 36.70 FEET OF THE WEST 56.00 FEET ALSO EXCEPTING THE SOUTH 13.50 FEET OF THE WEST 60.00 FEET, AND ALSO, EXCEPTING THE WEST 34.70 FEET OF THE EAST 35.75 FEET OF THE NORTH 72.28 FEET (EXCEPT THE WEST 19.25 FEET OF THE SOUTH 9.74 FEET THEREOF) LYING ABOVE A VERTICAL PLANE HAVING A LOWER ELEVATION OF +13.54 FEET CHICAGO CITY DATUM AND LYING BELOW A VERTICAL PLANE HAVING AN UPPER ELEVATION OF +27.06 FEET CHICAGO CITY DATUM IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

(EASEMENT LEVEL) THE SOUTH 36.75 FEET OF THE EAST 63.78 FEET, ALSO SOUTH 36.70 FEET OF THE WEST 64.12 FEET (EXCEPT THE NORTH 23.20 FEET OF THE SOUTH 36.70 FEET

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OF THE WEST 56.00 FEET, ALSO EXCEPTING THE SOUTH 13.50 FEET OF THE WEST 60.00 FEET) LYING ABOVE A VERTICAL PLANE HAVING A LOWER ELEVATION OF +4.05 FEET CHICAGO CITY DATUM AND LYING BELOW A VERTICAL PLANE HAVING AN UPPER ELEVATION OF +13.54 FEET CHICAGO CITY DATUM TOGETHER WITH THE WEST 18.00 FEET OF , T NORTH 72.30 FEET LYING ABOVE A VERTICAL PLANE HAVING A LOWER ELEVATION OF +10.97 FEET CHICAGO CITY DATUM AND BELOW A VERTICAL PLANE HAVING AN UPPER ELEVATION OF +13.54 FEET CHICAGO CITY DATUM OF LOT 30 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

(GROUND UNDER EASEMENT) LOT 30 (EXCEPT THE NORTH 23.00 FEET OF THE SOUTH 36.70 FEET OF THE WEST 56.00 FEET, ALSO EXCEPTING THE SOUTH 13.50 FEET OF THE WEST 60.00 FEET) LYING BELOW A VERTICAL PLANE HAVING AN ELEVATION OF +4.05 FEET CHICAGO CITY DATUM IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 540 North Lake Shore Drive, Chicago, Illinois

P.I.N.: 17-10-211-012
17-10-211-022
17-10-211-023

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INDUSTRIAL LOFT LEASE

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the editor of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT
	BEGINNING	ENDING	
June 16, 1993	August 1, 1993	July 31, 1994	\$245.00
Location of Premises: 540 North Lake Shore Drive, Lower Level			
Purpose: Storage			342.25 Square Feet Annual Rent: \$2940.00

LESSEE
NAME: May Weber/The May Weber Foundation
President
212 E. Ontario St.
Chicago, IL 60611
44-2043
634-2885

LESSOR
NAME AND BUSINESS ADDRESS: OHIO LAKE SHORE DRIVE VENTURE,
SOLE BENEFICIARY OF
American National Bank and Trust Co.
Chicago Trust Company of Chicago
Trust No. 55149. By The Habitat Company
Agent for the Beneficiary

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

RENT

CONDITION AND UPKEEP OF PREMISES

LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT

MECHANIC'S LIEN

INDEMNITY FOR ACCIDENTS

NON-LIABILITY OF LESSOR

USE OF ELECTRICITY

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

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense, and upon the termination of this lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

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

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

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

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

7. If the Lessor shall furnish electric current for lighting or power to other tenants of the building during the term of this lease, then the Lessee agrees to purchase electric current for lighting or power from the Lessor only, and to pay to the Lessor for such electric current consumed and measured by meter, installed by the Lessor, at the rate established by a public utility providing electric service to the area. The charge for electric current shall be due and payable on or before the tenth day of the month following the period for which the charge is made; and in case the Lessee shall fail to make payment for electric current as in this clause provided,

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the Lessor may, without notice to the Lessee, shut off and discontinue the supply of electric current for light and power in the Premises, and such act of shutting off the electric current shall not be held or pleaded as an eviction or a disturbance in any manner whatever of the Lessee's possession, or relieve Lessee from the payment of rent when due, or vary or change any other provision of this lease, or render the Lessor liable for damages of any kind whatsoever.

It is mutually agreed that the Lessor, upon giving thirty days' prior notice in writing of his intention so to do, may discontinue supplying electric current to the Lessee without in any way affecting the other provisions of this lease, and the Lessor agrees that before he shall discontinue supplying electric current to the Lessee he will provide for the Lessee another source of supply of electric current and will connect the Premises with such other source of supply.

WATER

8. Lessor will furnish to Lessee during the term of this lease all necessary water for sanitary purposes, used in connection with the toilets and wash basins located in the Premises. If Lessee shall require water for purposes other than those above mentioned, Lessor may install a water meter and furnish water to Lessee for purposes other than above named at the same rate that Lessor shall be required to pay to its supplier of water, for the amount of water indicated by said meter as being used by Lessee.

Should Lessee fail to pay the bills for such water and for electric current and gas, when due, Lessor shall have the right to pay same, the amount whereof, together with any sums paid by the Lessor to keep the Premises in a healthy condition as above specified, are declared to be so much additional rent, and to be payable with the next installment of rent due hereunder.

HEAT AND ELEVATORS

9. Lessor will furnish Lessee, from October 1st to May 1st, heat when necessary for the purpose for which said premises are leased, from 8:00 o'clock A.M. to 5:30 o'clock P.M., except Saturdays after 1:00 o'clock P.M., Sundays, and legal holidays. Lessee shall have use of elevators in common with other tenants daily (except Saturdays after 1:00 o'clock P.M., Sundays, and holidays) during said hours. Lessor shall not be liable for failure to supply heat or elevator service occasioned by the breaking down of machinery or equipment or by strikes, accidents, unavoidable delays, or causes beyond the control of Lessor.

ACCESS TO PREMISES

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

ABANDONMENT AND RELETTING

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

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

EXTRA FIRE HAZARD

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

RE-ENTRY

14. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, it shall be lawful for Lessor at any time thereafter at his election, without notice, to declare said term ended, and to re-enter the Premises, or any part thereof, with or (to the extent permitted by law) without process of law, and to remove Lessee, or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have, at all times, the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire, or have an interest in, whether exempt by law or not, as security for payment of the rent hereby reserved.

CONFESSION OF JUDGMENT

15. Lessee does hereby irrevocably constitute any County of Record in any State or of the United States, attorney for him and in his name, from time to time, to waive the issuance of process and service thereof, to waive trial by jury, to confess judgment in favor of Lessor, his heirs, executors, administrators, successors or assigns, and against Lessee, for the amount of rent which may be in default by virtue of the terms hereof, with the costs of such proceedings, and a reasonable sum for plaintiff's attorney's fees in or about the entry of said judgment, and for said purposes to file in said cause his cognovit therefor, and to make an agreement in said cognovit, or elsewhere, waiving and releasing all errors which may intervene in any such proceeding, and waiving and releasing all right of appeal and right to writ of error, and consenting to an immediate execution upon such judgment. If there be more than one lessee this warrant of attorney is given jointly and severally, and shall authorize the entry of appearance of, waiver of issuance of process and trial by jury by and confession of judgment against, any one or more of such lessees, and shall authorize the performance of every other act in the name of and on behalf of any one or more of such lessees, and Lessee hereby confirms all that said attorney may lawfully do by virtue hereof. (The power conferred by this paragraph is a continuing power, and may be exercised as frequently as occasion may require.)

FIRE AND CASUALTY

16. In case the Premises shall be rendered untenable by fire, or other casualty, Lessor may, at his option, terminate this lease, or repair the Premises within sixty days, and failing so to do, or upon the destruction of said Premises by fire or other casualty, the term hereby created shall cease and determine.

PAYMENT OF FEES

17. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that may be incurred by Lessor, in enforcing the covenants and agreements of this lease, and this lease and all covenants and agreements herein contained shall be binding upon, apply, and inure to their respective heirs, executors, successors, administrators, and assigns of all parties to this lease.

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Where in this instrument masculine pronouns are used, or words indicating the singular number appear, such words shall be considered as if feminine or neuter pronouns or words indicating the plural number had been used, where the context indicates the propriety of such use.

Where in this instrument rights are given to either Lessor or Lessee, such rights shall extend to the agents, employees, or representatives of such persons.

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

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

IN TESTIMONY WHEREOF, the parties hereto have executed this instrument this day and year first above written.

Laura Swigg

John P. ...

(SEAL)

(SEAL)

ASSIGNMENT BY LESSOR

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

(SEAL)

(SEAL)

GUARANTEE

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

(SEAL)

(SEAL)

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

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URBAN PROPERTIES, INC.

MANAGEMENT • SALES • LEASING • DEVELOPMENT

6230 N. Clark Street
Chicago, IL 60660

Tel. 773.274.8100
Fax. 773.274.8448

LEASE EXTENSION AND MODIFICATION AGREEMENT

between

May Weber Foundation Storage
and Urban Properties, Inc., as agent

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NOW, in consideration of the mutual agreement and covenants set forth, said lease is hereby

extended for a period of 1 year from January 1, 1999 to December 31, 1999.
The monthly rent is modified to \$100.00 due and payable on the First of each and every month,
commencing 1/1/99.

For the premises at:
540 N. Lake Shore Drive, #S7

The security deposit shall be increased by \$0.00. Upon acceptance of this agreement, the security deposit increase must accompany this agreement. Tenant hereby acknowledges receipt of Security Deposit Receipt, (prior to increase requested) attached hereto.

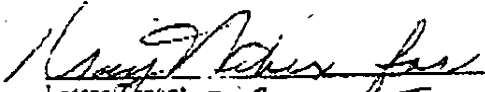
It is expressly understood that in all other respects, said terms and conditions of the above described lease shall be in full force and effect. Attached hereto and made part of this Lease are (a) Ill. Assoc. of Realtors' Form 421, Pre-1978 Housing Rental and Leases Disclosure of Lead-Based Paint Information, and (b) UPI Riders. Lessee acknowledges receipt of EPA booklet 'Protect Your Family From Lead In Your Home' and 'Chicago Residential Landlord/Tenant Ordinance Summary and Security Deposit and Interest Rate Summary'.

This Extension and Modification Agreement shall bind the heirs, executors, administrators, and assigns of the respective parties.

Please sign BOTH COPIES and return to Urban Properties, Inc. They will then be countersigned and one returned to you.

Signed this 9th day of SEPT 1999.

AGREED AND ACCEPTED



Lessee/Tenant
The May Weber Foundation



Agent for URBAN PROPERTIES, INC. (Owner or Agent authorized to manage the apartment and to act for or on behalf of the Owner for the purpose of service of process and for the purpose of receiving and receipting for notice and demands)

Lessee/Tenant

Please provide current phone Numbers:

home 312 664 2885 work: 312 944 2043

RECEIPT FOR SECURITY DEPOSIT

As of January 1, 1999, I have received \$0.00 as Security Deposit, \$0.00 as Pet Deposit, \$0.00 as Parking Deposit, and \$0.00 as Key Deposit on behalf of the Landlord and Agent, Urban Properties, Inc., for the above described dwelling unit, 540 N. Lake Shore Drive, #S7 Chicago, IL.

Gaye Novak, Account Manager