



1210242012

Doc#: 1210242012 Fee: \$90.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/11/2012 08:54 AM Pg: 1 of 27

Illinois Anti-Predatory
Lending Database
Program

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

8886 0080234

Property of Cook County Clerk's Office

The property identified as: PIN: 20-22-318-025-0000

Address:

Street: 6954 S. CALUMET AVENUE

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60637

Lender: THE NORTHERN TRUST COMPANY

Borrower: SELENIUM MANAGEMENT, LLC

Loan / Mortgage Amount: \$8,300,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 7/70 et seq. because it is commercial property.

Box 400-CTCC

Certificate number: C3C114A9-B29E-4E85-B652-43BB90DCEA23

Execution date: 03/31/2012

S Y
P 99
C N
SC Y
INT C.8

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This Document Prepared by and
 After recording return to:
 John J. Lipic
 Bryan Cave LLP
 161 N. Clark Street, Suite 4300
 Chicago, IL 60601

THE ABOVE SPACE FOR RECORDER'S USE

**MORTGAGE, SECURITY AGREEMENT,
 ASSIGNMENT OF RENTS
 AND FIXTURE FILING
 (with Future Advances)**

THIS MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING (with Future Advances) (as modified from time to time, the "Mortgage") has been made as of March 31, 2012, by **SELENIUM MANAGEMENT, LLC**, a Delaware limited liability company ("Mortgagor"), with an office c/o Pangea Real Estate Holdings, LLC, 640 North LaSalle Street, Suite 638, Chicago, IL 60654, in favor of **THE NORTHERN TRUST COMPANY**, an Illinois banking corporation, as mortgagee (together with any successor, assign or subsequent holder, "Mortgagee"), with an office at 50 South LaSalle, Chicago, IL 60603. Various capitalized terms used in this Mortgage have the meanings set forth in the Section of this Mortgage entitled "DEFINITIONS."

In consideration of Mortgagee's extension of new financial accommodations or continuation of existing financial accommodations to Borrower (as hereinafter defined), and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, Mortgagor, an affiliate of Borrower (it being acknowledged and agreed by Mortgagor that Mortgagor will derive a substantial economic benefit from the Mortgagee's extension of new financial accommodations or continuation of existing financial accommodations to Borrower), agrees as follows:

1. **DEFINITIONS.**

(a) As used in this Mortgage the following terms shall have the indicated meanings unless otherwise specified:

"Borrower" means Pangea Real Estate Holdings, LLC, a Delaware limited liability company.

"Borrower Affiliate" means any direct or indirect subsidiary of Borrower.

"Constituent Documents"—means the limited liability company operating agreement, limited liability company articles of organization, certificate of formation, and all other documents and instruments pertaining to the formation and ongoing existence of any person or entity which is not a natural person.

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“Covenant Agreement” means that certain Amended and Restated Covenant and Conditions Agreement dated as of the date hereof, between Borrower and Mortgagee.

“Dollar” and “\$” means lawful money of the United States of America.

“Event of Default”—see Section entitled “EVENTS OF DEFAULT.”

“Guarantor” means any person, or any persons severally, who now or hereafter guarantees payment or collection of all or any part of the Liabilities or provides any collateral for the Liabilities.

“Liabilities”—see Section entitled “LIABILITIES.”

“Mortgagee Affiliate” means Northern Trust Corporation or any direct or indirect subsidiary of Northern Trust Corporation (other than Mortgagee itself).

“Note” means the Master Note dated as of the date hereof, executed by Borrower, in favor of Mortgagee in the original principal amount of \$8,300,000, as amended, restated, renewed or replaced from time to time.

“Permitted Encumbrances” means: (i) this Mortgage; (ii) any other lien in favor of Mortgagee; (iii) liens for ad valorem taxes and special assessments not delinquent; (iv) typical utility easements and rights of access; and (v) the items listed on Exhibit B attached hereto.

The term “person” includes both individuals and organizations.

“Premises”—see Section entitled “GRANT OF LIEN.”

“Rate Protection Agreement(s)” means, in each case if entered into with Mortgagee or any Mortgagee Affiliate, any agreement or understanding:

(i) pertaining to rate swap transactions, basis swaps, credit derivative transactions, forward rate transactions, commodity swaps, commodity options, forward commodity contracts, equity or equity index swaps or options, bond or bond price or bond index swaps or options or forward bond or forward bond price or forward bond index transactions, interest rate options, forward foreign exchange transactions, cap transactions, floor transactions, collar transactions, currency swap transactions, cross-currency rate swap transactions, currency options, spot contracts, or any other similar transaction of any combination of any of the foregoing (including any options to enter into any of the foregoing); or

(ii) which is any form of master agreement published by the International Swaps and Derivatives Association, Inc., any International Foreign Exchange Master Agreement, or any other master agreement, together with any related schedules and confirmations thereunder.

“Related Document(s)” means this Mortgage, the Note, and any agreement, guaranty, Rate Protection Agreement, or other document or instrument previously, now or hereafter delivered to Mortgagee in connection with the Liabilities or this Mortgage, including, without limitation, the Covenant Agreement.

“Subsidiary” means any corporation, partnership, limited liability company, joint venture, trust, or other legal entity of which Mortgagor owns directly or indirectly 50% or more of the outstanding voting stock or interest, or of which Mortgagor has effective control, by contract or otherwise.

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“Unmatured Event of Default” means any event or condition that would become an Event of Default with notice or the passage of time or both.

(b) As used in this Mortgage, unless otherwise specified: the term “including” means “including without limitation;” the term “days” means “calendar days”; and terms such as “herein,” “hereof” and words of similar import refer to this Mortgage as a whole. References herein to partners of a partnership, joint venturers of a joint venture, or members of a limited liability company, mean, respectively, persons or entities owning or holding partnership interests, joint venture interests, or membership interests in such partnership, joint venture or limited liability company. Unless otherwise defined herein, all terms (including those not capitalized) that are defined in the Uniform Commercial Code of Illinois shall have the same meanings herein as in such Code, as such Code may be amended from time to time. Unless the context requires otherwise, wherever used herein the singular shall include the plural and vice versa, and the use of one gender shall also denote the others. Captions herein are for convenience of reference only and shall not define or limit any of the terms or provisions hereof; references herein to sections or provisions without reference to the document in which they are contained are references to this Mortgage.

2. **GRANT OF LIEN.** Mortgagor hereby grants, bargains, sells, conveys and mortgages and warrants to Mortgagee and its successors and assigns forever, and grants to Mortgagor a security interest in and lien upon, under and subject to the terms and conditions hereinafter set forth, all of Mortgagor’s right, title and interest in and to the real property located in Cook County, State of Illinois described in **Exhibit A** attached hereto and by this reference incorporated herein, all or part of which is commonly known as **6954 S. Calumet Avenue, Chicago, Illinois**, including all improvements now and hereafter located thereon, TOGETHER WITH THE FOLLOWING:

(a) all rents, issues, profits, royalties and income with respect to the said real estate and improvements and other benefits derived therefrom, subject to the right, power and authority given to Mortgagor to collect and apply same; and

(b) all right, title and interest of Mortgagor in and to all leases or subleases covering the said real estate and improvements or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including all cash or security deposits, advance rentals, and deposits or payments of similar nature; and

(c) all privileges, reservations, allowances, hereditaments and appurtenances belonging or pertaining to the said real estate and improvements and all rights and estates in reversion or remainder and all other interests, estates or other claims, both in law and in equity, which Mortgagor now has or may hereafter acquire in the said real estate and improvements; and

(d) all easements, rights-of-way and rights used in connection with the said real estate and improvements or as a means of ingress and egress thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights and shares of stock evidencing the same; and

(e) all right, title and interest of Mortgagor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining the said real estate and improvements, and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with the said real estate and improvements; and

(f) any and all buildings and improvements now or hereafter erected on the said real estate, including all the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings and improvements; and

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(g) all materials intended for construction, reconstruction, alteration and repairs of the said real estate and improvements, all of which materials shall be deemed to be included within the said real estate and improvements immediately upon the delivery thereof to the said real estate; and

(h) all fixtures now or hereafter owned by Mortgagor and attached to or contained in and used in connection with the said real estate and improvements, including all machinery, motors, elevators, fittings, radiators, awnings, shades, screens, and all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning and sprinkler equipment and fixtures and appurtenances thereto; and all items of furniture, furnishings, equipment and personal property owned by Mortgagor and used or useful in the operation of the said real estate and improvements; and all renewals, substitutions and replacements for any or all of the foregoing, and all proceeds therefrom, whether or not the same are or shall be attached to the said real estate and improvements in any manner; it being mutually agreed, intended and declared that all the aforesaid property owned by Mortgagor and placed by it on and in the said real estate and improvements shall, so far as permitted by law, be deemed to form a part and parcel of the real estate and for the purpose of this Mortgage to be real estate and covered by this Mortgage; and as to any of the aforesaid property which does not so form a part and parcel of the real estate or does not constitute a "fixture" (as such term is defined in the Uniform Commercial Code of Illinois), this Mortgage is deemed to be a security agreement under the Uniform Commercial Code of Illinois for the purpose of creating hereby a security interest in such property, which Mortgagor as debtor hereby grants to Mortgagee as secured party; and

(i) all the estate, interest, right, title, other claim or demand, including claims or demands with respect to any proceeds of insurance related thereto, which Mortgagor now has or may hereafter acquire in the said real estate and improvements or personal property and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the said real estate and improvements or personal property, including any awards resulting from a change of grade of streets and awards for severance damages;

(j) without limiting (a)-(i), all proceeds and products of the foregoing

(the said real estate and improvements and the property and interests described in (a) through (j) above, being collectively referred to herein as the "Premises"),

TO HAVE AND TO HOLD the same unto Mortgagee and its successors and assigns forever, for the purposes and uses herein set forth. Without limiting any other provision hereof, Mortgagor covenants that it is lawfully seized of the Premises, that the same are unencumbered except for Permitted Encumbrances, and that it has good right, full power and lawful authority to convey and mortgage the same, and that it will warrant and forever defend said Premises and the quiet and peaceful possession of the same against the lawful claims of all persons whomsoever.

3. **LIABILITIES.** The Premises shall secure the payment and performance of all obligations and liabilities of Borrower and/or Mortgagor:

(a) to Mortgagee howsoever created, evidenced or arising, whether direct or indirect, absolute or contingent, now due or to become due, or now existing or hereafter arising, joint, several or joint and several, including obligations under or with respect to the Note (which may accrue interest at a variable rate), Rate Protection Agreements, future advances (under the Note and otherwise) and letters of credit issued by Mortgagee for the account of or at the request of Borrower and/or Mortgagor and all reimbursement obligations arising therefrom;

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(b) to any Mortgagee Affiliate under or in connection with Rate Protection Agreements and letters of credit issued by any Mortgagee Affiliate for the account of or at the request of Borrower and/or Mortgagor and all reimbursement obligations arising therefrom; and

(c) to Mortgagee or any Mortgagee Affiliate under or in connection with: (i) Related Documents; (ii) any expenses (including attorneys' fees, legal costs and expenses, in each case whether in or out of court, in original or appellate proceedings or in bankruptcy) incurred or paid by Mortgagee or any Mortgagee Affiliate in connection with the enforcement or preservation of its rights hereunder or under any Related Document; and (iii) interest accruing after filing of a petition in bankruptcy; and

(d) to Mortgagee as to all sums advanced by Mortgagee to perform any of the terms, covenants and provisions of this Mortgage or any of the Related Documents, or otherwise advanced by Mortgagee pursuant to the provisions hereof or thereof to protect the property hereby mortgaged and pledged

(any or all obligations and liabilities described in the foregoing portion of this Section, the "Liabilities"). This Mortgage shall continue and remain in effect notwithstanding that at any particular time there may be no Liabilities outstanding, but only so long as Mortgagee has an obligation or commitment to make further advances to Borrower pursuant to the terms of the Note and the Related Documents and the Premises is a part of the Borrowing Base (as such term is defined in the Covenant Agreement) (provided that no Event of Default exists hereunder or under any other Related Document). In addition, provided that no Event of Default then exists (or would arise as result of such release), Mortgagor may, upon written request and at Mortgagor's expense, obtain a release of this Mortgage from Lender, and subject to Section 8(j) hereof, Lender shall promptly execute and deliver such release to Borrower, provided that, taking into account the release of the Mortgage, the outstanding amount of the Liabilities does not exceed the Borrowing Base (as such term is defined in the Covenant Agreement), as determined by Mortgagee. Notwithstanding the foregoing, if Mortgagor or Borrower is a natural person the Premises shall not secure any Liabilities subject to Regulation Z of the Federal Reserve Board unless the Truth in Lending disclosure pertaining to such Liabilities discloses the Premises as security for such Liabilities.

THE TOTAL AMOUNT OF INDEBTEDNESS SECURED HEREBY SHALL NOT EXCEED EIGHT MILLION THREE HUNDRED THOUSAND DOLLARS (\$8,300,000) OUTSTANDING AT ANY ONE TIME, PLUS INTEREST THEREON.

4. **REVOLVING CREDIT.** If the Liabilities or any portion thereof evidence a facility under which Mortgagee may advance additional funds, then such facility shall be deemed a "revolving credit" by Mortgagee to Borrower (or Borrower's beneficiary), and, as permitted by 735 ILCS 5/15-1302, this Mortgage secures not only the existing indebtedness under any note or other document evidencing such revolving credit, but also such future advances as are made within twenty (20) years from the date of this Mortgage (whether made as an obligation, made at the option of Borrower, made after a reduction to zero (\$0) or other balance or otherwise), to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no advance made at the time of the execution of this Mortgage and although there may be no indebtedness outstanding at the time any advance is made. The lien of this Mortgage, as to third persons without actual notice thereof, shall be valid as to all such indebtedness and future advances from the time the Mortgage is filed of record in the Office of the Recorder of the county where the Premises are located.

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5. REPRESENTATIONS.

(a) Mortgagor represents and warrants to Mortgagee that:

(i) Mortgagor's exact complete legal name is as set forth in the preamble hereto. If Mortgagor is an organization: Mortgagor's type of organization and jurisdiction of organization or formation are as set forth in the preamble hereto; Mortgagor's place of business or, if Mortgagor has more than one place of business, Mortgagor's chief executive office, is at Mortgagor's address set forth in the preamble hereto; and Mortgagor has never been organized or formed in any jurisdiction other than the jurisdiction set forth in the preamble hereto. If Mortgagor is a natural person, Mortgagor's principal residence is at Mortgagor's address set forth in the preamble hereto. Except as and if specifically disclosed by Mortgagor to Mortgagee IN WRITING prior to the execution hereof, during the five (5) years and six months prior to the date hereof:

(A) Mortgagor has not been known by any legal name different from the one set forth in the preamble hereto nor has Mortgagor been the subject of any merger, consolidation, or other corporate or organizational reorganization.

(B) If Mortgagor is a natural person, Mortgagor's principal place of residence has been at Mortgagor's address set forth in the preamble hereto.

(C) If Mortgagor is an organization, Mortgagor's place of business or, if Mortgagor has more than one place of business, Mortgagor's chief executive office has been at Mortgagor's address set forth in the preamble hereto.

(ii) Mortgagor (if Mortgagor is not a natural person) and any Subsidiary are validly existing and in good standing under the laws of their state of organization or formation, and are duly qualified, in good standing and authorized to do business in each jurisdiction where failure to do so might have a material adverse impact on the assets, condition or prospects of Mortgagor. The execution, delivery and performance of this Mortgage and all Related Documents are within Mortgagor's powers and have been authorized by all necessary action required by law and (unless Mortgagor is a natural person) Mortgagor's Constituent Documents.

(iii) To Mortgagor's knowledge, the execution, delivery and performance of this Mortgage and all Related Documents have received any and all necessary governmental approval, and do not and will not contravene or conflict with any provision of law, any Constituent Document or any agreement affecting Mortgagor or its property.

(iv) There has been no material adverse change in the business, condition, properties, assets, operations or prospects of Mortgagor since the date of the latest financial statements provided by or on behalf of Mortgagor to Mortgagee.

(v) No financing statement, mortgage, notice of judgment or any similar instrument (unless filed on behalf of Mortgagee) covering any Premises is on file in any public office, except as pertains to Permitted Encumbrances.

(vi) Mortgagor is the lawful owner of and has rights in or power to transfer all Premises, free and clear of all liens, pledges, charges, mortgages, and claims other than any in favor of Mortgagee, except for Permitted Encumbrances.

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(vii) Mortgagor has filed or caused to be filed all federal, state, and local tax returns that are required to be filed, and has paid or has caused to be paid all of its taxes, including any taxes shown on such returns or on any assessment received by it, to the extent that such taxes have become due.

(viii) If Mortgagor is not a natural person: (A) Mortgagor has received adequate, fair and valuable consideration, and at least reasonably equivalent value, to enter into and perform this Mortgage and all Related Documents; (B) Mortgagor's assets at fair valuation exceed the sum of Mortgagor's debts; (C) Mortgagor is able to pay its debts as they become due.

(b) The request or application for any Liabilities by Borrower or Mortgagor shall be a representation and warranty by Mortgagor as of the date of such request or application that: (i) no Event of Default or Unmatured Event of Default has occurred and is continuing as of such date; and (ii) Mortgagor's and/or Borrower's representations and warranties herein and in any Related Document are true and correct as of such date as though made on such date.

6. **COVENANTS.** Mortgagor agrees to comply with the following covenants so long as this Mortgage remains in effect:

(a) Mortgagor shall pay and perform all obligations arising under this Mortgage as and when due and payable.

(b) Mortgagor shall assist and cooperate with Borrower in providing to Mortgagee the documents required under Section 3(a) of the Covenant Agreement.

(c) Mortgagor shall at all times provide, maintain and keep in force the following insurance on or pertaining to the Premises:

(i) during construction (if any), Mortgagor shall carry or cause its contractor to carry all-risks builder's risk insurance, and shall require its contractor to carry commercial general liability, workers' compensation and employer's liability;

(ii) property insurance protecting the Premises against all risks of loss customarily covered by "All Risk" or "Special Perils Form Insurance," in amounts equal to not less than one hundred percent (100%) of the full replacement value of the Premises;

(iii) steam boiler, and machinery insurance, in amounts not less than customarily carried by persons owning or operating like properties; and

(iv) If the Premises are located in an area that has been identified by the United States Department of Housing and Urban Development as an area having special flood hazards and if the sale of flood insurance has been made available under the National Flood Insurance Act of 1968 or other applicable law or regulation, flood insurance in an amount at least the maximum limit of coverage made available with respect to the particular type of property under the National Flood Insurance Act of 1968 or such other applicable law or regulation; and

(v) Commercial general liability insurance with limits of at least \$3,000,000 per occurrence and general aggregate. Such insurance requirements can be met by a combination of primary and umbrella or excess liability insurance. Mortgagee shall be named as additional insured with respect to such commercial general liability insurance.

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All property insurance policies required hereby shall:

- (A) contain an endorsement or agreement by the insurer that, with respect to the Mortgagee's interest, any loss shall be payable in accordance with the Policy and shall not be invalidated by any act of the Mortgagor;
- (B) provide that the amount payable for any loss shall not be reduced by reason of co-insurance;
- (C) be issued by companies reasonably satisfactory to Mortgagee;
- (D) name Mortgagor as loss payee in form and substance satisfactory to Mortgagee.

Mortgagor shall furnish Mortgagee with certificates of insurance in form and substance satisfactory to Mortgagee. Upon expiration of any certificate of insurance required to be delivered hereunder, Mortgagor shall promptly furnish Mortgagee with a replacement certificate and/or other evidence satisfactory to Mortgagee of the extension and continuance in force of the insurance coverage and in any event no more than 10 days after expiration. Each Policy shall contain a provision that such policy will not be cancelled, materially amended or reduced in amount or scope without at least 30 days' prior written notice to Mortgagee, (except for 10 days' written notice for non-payment of premiums). Mortgagor shall pay the premiums for all insurance required hereunder as and when due and payable.

(d) Mortgagor agrees to pay or cause to be paid prior to delinquency all real property taxes and assessments, general and special, and all other taxes and assessments of any kind or nature whatsoever, including any non-governmental levies or assessments such as maintenance charges, owner association dues or charges or fees, levies or charges resulting from covenants, conditions and restrictions affecting the Premises, which are assessed or imposed upon the Premises, or become due and payable, and which create, may create or appear to create a lien upon the Premises, or any part thereof (all of such taxes, assessments and other governmental and non-governmental charges of the above-described or like nature are hereinafter referred to as "Impositions"). Mortgagor shall furnish Mortgagee upon request official receipts evidencing payment thereof. Mortgagor may before any delinquency occurs contest or object to the amount or validity of any Imposition in good faith by appropriate legal proceedings properly instituted and prosecuted in such manner as shall stay the collection of the contested Impositions and prevent the sale or forfeiture of the Premises to collect the same; no such contest or objection shall relieve, modify or extend Mortgagor's covenants to pay any such Imposition prior to delinquency unless Mortgagor has given prior written notice to Mortgagee of Mortgagor's intent to so contest or object, and unless, at Mortgagee's sole option, Mortgagor shall furnish a bond or surety in an amount and form as requested by and satisfactory in all respects to Mortgagee.

(e) From and after the occurrence of an Event of Default, if requested by Mortgagee, in order to provide moneys for the payment of the Impositions and the premiums on the Policies, Mortgagor shall pay to Mortgagee on a monthly basis on such date(s) as Mortgagee shall require such amount as Mortgagee shall estimate will be required to accumulate, by the date 30 days prior to the due date of the next annual installment of such Impositions and premiums, through substantially equal monthly payments by Mortgagor to Mortgagee, amounts sufficient to pay such next annual Impositions and insurance premiums. Mortgagee shall hold all such payments in escrow, without interest unless required by law. Such amounts held in escrow shall be made available to Mortgagor for the payment of the Impositions and insurance premiums when due, or may be applied thereto directly by Mortgagee to the payment thereof if it in its sole discretion so elects.

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(f) Mortgagor shall:

(i) keep the Premises, including any sidewalk, road, parking or landscape located thereon, in good condition, repair and order, and free of nuisance;

(ii) not remove, demolish or substantially alter (except such alterations as may be required by laws, ordinances or governmental regulations) any improvements which are part of the Premises without Mortgagee's consent;

(iii) Subject to (g) of this Section, promptly repair and restore any portion of the Premises which may become damaged or be destroyed so as to be of substantially the same character as prior to such damage or destruction;

(iv) subject to any right to contest set forth herein, pay when due all claims for labor performed and materials furnished to and for the Premises;

(v) materially comply with all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting the Premises or any part thereof or requiring any alterations or improvements;

(vi) not commit or permit any waste or deterioration of the Premises;

(vii) not commit, suffer or permit any act to be done in or upon the Premises in violation of any law, ordinance or regulation;

(viii) not initiate or acquiesce in any zoning change or reclassification of the Premises without Lender's consent;

(ix) pay all utilities incurred for the Premises except to the extent Mortgagor is diligently contesting utility bills in good faith; and

(x) keep the Premises free and clear of all liens and encumbrances of every sort except Permitted Encumbrances.

(g) As to any damage to or destruction of the Premises:

(i) Mortgagor shall give Mortgagee prompt written notice of any damage to or destruction of any portion or all of the Premises. So long as no Event of Default has occurred and is continuing, losses covered by insurance may be settled and adjusted by Mortgagor. In all other cases, Mortgagee at its option may settle and adjust any insurance claim without the consent of Mortgagor, and in such case Mortgagee shall, and is hereby authorized to, collect and receipt for any such insurance proceeds and apply such proceeds to the Liabilities; and the reasonable expenses so incurred by Mortgagee shall be additional indebtedness secured by this Mortgagee, and shall be reimbursed to Mortgagee upon demand.

(ii) In the event of any insured damage to or destruction of the Premises or any part thereof the proceeds of insurance payable as a result of such loss shall, at Mortgagor's option (provided that no Event of Default shall have occurred and be continuing, in which event such election shall be at Mortgagee's option) be applied upon the Liabilities or applied to the repair and restoration of the Premises.

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(iii) If the proceeds of insurance are to be applied to the repair and restoration of the Premises, Mortgagor hereby covenants promptly to repair and restore the same in such manner as Mortgagee may reasonably require; but if insurance proceeds are not sufficient to pay for the full repair and restoration costs, Mortgagor shall (a) pay such amounts out of its own funds; or (B) substitute other property for the Premises in accordance with Section 3(b) of the Covenant Agreement; or (c) have this Mortgage released pursuant to and in accordance with Section 3(d) above. In the event that Mortgagee is in possession of the insurance proceeds, Mortgagee shall reimburse Mortgagor out of such proceeds for costs incurred in repair and restoration in such manner as it shall reasonably deem fit (assuming Mortgagee has not elected to apply such proceeds to the Liabilities as a result of an Event of Default as provided in subsection (g)(ii) above), and at all times the undisbursed balance of said proceeds remaining in the hands of Mortgagee shall be at least sufficient to pay for the cost of completion of the work, free and clear of any liens except Permitted Encumbrances.

(h) As to any "condemnation" of the Premises:

(i) If the Premises or any part thereof or interest therein are taken or damaged by reason of any public improvement or condemnation proceeding, or in any other manner, or should Mortgagor receive any notice or other information regarding any such proceeding, Mortgagor shall give prompt written notice thereof to Mortgagee.

(ii) So long as no Event of Default has occurred and is continuing, Mortgagor shall be entitled to all compensation, awards and other payments or relief therefor, shall be entitled at its option to commence, appear in and prosecute in its own name any action or proceedings, and shall also be entitled to make any compromise or settlement in connection with such taking or damage. All proceeds of compensation, awards, damages, rights of action and proceeds awarded to Mortgagor (all such, "Condemnation Awards") are hereby collaterally assigned to Mortgagee and Mortgagor agrees to execute such further collateral assignments of the Condemnation Awards as Mortgagee may require.

(iii) All Condemnation Awards shall be applied upon the Liabilities or applied to the repair and restoration of the Premises, as Mortgagor shall elect (provided that no Event of Default shall have occurred and be continuing, in which event such election shall be at Mortgagee's option).

(iv) If the Condemnation Awards are to be applied to the repair and restoration of the Premises, Mortgagor hereby covenants promptly to repair and restore the same in such manner as Mortgagee may require; if the Condemnation Awards are not sufficient to pay for the full repair and restoration costs, Mortgagor shall pay such amounts out of its own funds. Mortgagee shall reimburse Mortgagor for costs incurred in repair and restoration in such manner as it shall deem fit, and at all times the undisbursed balance of Condemnation Awards remaining in the hands of Mortgagee shall be at least sufficient to pay for the cost of completion of the work, free and clear of any liens except Permitted Encumbrances.

(i) Upon three (3) business days prior written notice to Mortgagor, Mortgagee and its agents are authorized to enter at any time upon or in any part of the Premises for the purpose of inspecting the same and for the purpose of performing any of the acts Mortgagee is authorized to perform under the terms of this Mortgage or any of the Related Documents. Mortgagor shall keep and maintain full and correct records showing in detail the income and expenses of the Premises and shall make such books and records and all supporting vouchers and data available for examination by Mortgagee and its agents at any

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time during normal business hours, and from time to time on request at the offices of Mortgagee, or at such other location as may be mutually agreed upon.

(j) Without limiting any other provision hereof or of any Related Document, Mortgagor agrees to provide, cooperate with, and, at any time that an Event of Default exists or in connection with any extension or renewal of the Note, pay for the full cost of any appraisal, environmental audit, report or study, or the like of or pertaining to the Premises or any portion thereof which Mortgagee in its sole discretion may require from time to time.

(k) Except for Permitted Encumbrances, Mortgagor shall not create, suffer or permit to be created or filed against the Premises, or any part thereof or interest therein, any mortgage lien, security interest, or other lien, charge or encumbrance, either superior or inferior to the lien of this Mortgage without the express written consent of Mortgagee. Mortgagor may contest in good faith and by appropriate proceedings the validity of any such lien, charge or encumbrance, if, as preconditions: (i) Mortgagor shall first deposit with Mortgagee a bond or other security satisfactory to Mortgagee in such amounts or form as Mortgagee shall require; and (ii) Mortgagor shall diligently proceed to cause such lien, encumbrance or charge to be removed and discharged. If Mortgagor shall fail to discharge any such lien, encumbrance or charge within thirty (30) days, then, in addition to any other right or remedy of Mortgagee, Mortgagee may, but shall not be obligated to, discharge the same, either by paying the amount claimed to be due, or by procuring the discharge of such lien, by depositing in court a bond for the amount claimed, or otherwise giving security for such claim, or in such manner as is or may be prescribed by law, and any amounts expended by Mortgagee in so doing shall be payable by Mortgagor upon demand by Mortgagee, together with interest at two percent (2%) in addition to the interest rate on the Note from the date of demand to the date of payment, and shall be so much additional indebtedness secured by this Mortgage. If title to the Premises is now or hereafter becomes vested in a trustee, any prohibition or restriction contained herein upon the creation of any lien against the Premises shall also be construed as a similar prohibition or limitation against the creation of any lien or security interest upon the beneficial interest under such trust.

(l) If any documentary stamp, intangible, recording or other tax or fee becomes due in respect of the Liabilities or this Mortgage or the recording thereof, Mortgagor shall pay such amount in the manner required by law.

(m) Mortgagor shall keep at its address for notices hereunder its records concerning the Premises, which records shall be of such character as will enable Mortgagee to determine at any time the status of the Premises. Upon 3 days prior written notice to Mortgagor, Mortgagor shall permit Mortgagee from time to time to inspect, audit, and make copies of, and extracts from, all records and all other papers in the possession or control of Mortgagor pertaining to the Premises.

7. DEPOSIT OF GROSS REVENUES.

(a) Mortgagor absolutely and unconditionally assigns the gross revenues attributable solely to rent paid by occupants at the Premises (the "Gross Revenues") to Mortgagee. This assignment is, and is intended to be, an unconditional, absolute and present assignment from Mortgagor to Mortgagee of all of Mortgagor's right, title and interest in and to the Gross Revenues and not an assignment in the nature of a pledge of the Gross Revenues or the mere grant of a security interest therein. So long as no Event of Default shall exist, Mortgagor shall have a license (which license shall terminate automatically and without notice upon the occurrence and during the continuance of an Event of Default) to collect all Gross Revenues for any legal purpose. Mortgagor agrees to collect and hold all Gross Revenues in trust for Mortgagee and to use the Gross Revenues for the payment of the cost of operating and maintaining the Premises and for the compliance with any of Mortgagor's obligations under this Mortgage, before using

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the Gross Revenues for any other purpose. Mortgagor shall indemnify Mortgagee with respect to any Gross Revenues which after the occurrence and during the continuance of any Event of Default under this Mortgage or any of the other Related Documents are not applied to the payment of the principal of and interest on the Note and other amounts due under the Related Documents as required by the foregoing provisions of this Section. Nothing contained in this Section shall be construed to relieve Borrower or Mortgagor of the obligation to pay the principal of and interest on the Note and other amounts due under the Related Documents when and as same come due in accordance with the terms of the Note and the Related Documents in the event that the Gross Revenues are not sufficient for the payment thereof when due.

8. **EVENTS OF DEFAULT.** Each of the following shall constitute an "Event of Default":

(a) (1) failure to comply with or perform any agreement or covenant of Borrower or Mortgagor contained herein or in any Related Document, subject to any applicable notice, grace or cure period; or

(b) an "Event of Default" shall occur or continue under any Related Document, and shall continue beyond any applicable notice, grace or cure period set forth in such Related Document; or

(c) any material representation, warranty, certificate, financial statement, report, notice, or other writing furnished by or on behalf of Mortgagor to Mortgagee is false or misleading in any material respect on the date as of which the facts therein set forth are stated or certified; or

(d) this Mortgage or any Related Document, including any guaranty of or pledge of collateral security for the Liabilities, shall be repudiated or shall become unenforceable or incapable of performance in accord with its terms; or

(e) Mortgagor shall fail to maintain its existence in good standing in its state of organization or formation or shall fail to be duly qualified, in good standing and authorized to do business in each jurisdiction where failure to do so would reasonably be expected to have a material adverse impact on the assets, condition or prospects of Mortgagor; or

(f) Mortgagor shall dissolve, liquidate, merge, consolidate, or cease to be in existence for any reason; or

(g) Borrower shall fail to own 100% of the membership interests in Mortgagor; or

(h) a judgment or settlement shall be entered or agreed to in any such proceeding which would reasonably be expected to have a material and adverse effect on the Mortgagor, or any garnishment, summons, writ of attachment, citation, levy or the like is issued against or served upon Mortgagee for the attachment of any property of Mortgagor in Mortgagee's possession or control; or

(i) except for Permitted Encumbrances, Mortgagor shall grant or any person (other than Mortgagee) shall obtain or perfect a mortgage or other lien on the Premises; Mortgagee shall not have a lien or security interest in the Premises or other assets constituting security for the Liabilities, of first-priority except as allowed hereby or by the related collateral documents, and enforceable in accord with this Mortgage (as to the Premises) or the related collateral documents (as to such other assets); or any notice of a federal tax lien against Mortgagor shall be filed with any public recorder; or

(j) **DUE ON SALE CLAUSE:** (i) Mortgagor shall sell, transfer, convey or assign the title to all or any portion of the Premises or any interest therein (legal or equitable): (A) to Borrower, a

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Borrower Affiliate or any Related Party without Mortgagee's prior written consent, which consent will not be unreasonably withheld, conditioned or delayed; or (B) to a person or entity which is not Borrower, a Borrower Affiliate or any Related Party unless Mortgagor shall make payment to Mortgagee, no later than contemporaneously with the closing of such proposed sale, transfer, conveyance or assignment, in an amount equal to: (1) in the event this Mortgage secures an Eligible Stabilized Property (as defined in the Covenant Agreement), (a) sixty-five percent (65%) of the most recent Appraised Value (as defined in the Covenant Agreement) of such Eligible Stabilized Property that is no more than twelve (12) months old, or (b) if no such Appraised Value is available, sixty-five percent (65%) of the net proceeds of such sale, assignment, transfer or conveyance actually paid to, or at the direction of, Mortgagor, after deduction of reasonable attorneys' fees and closing costs actually incurred in connection with such sale, assignment, transfer or conveyance (the "Net Proceeds"); or (2) in the event this Mortgage secures an Eligible Unstabilized Property (as defined in the Covenant Agreement), (a) forty-five percent (45%) of the most recent Appraised Value (as defined in the Covenant Agreement) of such Eligible Unstabilized Property that is no more than twelve (12) months old, or (b) if no such Appraised Value is available, forty-five percent (45%) of the Net Proceeds; or (ii) Mortgagor or any other person or entity shall grant, or any person other than Mortgagee shall obtain, a mortgage upon the Premises (other than the Permitted Exceptions) without Mortgagee's consent; or (iii) Mortgagor or any other person shall perfect (or attempt to perfect) such a mortgage lien; or (iv) a court shall determine that Mortgagee does not have a first-priority mortgage and security interest in the Premises enforceable in accordance with the terms hereof.

(k) any bankruptcy, insolvency, reorganization, arrangement, readjustment, liquidation, dissolution, or similar proceeding, domestic or foreign, is instituted by or against Mortgagor, and, if instituted against Mortgagor, shall not be dismissed or vacated within sixty (60) days after the filing or other institution thereof; or

(l) Mortgagor shall generally fail or be unable to pay its debts as they mature, shall admit in writing its inability to pay its debts as they mature, shall make a general assignment for the benefit of its creditors, shall enter into any composition or similar agreement, or shall suspend the transaction of all or a substantial portion of its usual business.

9. DEFAULT REMEDIES.

(a) Notwithstanding any provision of any document or instrument evidencing or relating to any Liability: (i) upon the occurrence and during the continuance of any Event of Default specified in (a)-(j) of the Section entitled "EVENTS OF DEFAULT," Mortgagee at its option may declare the Liabilities immediately due and payable without notice or demand of any kind; and (ii) upon the occurrence of an Event of Default specified in (k)-(l) of the Section entitled "EVENTS OF DEFAULT," the Liabilities shall be immediately and automatically due and payable without action of any kind on the part of Mortgagee.

(b) Upon the occurrence and during the continuance of any Event of Default, Mortgagee may exercise any rights and remedies under this Mortgage (including as set forth below in this Section), any Related Document, at law or in equity, and, without limiting the foregoing or any other provision hereof, may: (i) either in person or by agent, with or without bringing any action or proceeding, if applicable law permits, enter upon and take possession of the Premises, or any part thereof, in its own name, and do any acts which it deems necessary or desirable to preserve the value, marketability or rentability of the Premises, or any part thereof or interest therein, increase the income therefrom or protect the security hereof. Mortgagee shall be entitled to exercise every right provided for in this Mortgage or any of the Related Documents or by law upon occurrence of any Event of Default; or (ii) commence an action to foreclose this Mortgage, appoint a receiver, or specifically enforce any of the covenants hereof; or (iii) exercise any or all of the remedies available to a secured party under the Uniform Commercial Code of

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Illinois, and any notice of sale, disposition or other intended action by Mortgagee, sent to Mortgagor at its address specified herein, at least five (5) days prior to such action, shall constitute reasonable notice to Mortgagor.

(c) When the Liabilities, or any part thereof, shall become due, whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof for such Liabilities or part thereof. In any suit to foreclose the lien hereof or enforce any other remedy of Mortgagee under this Mortgage or the Liabilities, there shall be allowed and included as additional indebtedness in the decree for sale or other judgment or decree, all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for reasonable attorneys' costs and fees (including the costs and fees of paralegals), survey charges, inspecting engineers' and/or architects' fees, fees for environmental studies and assessments and all additional expenses incurred by Mortgagee with respect to environmental matters, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, title insurance policies, and similar data and assurances with respect to title as Mortgagee may deem reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of or the environmental condition of the Premises. All expenditures and expenses of the nature in this Section mentioned, and such expenses and fees as may be incurred in the protection of the Premises and the maintenance of the lien of this Mortgage, including the fees of any attorney employed by Mortgagee in any litigation or proceeding affecting this Mortgage, any of the Related Documents or the Premises, including probate and bankruptcy proceedings, or in preparations for the commencement or defense of any proceeding or threatened suit or proceeding shall be so much additional indebtedness secured by this Mortgage and immediately due and payable with interest thereon at a rate equal to two percent (2%) in addition to the rate on the Note. In the event of any foreclosure sale of the Premises, the same may be sold in one or more parcels. Mortgagee may be the purchaser at any foreclosure sale of the Premises or any part thereof.

(d) The proceeds of any foreclosure sale of the Premises or of the exercise of any other remedy hereunder shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings or such other remedy, including all such items as are mentioned in (c) of this Section; second, all other items which under the terms hereof constitute indebtedness secured by this Mortgage additional to that evidenced by the Note, with interest thereon as therein provided; third, all principal and interest remaining unpaid on the Note; and fourth, any excess to Mortgagor, its successors or assigns, as their rights may appear.

(e) Upon or at any time after the filing of a complaint to foreclose this Mortgage the court in which such complaint is filed may appoint a receiver of the Premises or any portion thereof, and Mortgagor hereby consents to such appointment. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor or Borrower at the time of application for such receiver and without regard to the then value of the Premises, and Mortgagee or any holder of the Note may be appointed as such receiver. Such receiver shall have power (i) to collect the Gross Revenues during the pendency of such foreclosure suit, as well as during any further times when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits; (ii) power to extend or modify any then existing leases and to make new leases, which extension, modifications and new leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, beyond the maturity date of the indebtedness secured by this Mortgage and beyond the date of the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such leases, and the options or other such provisions to be contained therein, shall be binding upon Mortgagor and all persons whose interests in the Premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding discharge of the

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indebtedness secured by this Mortgage, satisfaction of any foreclosure judgment, or issuance of any certificate of sale or deed to any purchaser; and (iii) all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in its hands in payment in whole or in part of the indebtedness secured by this Mortgage, or found due or secured by any judgment foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale.

(f) In case of an insured loss after foreclosure proceedings have been instituted, the proceeds of any insurance policy or policies, if not applied in repairing and restoring the Premises, shall be used to pay the amount due in accordance with any judgment of foreclosure that may be entered in any such proceedings, and the balance, if any, shall be paid as the court may direct.

(g) Mortgagee shall be entitled to enforce payment and performance of any indebtedness or obligations secured hereby and to exercise all rights and powers under this Mortgage or under any of the Related Documents or other Mortgage or any laws now or hereafter in force, notwithstanding that some or all of the said indebtedness and obligations secured hereby may now or hereafter be otherwise secured, whether by mortgage, deed of trust, pledge, lien, assignment or otherwise. Neither the acceptance of this Mortgage nor its enforcement, whether by court action or other powers herein contained, shall prejudice or in any manner affect Mortgagee's right to realize upon or enforce any other security now or hereafter held by Mortgagee, it being agreed that Mortgagee shall be entitled to enforce this Mortgage and any other security now or hereafter held by Mortgagee in such order and manner as it may in its absolute discretion determine. No remedy herein conferred upon or reserved to Mortgagee is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute. Every power or remedy given by this Mortgage or any of the Related Documents to Mortgagee or to which it may be otherwise entitled, may be exercised, concurrently or independently, from time to time and as often as it may be deemed expedient by Mortgagee; Mortgagee may pursue inconsistent remedies. Failure by Mortgagee to exercise any right which it may exercise hereunder, or the acceptance by Mortgagee of partial payments, shall not be deemed a waiver by Mortgagee of any default or of its right to exercise any such rights thereafter.

(h) Nothing herein contained shall be construed as constituting Mortgagee a mortgagee in possession.

(i) To the extent permitted by applicable law, Mortgagor agrees that it shall not and will not apply for or avail itself of any appraisal, valuation, stay, extension or exemption laws, or any so called "Moratorium Laws", now existing or hereafter enacted, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, but rather waives the benefit of such laws. Mortgagor for itself and all who may claim through or under it waives any and all right to have the property and estates comprising the Premises marshalled upon any foreclosure of the lien hereof, and agrees that any court having jurisdiction to foreclose such lien may order the Premises sold as an entirety. Mortgagor hereby expressly waives any and all rights of redemption from sale or from or under any order or decree of foreclosure, pursuant to rights herein granted, on behalf of Mortgagor and all persons beneficially interested therein and each and every person acquiring any interest in or title to the Premises subsequent to the date of this Mortgage, and on behalf of all other persons to the extent permitted by the provisions of the laws of the State in which the Premises are located.

10. **RIGHTS OF MORTGAGEE.** If an Event of Default has occurred and is continuing, Mortgagee in its own discretion, without obligation so to do and without releasing Mortgagor or

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Borrower from any obligation, may make or do the same in such manner and to such extent as it may deem reasonably necessary under the circumstances to protect the security hereof. In connection therewith (without limiting its general powers), Mortgagee shall have and is hereby given the right, but not the obligation:

- (a) to enter upon and take possession of the Premises;
- (b) to make additions, alterations, repairs and improvements to the Premises which it may consider necessary and proper to keep the Premises in good condition and repair;
- (c) to appear and participate in any action or proceeding affecting or which may affect the Premises, the security hereof or the rights or powers of Mortgagee;
- (d) to pay any Impositions asserted against the Premises and to do so according to any bill, statement or estimate procured from the appropriate office without inquiry into the accuracy of the bill, statement or estimate or into the validity of any Imposition;
- (e) to pay, purchase, contest or compromise any encumbrance, claim, charge, lien or debt which in the judgment of Mortgagee may affect or appears to affect the Premises or the security of this Mortgage or which may be prior or superior hereto; and
- (f) in exercising such powers, to pay necessary expenses, including employment of and payment of compensation to outside counsel or other necessary or desirable consultants, contractors, agents and other employees.

Mortgagor irrevocably appoints Mortgagee its true and lawful attorney in fact, at Mortgagee's election, to do and cause to be done all or any of the foregoing in the event Mortgagee shall be entitled to take any or all of the action provided for in this Section. Mortgagor shall immediately, upon demand therefor by Mortgagee, pay all costs and expenses incurred by Mortgagee in connection with the exercise by Mortgagee of the foregoing rights, including, costs of evidence of title, court costs, appraisals, surveys, attorney's fees, legal costs and expenses, in each and every case whether in or out of court, in original or appellate proceedings or in bankruptcy, all of which shall constitute so much additional indebtedness secured by this Mortgage immediately due and payable, with interest thereon at a rate equal to two percent (2%) in addition to the interest rate on the Note.

11. **ESTOPPEL LETTERS.** Mortgagor shall furnish from time to time within 15 days after Mortgagee's request, a written statement, duly acknowledged, of the amount due upon this Mortgage and whether any alleged offsets or defenses exist against the indebtedness secured by this Mortgage.

12. **OBLIGATIONS UNCONDITIONAL.** Mortgagor irrevocably waives presentment, protest, notice of intent to accelerate, demand, notice of dishonor or default, notice of acceptance of this Mortgage, notice of any loans made, extensions granted or other action taken in reliance hereon, and all other demands and notices of any kind in connection with this Mortgage or the Liabilities.

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13. **ENVIRONMENTAL MATTERS.** Without limiting Mortgagor's or Borrower's obligations under any provision of any environmental indemnity agreement or other Related Document:

(a) Mortgagor covenants, represents and warrants that, to Mortgagor's knowledge, expressly excluding matters disclosed in Phase I environmental reports issued to Mortgagee in connection therewith:

(i) no substances, including asbestos or any substance containing more than 0.1 percent asbestos, the group of compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity, pollutants, effluents, contaminants, emissions or related materials and any items included in the definition of hazardous or toxic waste, materials or substances ("Hazardous Material(s)") (any mixture of a Hazardous Material, regardless of concentration, with other materials shall be considered a Hazardous Material) under any Hazardous Material Law (as defined below) have been or shall be installed, used, generated, manufactured, treated, handled, refined, produced, processed, stored or disposed of, or otherwise present in, on or under the Premises. This provision does not prohibit (1) the use of unrecycled fuel oil as a boiler fuel; (2) the normal use of consumer products; or (3) the normal use of materials such as cleaning products, copier toner, and similar materials routinely used in residences or commercial properties. "Hazardous Material Law(s)" means any law, regulation, order or decree relating to environmental conditions and industrial hygiene, including, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. 6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9601 et seq., as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. §1801 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq., the Clean Air Act, 42 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and all similar federal, state and local environmental statutes and ordinances and the regulations, orders, and decrees now or hereafter promulgated thereunder.

(ii) No activity has been or shall be undertaken on the Premises which would cause: (A) the Premises to become a hazardous waste treatment, storage or disposal facility within the meaning of, or otherwise bring the Premises within the ambit of, RCRA or any other Hazardous Material Law; (B) a release or threatened release of Hazardous Material from the Premises within the meaning of, or otherwise bring the Premises in violation of, CERCLA or SARA or any other Hazardous Material Law; or (C) the discharge of Hazardous Material into any watercourse, body of surface or subsurface water or wetland, or the discharge into the atmosphere of any Hazardous Material which would require a permit under any Hazardous Material Law.

(iii) No activity has been or shall be undertaken with respect to the Premises which would cause a violation of or support a claim under any Hazardous Material Law.

(iv) No underground storage tanks or underground Hazardous Material deposits are or were located on the Property and subsequently removed or filled.

(v) No investigation, administrative order, litigation or settlement with respect to any Hazardous Materials is threatened or in existence with respect to the Premises.

(vi) No notice has been served on Mortgagor from any entity, governmental body, or individual claiming any violation of any Hazardous Material Law, or requiring compliance with

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any Hazardous Material Law, or demanding payment or contribution for environmental damage or injury to natural resources.

(b) Mortgagor agrees unconditionally to indemnify, defend, and hold Mortgagee harmless against any

(i) loss, liability, damage, expense (including reasonable attorneys' fees, legal costs and expenses, in each and every case whether in or out of court, in original or appellate proceedings or in bankruptcy), claim or defect in title arising from the imposition or recording of a lien, the incurring of costs of required repairs, clean up or detoxification and removal under any Hazardous Material Law with respect to the Premises, or liability to any third party arising out of any violation of any Hazardous Material Law unless caused by Mortgagee or its agents; and

(ii) other loss, liability, damage, expense (including attorneys' fees, legal costs and expenses, in each and every case whether in or out of court, in original or appellate proceedings or in bankruptcy), or claim which may be incurred by or asserted against Mortgagee, including loss of value of the Premises directly or indirectly resulting from the presence on or under, or the discharge, emission or release from, the Premises into or upon the land, atmosphere, or any watercourse, body of surface or subsurface water or wetland, arising from the installation, use, generation, manufacture, treatment, handling, refining, production, processing, storage, removal, clean up or disposal of any Hazardous Material, whether or not caused by Mortgagor.

(c) Mortgagor shall pay when due any judgments or claims for damages, penalties or otherwise against Mortgagee, and shall assume the burden and expense of defending all suits and proceedings of any description with all persons, political subdivisions or government agencies arising out of the occurrences set forth in (b) of this Section. In the event that such payment is not made Mortgagee, at its sole discretion, may proceed to file suit against Mortgagor to compel such payment.

(d) THIS SECTION SHALL APPLY TO ANY CLAIM, DEMAND OR CHARGE CONTEMPLATED BY THIS MORTGAGE MADE OR ASSERTED AT ANY TIME, AND, WITHOUT LIMITATION, SHALL CONTINUE IN FULL FORCE AND EFFECT NOTWITHSTANDING THAT ALL OBLIGATIONS OF THE MORTGAGOR AND/OR BORROWER AND ANY OTHER PERSON OR ENTITY UNDER OR IN CONNECTION WITH THIS MORTGAGE OR ANY RELATED DOCUMENT OR MATTER HAVE BEEN PAID, RELEASED OR FULFILLED IN FULL. ANY CLAIM, DEMAND OR CHARGE ASSERTED AT ANY TIME RELATING TO THE PERIOD OF TIME SET FORTH IN THIS PARAGRAPH SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS MORTGAGE. NOTWITHSTANDING THE ABOVE, THIS MORTGAGE SHALL NOT BE CONSTRUED TO IMPOSE ANY LIABILITY ON MORTGAGOR FOR DIVISIBLE LOSS OR DAMAGE RESULTING SOLELY FROM HAZARDOUS MATERIAL PLACED, RELEASED OR DISPOSED ON THE PROPERTY AFTER FORECLOSURE OR SALE OF THE PREMISES PURSUANT TO THE AGREEMENT OR ACCEPTANCE BY MORTGAGEE OF A DEED IN LIEU OF FORECLOSURE.

(e) Mortgagor shall promptly advise Mortgagee in writing of:

(i) any governmental or regulatory actions instituted or threatened under any Hazardous Material Law affecting the Premises or the matters indemnified hereunder including any notice of inspection, abatement or noncompliance;

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(ii) all claims made or threatened by any third party against Mortgagor or the Premises relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Material;

(iii) Mortgagor's discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Premises that could cause the Premises to be classified in a manner which may support a claim under any Hazardous Material Law; and

(iv) Mortgagor's discovery of any occurrence or condition on the Premises or any real property adjoining or in the vicinity of the Premises which could subject Mortgagor or the Premises to any restrictions on ownership, occupancy, transferability or use of the Premises under any Hazardous Material Law. Mortgagor shall immediately deliver to Mortgagee any documentation or records as Mortgagee may request in connection with all such notices, inquiries, and communications, and shall advise Mortgagee promptly in writing of any subsequent developments.

(f) Mortgagee shall promptly give written notice to Mortgagor of any action against Mortgagee which might give rise to a claim by Mortgagee against Mortgagor under this Section. If any action is brought against Mortgagee, Mortgagor, at Mortgagee's sole option and Mortgagor's expense, may be required to defend against such action with counsel satisfactory to Mortgagee and, with Mortgagee's sole consent and approval, to settle and compromise any such action. However, Mortgagee may elect to be represented by separate counsel, at Mortgagor's expense, and if Mortgagee so elects any settlement or compromise shall be effected only with the consent of Mortgagee. Mortgagee may elect to join and participate in any settlements, remedial actions, legal proceedings or other actions included in connection with any claims under this Mortgage.

14. **FIXTURE FILING.** Mortgagor and Mortgagee agree to the extent permitted by law, that:

(a) All of the goods described in Section 2(h) herein as fixtures are or are to become fixtures on the real property described in Exhibit A;

(b) This instrument, upon recording or registration in the real estate records of the proper office, shall constitute a "fixture filing" within the meaning of Sections 9-315 and 9-402 of the Uniform Commercial Code of Illinois;

(c) Mortgagor is the record owner of the real property described in Exhibit A. Mortgagee is an Illinois banking corporation;

(d) The name of debtor (Mortgagor) is "**Selenium Management, LLC**", and its address is c/o Pangea Real Estate Holdings, LLC, 640 North LaSalle Street, Suite 638, Chicago, Illinois 60654; and

(e) The names of secured party (Mortgagee) is "The Northern Trust Company", and its address is 50 South LaSalle, Chicago, Illinois 60603.

(f) Mortgagor hereby authorizes Mortgagee to file one or more financing statements and such other documents as Mortgagee may from time to time require to perfect or continue the perfection of Mortgagee's security interest in the Premises. Mortgagor shall pay all fees and costs that Mortgagee may incur in filing such documents in public offices and in obtaining such record searches as Mortgagee may reasonably require. In case Mortgagor fails to execute any financing statements or other documents for the perfection or continuation of any security interest, Mortgagor hereby appoints Mortgagee as Mortgagor's true and lawful attorney-in-fact to execute any such documents on its behalf. If any

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financing statement or other document is filed in the records normally pertaining to personal property, that filing shall never be construed as in any way derogating from or impairing this Mortgage or the rights or obligations of the parties under it.

15. MISCELLANEOUS.

(a) The recitals hereto are hereby made a part of this Mortgage. All the covenants hereof shall run with the land. Time is of the essence of this Mortgage and of each and every provision hereof.

(b) To the extent that proceeds of the indebtedness secured by this Mortgage are used to pay an outstanding lien, charge or prior encumbrance against the Premises, Mortgagee shall be subrogated to any and all rights and liens owned by any owner or holder of such outstanding liens, charges and prior encumbrances, and shall have the benefit of the priority thereof, irrespective of whether said liens, charges or encumbrances are released.

(c) Mortgagor will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all and every further acts, deeds, conveyances, transfers and assurances necessary or advisable, in the judgment of Mortgagee, for the better assuring, conveying, mortgaging, assigning and confirming unto Mortgagee all property mortgaged hereby or property intended so to be, whether now owned by Mortgagor or hereafter acquired.

(d) If the lien of this Mortgage is invalid or unenforceable as to any part of the indebtedness secured by this Mortgage, or if such lien is invalid or unenforceable as to any part of the Premises, the unsecured or partially secured portion of the indebtedness secured by this Mortgage shall be completely paid prior to the payment of the remaining and secured or partially secured portion thereof, and all payments made on the indebtedness secured by this Mortgage, whether voluntary or under foreclosure or other enforcement action or procedure, shall be considered to have been first paid on and applied to the full payment of that portion thereof which is not secured or fully secured by the lien of this Mortgage.

(e) Nothing herein or in any Related Document contained nor any transaction related thereto shall be construed or shall so operate either presently or prospectively: (i) to require Mortgagor or Borrower to pay interest at a rate greater than is lawful in such case to contract for, but shall require payment of interest only to the extent of such lawful rate; or (ii) to require Mortgagor or Borrower to make any payment or do any act contrary to law; and if any provision herein contained shall otherwise so operate to invalidate this Mortgage, in whole or in part, then such provision only shall be held for naught as though not herein contained and the remainder of this Mortgage shall remain operative and in full force and effect, and Mortgagee shall be given a reasonable time to correct any such error.

(f) In the event of the voluntary sale, or transfer by operation of law, or otherwise, of all or any part of the Premises, Mortgagee is hereby authorized and empowered to deal with such vendee or transferee with reference to the Premises, or the debt secured hereby, or with reference to any of the terms or conditions hereof, as fully and to the same extent as it might with Mortgagor, without in any way releasing or discharging Mortgagor from the covenants and/or undertakings hereunder, and without Mortgagee waiving its rights to accelerate the Liabilities as set forth herein.

(g) Mortgagee, without notice, and without regard to the consideration, if any, paid therefor, and notwithstanding the existence at that time of any inferior liens, may release any part of the Premises, or any person liable for any indebtedness secured hereby, without in any way affecting the liability of any party to this Mortgage or any Related Documents and without in any way affecting the priority of the lien of this Mortgage, and may agree with any party obligated on said indebtedness to extend the time for payment of any part or all of the indebtedness secured hereby. Such agreement shall not, in any way,

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release or impair the lien created by this Mortgage, or reduce or modify the liability of any person or entity personally obligated for any Liabilities, but shall extend the lien hereof as against the title of all parties having interest in said security which interest is subject to the indebtedness secured by this Mortgage.

16. **NOTICES.** All notices, requests and demands to or upon the respective parties hereto shall be deemed to have been given or made five business days after a record has been deposited in the mail, postage prepaid, or one business day after a record has been deposited with a recognized overnight courier, charges prepaid or to be billed to the sender, or on the day of delivery if delivered manually with receipt acknowledged, in each case addressed or delivered if to Mortgagee to **The Northern Trust Company, Attention: Credit Administration Team, IL-CD-BB-11, 50 South LaSalle, Chicago, IL 60603**, and if to Mortgagor to its address set forth above, or to such other address as may be hereafter designated in writing by the respective parties hereto by a notice in accord with this Section.

17. **ATTORNEY'S FEES.** As used herein, the terms "attorneys' fees," "reasonable attorneys' fees," "reasonable counsel's fees," "costs of collection," "costs and expenses of enforcement" and similar terms and phrases shall include, without limitation, costs and fees of paralegals, amounts expended in litigation preparation, telephone and telefax expenses, mileage, depositions, postage, photocopies, and process service.

18. **ILLINOIS MORTGAGE FORECLOSURE LAW.** It is the intention of Mortgagor and Mortgagee that the enforcement of the terms and provisions of this Mortgage shall be accomplished in accordance with the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101, et seq. (the "Act"), and with respect to such Act, Mortgagor agrees and covenants that:

(a) Mortgagor and Mortgagee shall have the benefit of all of the provisions of the Act, including, to the extent provided by law, all amendments thereto which may become effective from time to time after the date hereof. In the event any provision of the Act which is specifically referred to herein may be repealed, Mortgagee shall have the benefit of such provision as most recently existing prior to such repeal, as though the same were incorporated herein by express reference;

(b) Wherever provision is made in this Mortgage for insurance policies to bear mortgagee clauses or other loss payable clauses or endorsements in favor of Mortgagee, or to confer authority upon Mortgagee to settle or participate in the settlement of losses under policies of insurance or to hold and disburse or otherwise control use of insurance proceeds, from and after the entry of judgment of foreclosure, all such rights and powers of Mortgagee shall continue in Mortgagee as judgment creditor or mortgagee until confirmation of sale;

(c) Except as varied by a court of law, all advances, disbursements and expenditures made or incurred by Mortgagee before and during a foreclosure, and before and after judgment of foreclosure, and at any time prior to sale, and, where applicable, after sale, and during the pendency of any related proceedings, for the following purposes, in addition to those otherwise authorized by the Mortgage or by the Act (collectively "Protective Advances"), shall have the benefit of all applicable provisions of the Act. All Protective Advances shall be so much additional indebtedness secured by this Mortgage and shall be considered part of the Liabilities, and shall become immediately due and payable without notice and with interest thereon from the date of the advance until paid at the rate of interest payable after default under the terms of the Note. This Mortgage shall be a lien for all Protective Advances as to subsequent purchasers and judgment creditors from the time this Mortgage is recorded pursuant to Subsection (b)(5) of Section 5/15-1302 of the Act;

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(d) In addition to any provision of this Mortgage authorizing Mortgagee to take or be placed in possession of the Mortgaged Property, or for the appointment of a receiver, Mortgagee shall have the right, in accordance with Sections 5/15-1701 and 5/15-1702 of the Act, to be placed in possession of the Mortgaged Property or at its request to have a receiver appointed, and such receiver, or Mortgagee, if and when placed in possession, shall have, in addition to any other powers provided in this Mortgage, all rights, powers, immunities, and duties as provided for in Sections 5/15-1701, 5/15-1703 and 5/15-1704 of the Act; and

(e) Mortgagor acknowledges that the Mortgaged Property does not constitute agricultural real estate, as said term is defined in Section 5/15-1201 of the Act or residential real estate as defined in Section 5/15-1219 of the Act. As provided by law and pursuant to Section 5/15-1601(b) of the Act, Mortgagor hereby waives any and all right of redemption.

19. **VARIABLE RATE; ADDITIONAL INTEREST.** This Mortgage secures the full and timely payment of the Liabilities, including, among other things, the obligation to pay interest on the unpaid principal balance at a variable rate of interest as provided in the Notes.

20. **MISCELLANEOUS** This Mortgage, the Related Documents, and any document or instrument executed in connection herewith or therewith, unless in each case otherwise specifically provided therein: (i) shall be governed by and construed in accordance with the internal law of the State of Illinois; and (ii) shall be deemed to have been executed in the State of Illinois. This Mortgage shall bind Mortgagor, its(his)(her) heirs, trustees (including successor and replacement trustees), executors, personal representatives, successors and assigns, and shall inure to the benefit of Mortgagee, its successors and assigns, except that Mortgagor may not transfer or assign any rights or obligations hereunder without the prior written consent of Mortgagee. Mortgagor agrees to pay upon demand all expenses (including attorneys' fees, legal costs and expenses, in each case whether in or out of court, in original or appellate proceedings or in bankruptcy) incurred or paid by Mortgagee or any holder hereof in connection with the enforcement or preservation of its rights hereunder or under any Related Document or under any document or instrument executed in connection herewith or therewith. To the maximum extent permitted by applicable law, Mortgagee is hereby authorized by Mortgagor without notice to Mortgagor to fill in any blank spaces and dates herein or in any Related Document to conform to the terms of the transaction and/or understanding evidenced hereby. **THIS MORTGAGE AND THE RELATED DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.**

21. **NO PARTY HERETO MAY SEEK OR RECOVER PUNITIVE DAMAGES IN ANY PROCEEDING BROUGHT UNDER OR IN CONNECTION WITH THIS MORTGAGE OR ANY RELATED DOCUMENT. THIS PROVISION IS A MATERIAL INDUCEMENT TO MORTGAGEE TO EXTEND CREDIT SECURED BY THE PREMISES.**

22. **AUTHORIZATION TO RECORD PHONE CALLS. FOR ITSELF AS WELL AS ANY RELATED PARTY AND ANY AGENT, DIRECTOR, EMPLOYEE, MANAGER, MEMBER, OFFICER, OR PARTNER OF MORTGAGOR, AS APPLICABLE, MORTGAGOR IRREVOCABLY CONSENTS TO MORTGAGEE'S RECORDING OF ANY TELEPHONE CONVERSATION PERTAINING TO THIS MORTGAGE OR ANY RELATED DOCUMENT.**

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23. JURISDICTION AND VENUE. Notwithstanding the terms of any Related Document to the contrary, Mortgagor and (by its acceptance hereof) Mortgagee:

(a) agree irrevocably that all suits, actions or other proceedings with respect to this Mortgage shall be subject to litigation in courts having situs within or jurisdiction over the state and county where the Premises are located;

(b) consent and submit to the jurisdiction of any such court; and

(c) waive any right to transfer or change the venue of any suit, action or other proceeding brought in accordance with this Section, or to claim that any such proceeding has been brought in an inconvenient forum.

24. WAIVER OF JURY TRIAL. TO THE FULLEST EXTENT PERMITTED BY LAW, MORTGAGOR AND (BY ITS ACCEPTANCE HEREOF) MORTGAGEE VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT THEY OR ANY OF THEM MAY HAVE TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG MORTGAGOR AND MORTGAGEE ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, ANY RELATED DOCUMENT, OR ANY RELATIONSHIP BETWEEN MORTGAGEE AND MORTGAGOR.

[Signature page follows]

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IN WITNESS WHEREOF MORTGAGOR HAS SIGNED, SEALED AND DELIVERED THIS MORTGAGE AS OF THE DATE INDICATED ABOVE.

SELENIUM MANAGEMENT, LLC, a Delaware limited liability company

By: Pangea Real Estate Holdings, LLC, a Delaware limited liability company, its managing member

By: Pangea Equity Partners, L.P., a Delaware limited partnership, its managing member

By: Pangea Equity GP, LLC, a Delaware limited liability company, its general partner

By: PEP Holdings, Inc., a Delaware corporation, its managing member

By: [Signature]
Name: Albert Goldstein
Title: President

STATE OF ILLINOIS)
COUNTY OF COOK)

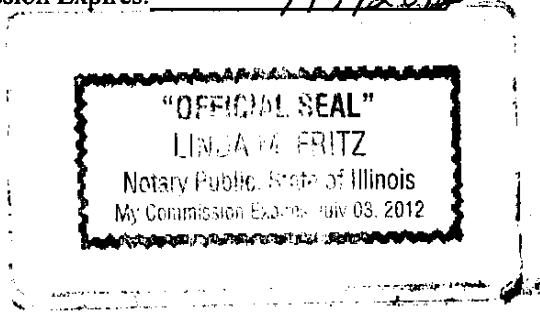
SS:

On this 31st day of March, 2012, before me appeared Albert Goldstein, to me personally known to be the President of the managing member of the general partner of the managing member of the managing member of Selenium Management, LLC, a Delaware limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its authorized signatory, Albert Goldstein; and said Albert Goldstein acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

[Signature]
Name (print): Linda M. Fritz
Notary Public

My Commission Expires: 7/3/2012



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EXHIBIT A

Legal Description

LOT 9 (EXCEPT THE NORTH 19 FEET THEREOF) AND ALL OF LOTS 10 AND 11 IN BLOCK "D" IN SONNENSCHNEIN AND SOLOMON'S PARK MANOR SUBDIVISION OF BLOCKS 5, 7 AND 12 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 6254 S. CALUMET AVENUE, CHICAGO, ILLINOIS

PINS: 20-22-313-025-0000

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Encumbrances

[PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 10M1400278 FILED FEBRUARY 4, 2010 BY CITY OF CHICAGO AGAINST 6954 S. CALUMET, LLC, AND OTHERS FOR BUILDING VIOLATION, RECEIVER AND DEMOLITION. FEBRUARY 4, 2010, DAVID FELLER ENJOINED AS RECEIVER. JULY 15, 2010 ORDER DAVID L. FELLER IS DISCHARGED AS RECEIVER. SEPTEMBER 30, 2010 ORDER MOTION PLAINTIFF THAT RECEIVERS FEE IN THE AMOUNT OF \$32,836.24 IS APPROVED BY THE COURT. LIS PENDING NOTICE RECORDED AS DOCUMENT 1004926026.]

BUILDING LINE 25 FEET WEST OF EAST LINE OF LAND PER AGREEMENT RECORDED JUNE 10, 1912 AS DOCUMENT 4984495.

VIOLATION OF THE 25 FOOT BUILDING LINE NOTED AT LETTER BX, BY 13 FEET.

[ORDER ENTERED JULY 15, 2010 IN CASE NO. 10M1400278 THAT SELENIUM MANAGEMENT, LLC SHALL BE SUBJECT TO A PERMANENT INJUNCTION NOT TO RENT, USE, LEASE OR OCCUPY THE PREMISES.]

EASEMENT IN GROSS IN FAVOR OF COMCAST OF ILLINOIS III, INC., AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME A BROADBAND COMMUNICATIONS SYSTEM AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED NOVEMBER 10, 2011 AS DOCUMENT 1131410077.