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Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



1336519100

Doc#: 1336519100 **Fee:** \$124.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/31/2013 11:51 AM Pg: 1 of 44

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 17-16-241-022-0000

Address:

Street: 551 SOUTH WELLS STREET

Street line 2:

City: CHICAGO

State: IL

ZIP Code: 60607

Lender: THE PRIVATEBANK AND TRUST COMPANY

Borrower: CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1962 AND KNOWN AS TRUST NUMBER 4551

Loan / Mortgage Amount: \$15,000,000.00

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

Certificate number: 2B8574A8-4A93-435A-8BF0-6D05BB25A729

Execution date: 12/20/2013

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UNOFFICIAL COPY**This Instrument Prepared By And After
Recording Return To:**

Anthony J. Zeoli, Esq.
Ginsberg Jacobs LLC
300 South Wacker Drive, Suite 2750
Chicago Illinois 60606
(312) 660-2206

Property Identification Number(s):

17-16-241-022-0000

Common Address(es):

551 South Wells Street
Chicago, Illinois 60607

GNF: 13-0119

[Above space reserved for recording information.]

**MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING
AND ASSIGNMENT OF LEASES AND RENTS**

THIS MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS (this "*Mortgage*") made as of December 24, 2013, by **CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 8, 1962 AND KNOWN AS TRUST NUMBER 44551, ("Mortgagor")**, whose address is 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603, in favor of **THE PRIVATEBANK AND TRUST COMPANY**, an Illinois state chartered bank, its successors and assigns, whose address is 120 South LaSalle Street, Chicago, Illinois 60603 (the "*Administrative Agent*"), as administrative agent for certain financial institutions (together with their respective successors and assigns, the "*Lenders*") and for the benefit of the Lenders.

RECITALS:

A. Reference is made to that certain Loan and Security Agreement dated as of even date herewith (as the same may be amended, modified, supplemented, restated and/or replaced from time to time, the "*Facility C Loan Agreement*"), by and among Mortgagor and those certain other "borrowers" made a party thereto (individually, collectively, jointly and severally the "*Facility C Borrower*"), those certain lending financial institutions made a party thereto (individually and collectively, the "*Facility C Lenders*"), and THE PRIVATEBANK AND TRUST COMPANY, as "administrative agent" for the Facility C Lenders, pursuant to which the Facility C Lenders have agreed to extend certain credit facilities to Facility C Borrower in the aggregate principal amount of FIFTEEN MILLION and No/100 Dollars (\$15,000,000.00) (the "*Facility C Loan*").

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B. The Facility C Loan is evidenced by, among other things: (i) those certain Promissory Notes made by Facility C Borrower in favor of the Facility C Lenders in the aggregate maximum principal amount of FIFTEEN MILLION and No/100 Dollars (\$15,000,000.00) (individually and collectively, and as the same may be amended, modified, supplemented, restated and/or replaced from time to time, the "**Facility C Note**"); and (ii) the other "Loan Documents" (as such term is used and defined in the Facility C Loan Agreement). This Assignment, the Facility C Loan Agreement, the Facility C Note, and said other "Loan Documents" (including, without limitation, any and all "Rate Management Agreements" (as such term is respectively used and defined in the Facility C Loan Agreement)), as any or all of the foregoing may be amended, modified, supplemented, restated and/or replaced from time to time, are hereinafter sometimes referred to, individually and collectively, the "**Facility C Loan Documents**").

C. Reference is made to that certain Loan and Security Agreement dated as of even date herewith (as the same may be amended, modified, supplemented, restated and/or replaced from time to time, the "**Facility A Loan Agreement**"), by and among HUNTER LINE LLC, an Illinois limited liability company, and those certain other "borrowers" made a party thereto (individually, collectively, jointly and severally the "**Facility A Borrower**"), those certain lending financial institutions made a party thereto (individually and collectively, the "**Facility A Lenders**"), and THE PRIVATEBANK AND TRUST COMPANY, as "administrative agent" for the Facility A Lenders, pursuant to which the Facility A Lenders have agreed to extend certain credit facilities to Facility A Borrower in the aggregate principal amount of TWELVE MILLION FIVE HUNDRED THOUSAND and No/100 Dollars (\$12,500,000.00) (the "**Facility A Loan**").

D. The Facility A Loan is evidenced by, among other things: (i) those certain Promissory Notes made by Facility A Borrower in favor of the Facility A Lenders in the aggregate maximum principal amount of TWELVE MILLION FIVE HUNDRED THOUSAND and No/100 Dollars (\$12,500,000.00) (individually and collectively, and as the same may be amended, modified, supplemented, restated and/or replaced from time to time, the "**Facility A Note**"); and (ii) the other "Facility A Loan Documents" (as such term is used and defined in the Facility C Loan Agreement). The Facility A Loan Agreement, the Facility A Note, and said other "Facility A Loan Documents" (including, without limitation, any and all "Rate Management Agreements" (as such term is respectively used and defined in the Facility A Loan Agreement)), as any or all of the foregoing may be amended, modified, supplemented, restated and/or replaced from time to time, are hereinafter sometimes referred to, individually and collectively, as the "**Facility A Loan Documents**").

E. Reference is made to that certain Loan and Security Agreement dated as of even date herewith (as the same may be amended, modified, supplemented, restated and/or replaced from time to time, the "**Facility B Loan Agreement**"), by and among by and among OCEAN VIEW DEVELOPERS, LLC, a Florida limited liability company, and those certain other "borrowers" made a party thereto (individually, collectively, jointly and severally the "**Facility B Borrower**"), those certain lending financial institutions made a party thereto (individually and collectively, the "**Facility B Lenders**"), and THE PRIVATEBANK AND TRUST COMPANY, as "administrative agent" for the Facility B Lenders, pursuant to which the Facility B Lenders have agreed to extend certain credit facilities to Facility B Borrower in the aggregate principal

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amount of FOUR MILLION THREE HUNDRED FIFTY THOUSAND and No/100 Dollars (\$4,350,000.00) (the "**Facility B Loan**").

F. The Facility B Loan is evidenced by, among other things: (i) those certain Promissory Notes made by Facility B Borrower in favor of the Facility B Lenders in the aggregate maximum principal amount of FOUR MILLION THREE HUNDRED FIFTY THOUSAND and No/100 Dollars (\$4,350,000.00) (individually and collectively, and as the same may be amended, modified, supplemented, restated and/or replaced from time to time, the "**Facility B Note**"); and (ii) the other "Facility B Loan Documents" (as such term is used and defined in the Facility C Loan Agreement). The Facility B Loan Agreement, the Facility B Note, and said other "Facility B Loan Documents" (including, without limitation, any and all "Rate Management Agreements" (as such term is respectively used and defined in the Facility B Loan Agreement)), as any or all of the foregoing may be amended, modified, supplemented, restated and/or replaced from time to time, are hereinafter sometimes referred to, individually and collectively, as the "**Facility B Loan Documents**").

G. For purposes of this Assignment: (i) the Facility A Loan, the Facility B Loan and the Facility C Loan, are hereinafter sometimes referred to, individually and collectively, as the "**Loans**"; (ii) the Facility A Note, the Facility B Note and the Facility C Note, are hereinafter sometimes referred to, individually and collectively, as the "**Notes**"; and (c) the Facility A Loan Documents, the Facility B Loan Documents and the Facility C Loan Documents, are hereinafter sometimes referred to, individually and collectively, as the "**Loan Documents**").

H. Facility A Borrower, Facility B Borrower and Facility C Borrower are an interrelated group of person/entities whose operations are interdependent with, and benefit, each other. As a result Facility A Borrower and Facility B Borrower will directly and substantially benefit from the Facility C Lenders making the Facility C Loan to the Facility C Borrower.

I. As a condition precedent to making the Facility C Loan, the Administrative Agent and the Lenders have required, among other things, that the Mortgagor execute and deliver this Mortgage to the Administrative Agent.

J. In order to induce the Lenders to make the Facility C Loan, and all other monies to be advanced under the Facility C Note, the Facility C Loan Agreement and the other Facility C Loan Documents, Mortgagor has agreed to execute and deliver this Mortgage.

NOW, THEREFORE, to secure the prompt payment (when and as due and payable) and performance (as applicable) of any and all:

(a) "Obligations" (as such term is respectively used and defined in the Facility A Loan Agreement) of Facility A Borrower, including without limitation, all required payments of principal of, and interest on, the Facility A Note and/or the Facility A Loan, and all "Rate Management Obligations" (as such term is respectively used and defined in the Facility A Loan Agreement);

(b) covenants and agreements contained in the Facility A Loan Agreement, the Facility A Note and the other Facility A Loan Documents;

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(c) “Obligations” (as such term is respectively used and defined in the Facility B Loan Agreement) of Facility B Borrower, including without limitation, all required payments of principal of, and interest on, the Facility B Note and/or the Facility B Loan, and all “Rate Management Obligations” (as such term is respectively used and defined in the Facility B Loan Agreement);

(d) covenants and agreements contained in this Assignment, the Facility B Loan Agreement, the Facility B Note and the other Facility B Loan Documents;

(e) “Obligations” (as such term is respectively used and defined in the Facility C Loan Agreement) of Facility C Borrower, including without limitation, all required payments of principal of, and interest on, the Facility C Note and/or the Facility C Loan, and all “Rate Management Obligations” (as such term is respectively used and defined in the Facility C Loan Agreement);

(f) covenants and agreements contained in the Facility C Loan Agreement, the Facility C Note and the other Facility C Loan Documents; and

(g) other indebtedness which this Mortgage by its terms secures;

(all of the forgoing indebtedness, obligations and liabilities identified in subsections (a) through (g) above being hereinafter referred to, individually and collectively, as the “*Debt*”), Mortgagor does hereby irrevocably and unconditionally GRANT, WARRANTS, SELL, CONVEY, TRANSFER, MORTGAGE AND ASSIGN to the Administrative Agent for the benefit of the Lenders, its successors and assigns, all estate, right title and interest that Mortgagor now has or may later acquire in and to the properties, rights, interests and privileges described in Granting Clauses I, II, III, IV, V, VI, VII and VIII below, all of same being collectively referred to herein as the “*Mortgaged Property*.”

GRANTING CLAUSE I:

THE LAND located in the city of Chicago, in the county of Cook in the state of Illinois (the “*State*”), which is legally described on Exhibit A attached hereto and made a part hereof (the “*Land*”).

GRANTING CLAUSE II:

TOGETHER WITH all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements to or for any such buildings, structures and improvements and all of the right, title and interest of Mortgagor now or hereafter acquired in and to any of the foregoing, (the “*Improvements*”).

GRANTING CLAUSE III:

TOGETHER WITH all easements, rights of way, strips and gores of land, streets, ways, alleys, sidewalks, vaults, passages, sewer rights, waters, water courses, water drainage and reservoir rights and powers (whether or not appurtenant), all estates, rights, titles, interests,

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privileges, liberties, tenements, hereditaments, easements, franchises, appendages and appurtenances whatsoever, in any way belonging, relating or appertaining to the Land or the Improvements, whether now owned or hereafter acquired by Mortgagor, including without limitation all existing and future mineral, oil and gas rights which are appurtenant to or which have been used in connection with the Land, all existing and future water stock relating to the Land or the Improvements, all existing and future share of stock respecting water and water rights pertaining to the Land or the Improvements or other evidence of ownership thereof, and the reversions and remainders thereof (the "*Appurtenant Rights*").

GRANTING CLAUSE IV:

TOGETHER WITH all machinery, apparatus, equipment, fittings and fixtures of every kind and nature whatsoever, and all furniture, furnishings and other personal property now or hereafter owned by Mortgagor and forming a part of, or used or obtained for use in connection with, the Land or the Improvements or any present or future operation, occupancy, maintenance or leasing thereof; including, but without limitation, any and all heating, ventilating and air conditioning equipment and systems, antennae, appliances, apparatus, awnings, basins, bathtubs, bidets, boilers, bookcases, cabinets, carpets, communication systems, coolers, curtains, dehumidifiers, dishwashers, disposal, doors, drapes, drapery rods, dryers, ducts, dynamos, elevators, engines, equipment, escalators, fans, fittings, floor coverings, furnaces, furnishings, furniture, hardware, heaters, humidifiers, incinerators, lighting, machinery, motors, ovens, pipes, plumbing and electric equipment, pool equipment, pumps, radiators, ranges, recreational facilities and equipment, refrigerators, screens, sprinklers, stokers, stoves, shades, shelving, sinks, security systems, toilets, ventilators, wall coverings, washers, windows, window covering, wiring, and all extensions, renewals or replacements thereof or substitutions therefor or additions thereto, whether or not the same are or shall be attached to the Land or the Improvements in any manner (collectively, the "*Fixtures*"); it being agreed that all of said property owned by Mortgagor and placed on the Land or on or in the Improvements (whether affixed or annexed thereto or not) shall, so far as permitted by law, conclusively be deemed to be real property and conveyed hereby for purposes of this Mortgage.

GRANTING CLAUSE V:

TOGETHER WITH the following (collectively, the "*Personal Property*"):

(a) All personal property of every nature whatsoever now or hereafter owned by Mortgagor or used in connection with the Land or the improvements thereon, including all extensions, additions, improvements, betterments, renewals, substitutions and replacements thereof and all of the right, title and interest of Mortgagor in and to any such personal property together with the benefit of any deposits or payments now or hereafter made on such personal property by Mortgagor or on its behalf, including without limitation, any and all Goods, Investment Property, Instruments, Chattel Paper, Documents, Letter of Credit Rights, Accounts, Deposit Accounts, Commercial Tort Claims and General Intangibles, each as defined in the Uniform Commercial Code of the State of Florida, of Mortgagor located on the Land or in the Improvements which are now or in the future owned by Mortgagor and used or obtained for use in connection with the

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Land or the Improvements or any present or future operation, occupancy, maintenance or leasing thereof, or any construction on or at the Land or the Improvements;

(b) All proceeds of the foregoing, including, without limitation, all judgments, awards of damages and settlements hereafter made resulting from condemnation proceeds or the taking of the Land or improvements thereon or any portion thereof under the power of eminent domain, any proceeds of any policies of insurance, maintained with respect to the Land or improvements thereon or proceeds of any sale, option or contract to sell the Land or improvements thereon or any portion thereof;

(c) Any and all additions and accessories to all of the foregoing and any and all proceeds (including proceeds of insurance, eminent domain or other governmental takings and tort claims), renewals, replacements and substitutions of all of the foregoing.

(d) All of the books and records pertaining to the foregoing;

GRANTING CLAUSE VI:

TOGETHER WITH all right, title and interest which Mortgagor hereafter may acquire in and to all leases and other agreements now or hereafter entered into for the occupancy or use of the Land, the Appurtenant Rights, the Improvements, the Fixtures and the Personal Property (herein collectively referred to as the "*Premises*") or any portion thereof, whether written or oral (herein collectively referred to as the "*Leases*"), and all rents, issues, incomes and profits in any manner arising thereunder (herein collectively referred to as the "*Rents*"), and all right, title and interest which Mortgagor now has or hereafter may acquire in and to any bank accounts, security deposits, and any and all other amounts held as security under the Leases, reserving to Mortgagor any statutory rights.

GRANTING CLAUSE VII:

TOGETHER WITH any and all Awards and Insurance Proceeds, as each are hereinafter respectively defined, or proceeds of any sale, option or contract to sell the Premises or any portion thereof (provided that no right, consent or authority to sell the Mortgaged Property or any portion thereof shall be inferred or deemed to exist by reason hereof); and Mortgagor hereby authorizes, directs and empowers the Administrative Agent, on behalf of the Lenders, at its option, on Mortgagor's behalf, or on behalf of the successors or assigns of Mortgagor, to adjust, compromise, claim, collect and receive such proceeds; to give acquittances therefor; and, after deducting expenses of collection, including reasonable attorneys' fees, costs and disbursements, to apply the Net Proceeds, as hereinafter defined, to the extent not utilized for the Restoration of the Mortgaged Property as provided in Section 7 or Section 8 hereof, to payment of the Debt, notwithstanding the fact that the same may not then be due and payable or that the Debt is otherwise adequately secured; and Mortgagor agrees to execute and deliver from time to time such further instruments as may be requested by the Administrative Agent to confirm such assignment to the Administrative Agent, for the benefit of the Lenders, of any such proceeds.

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GRANTING CLAUSE VIII:

TOGETHER WITH all estate, right, title and interest, homestead or other claim or demand, as well in law as in equity, which Mortgagor now has or hereafter may acquire of, in and to the Premises, or any part thereof, and any and all other property of every kind and nature from time to time hereafter (by delivery or by writing of any kind) conveyed, pledged, assigned or transferred as and for additional security hereunder by Mortgagor or by anyone on behalf of Mortgagor to the Administrative Agent, on behalf of the Lenders;

TO HAVE AND TO HOLD the Mortgaged Property, unto the Administrative Agent, on behalf of the Lenders, and its successors and assigns, IN FEE SIMPLE forever; subject, however, to those encumbrances which Administrative Agent has approved in the Loan Documents or otherwise approved in writing (the "*Permitted Encumbrances*");

UPON CONDITION that, subject to the terms hereof and until the occurrence of an Event of Default hereunder, Mortgagor shall be permitted to possess and use the Mortgaged Property;

SUBJECT to the covenants and conditions hereinafter set forth.

PROVIDED, NEVERTHELESS, that if: (a) Mortgagor shall pay and perform in full when due the Debt and shall duly and timely perform and observe all of the covenants and conditions herein and in the other Loan Documents required to be performed and observed by Mortgagor; and (b) the Lenders shall have no further obligation to make any further disbursements of the Facility C Loan (or any portion thereof) to or for the benefit of Mortgagor under the provisions of the Loan Documents; then the Administrative Agent shall execute and deliver to Mortgagor such instruments as may be reasonably requested by Mortgagor which are sufficient to release this Mortgage.

NOTWITHSTANDING any provision hereof to the contrary, this Mortgage shall secure all future advances made in connection with the Mortgaged Property within ten (10) years from the date hereof, whether such advances are obligatory or are made at the option of the Administrative Agent pursuant to the Lenders' rights under the Loan Documents; and whether or not such advances are evidenced by the Notes, to the same extent as if such advances were made on the date of execution and delivery hereof, with interest on such future advances at the Default Rate (as defined in the Notes); provided that the aggregate outstanding balance of the Debt shall at no time exceed two hundred percent (200%) of the stated principal amount of the Notes. All covenants, warranties and agreements contained in this Mortgage shall be equally applicable to future advances.

MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. Representations of Mortgagor. Mortgagor hereby represents and warrants to the Administrative Agent and the Lenders as follows:

(a) Mortgagor: (i) is a land trust duly formed and validly existing under the laws of the State of Illinois (ii) has the power and authority to own its properties and to carry on its business as now being conducted; (iii) is qualified to do business in every

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jurisdiction in which the nature of its business or its properties makes such qualification necessary; and (iv) is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it.

(b) Mortgagor has good and marketable title to an indefeasible fee simple estate in the Premises, subject to no liens, charges or encumbrances, other than the Permitted Encumbrances; that it has good, right and lawful authority to mortgage the Mortgaged Property in the manner and form herein provided; that this Mortgage is and shall remain a valid and enforceable lien on the Mortgaged Property subject only to the Permitted Encumbrances; that Mortgagor and its successors and assigns shall defend the same and the priority of this lien forever against the lawful claims and demands of all persons whomsoever, and that this covenant shall not be extinguished by any foreclosure hereof but shall run with the Land.

(c) As of the date hereof, there has been no material change in the financial condition of Mortgagor or any guarantor of the Note from that set forth in Mortgagor's most recent financial statement, and, to the best of Mortgagor's knowledge, the financial statements of such guarantor, and the financial information contained therein was true and correct on the date the statements were issued and there has been no material adverse change as of the date hereof.

(d) There are no suits or proceedings pending, or to the knowledge of Mortgagor, threatened against or affecting Mortgagor, which, if adversely determined, would have a material adverse effect on the financial condition or business of Mortgagor or its ability to perform its obligations under this Mortgage or any of the other Loan Documents executed by it, and there are no proceedings by or before any court, governmental commission, board, bureau, or other administrative agency pending or, to the knowledge of Mortgagor, threatened against Mortgagor, which, if adversely determined, would have a material adverse effect on the financial condition or business of Mortgagor or its ability to perform its obligations under this Mortgage or any of the other Loan Documents executed by it.

(e) The Premises complies with all requirements of law, municipal ordinances and restrictions and covenants of record with respect to the Premises and the use thereof.

(f) Mortgagor has and shall maintain title to the Collateral (as hereinafter defined), including any additions or replacements thereto, free of all security interests, liens and encumbrances, other than the security interest hereunder.

(g) No person who owns twenty percent (20%) or more of the equity interests in Mortgagor, or otherwise controls Mortgagor or any of its subsidiaries, is listed on the Specially Designated Nationals and Blocked Person List or other similar lists maintained by the Office of Foreign Assets Control ("**OFAC**"), the Department of the Treasury or included in any Executive Orders, and the proceeds of the Loans will not violate any of the foreign asset control regulations of OFAC or any enabling statute or Executive Order relating thereto.

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(h) Mortgagor is able to pay its debts as such debts become due, and has capital sufficient to carry on its present businesses and transactions and all businesses and transactions in which it is about to engage. Mortgagor: (i) is not bankrupt or insolvent, (ii) has not made an assignment for the benefit of its creditors, (iii) has not had a trustee or receiver appointed, (iv) has not had any bankruptcy, reorganization or insolvency proceedings instituted by or against it, or (v) shall not be rendered insolvent by its execution, delivery or performance of the Loan Documents (to which it is a party) or by the transactions contemplated thereunder.

2. Mortgagor's Covenants.

(a) Payment of Debt. Mortgagor shall, prior to the expiration of any grace period: (i) pay the Debt when due, and (ii) duly and punctually perform and observe all of the covenants and conditions to be performed or observed by Mortgagor as provided in the Notes, this Mortgage and the other Loan Documents.

(b) Repair/Maintenance. Mortgagor shall (i) promptly repair, restore, replace or rebuild any portion of the Premises which may be damaged or destroyed whether or not Insurance Proceeds (as hereinafter defined) are available or sufficient for that purpose; (ii) keep the Premises in good condition and repair, free from waste; (iii) pay all operating costs and expenses of the Premises when due; (iv) comply with all legal requirements applicable to all or any portion of the Premises, or the use and occupancy, thereof (subject to the right of Mortgagor to contest the enforceability or applicability of any such legal requirements in good faith, diligently and at its expense by appropriate proceedings which shall not subject Mortgagor or the Administrative Agent and/or the Lenders to any risk of civil or criminal liability and which shall operate during the pendency thereof to prevent the imposition or foreclosure of any lien upon, or any interference with the availability, use or occupancy of, the Mortgaged Property or any part thereof), and observe and comply with any conditions and requirements necessary to preserve and extend any and all rights, licenses, permits (including without limitation zoning variances, special exceptions and nonconforming uses), privileges, franchises and concessions that are applicable to all or any portion of the Premises or the use and occupancy thereof; (v) refrain from any action, and correct any condition known to Mortgagor, which would materially increase the risk of fire or other hazard to the Premises or any portion thereof; and (vi) cause the Premises to be managed in a competent and professional manner.

(c) Alteration of Mortgaged Property. Without the prior written consent of the Administrative Agent, Mortgagor shall not cause, suffer or permit (i) any material alteration of the Premises, except as required by any applicable legal requirement or as otherwise contemplated by the Loan Documents; (ii) any change in the zoning classification or intended use or occupancy of the Premises, including without limitation any change which would increase any fire or other hazard; (iii) any change in the identity of Mortgagor or the person or entity responsible for managing the Premises; or (iv) any modification of the licenses, permits, privileges, franchises, covenants, conditions or declarations of use applicable to the Premises, except as required to operate the Premises in the manner required hereunder.

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(d) Continuing Existence. Mortgagor, without the prior written consent of the Administrative Agent, shall not: (i) permit itself to be dissolved or its existence terminated; or (ii) amend or modify its organizational documents if such amendment or modification could have a material adverse effect on: (A) Mortgagor's ability to perform its obligations under any of the Loan Documents, or (B) the validity or priority of the Administrative Agent's liens or security interests under the Loan Documents.

(e) Compliance with Laws. Mortgagor shall comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental authority or court applicable to Mortgagor or to the Premises or any part thereof.

(f) Operating and Reserve Accounts. Mortgagor shall maintain the operating, escrow, reserve and other accounts, if any, for the Premises with the Administrative Agent and pledge the same to the Administrative Agent, for the benefit of the Lenders, as additional security for the Loans.

3. Liens, Contest and Defense of Title.

(a) Mortgagor shall not create or suffer or permit any lien, charge or encumbrance to attach to or be filed against the Mortgaged Property or any part thereof, or interest thereon, or any other rights and properties conveyed, mortgaged, transferred and granted hereunder, whether such lien, charge or encumbrance is on a parity, inferior or superior to the lien of this Mortgage, including liens for labor or materials with respect to the Premises ("*Mechanic's Liens*").

(b) Notwithstanding paragraph (a) of this Section, Mortgagor may in good faith and with reasonable diligence contest the validity or amount of any Mechanic's Liens and defer payment and discharge thereof during the pendency of such contest, provided that: (i) such contest shall prevent the sale or forfeiture of the Mortgaged Property, or any part thereof or any interest therein, to satisfy such Mechanic's Liens and shall not result in a forfeiture or impairment of the lien of this Mortgage; and (ii) within fifteen (15) days after Mortgagor has been notified of the filing of any such Mechanic's Liens, Mortgagor shall have notified the Administrative Agent in writing of Mortgagor's intention to contest such Mechanic's Liens, or to cause such other party to contest such Mechanic's Liens, and shall have obtained a title insurance endorsement over such Mechanic's Liens in form and substance reasonably satisfactory to the Administrative Agent, insuring the Administrative Agent and/or the Lenders against loss or damage by reason of such Mechanic's Liens; provided that in lieu of such title insurance endorsement Mortgagor may deposit and keep on deposit with the Administrative Agent (or such depository as may be designated by the Administrative Agent) a sum of money sufficient, in the judgment of the Administrative Agent, to pay in full such Mechanic's Liens and all interest thereon. Any such deposits are to be held without any allowance of interest and may be used by the Administrative Agent in its sole discretion to protect the priority of this Mortgage. In case Mortgagor shall fail to maintain such title insurance or deposit, or to prosecute or cause the prosecution of such contest with reasonable diligence, or to pay or cause to be paid the amount of the Mechanic's Lien, plus any interest finally determined to be due upon the conclusion of such contest; then the

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Administrative Agent may, at its option, apply any money and liquidate any securities then on deposit with the Administrative Agent (or other depository designated by the Administrative Agent) in payment of or on account of such Mechanic's Liens, or that part thereof then unpaid, together with all interest thereon according to any written bill, notice or statement, without inquiring into the amount, validity or enforceability thereof. If the amount of money so deposited shall (in the Administrative Agent's reasonable judgment) be insufficient for the payment in full of such Mechanic's Liens, together with all interest thereon, then Mortgagor shall forthwith, upon demand, deposit with the Administrative Agent (or other depository designated by the Administrative Agent) the sum which shall (in the Administrative Agent's reasonable judgment, when added to the funds then on deposit with the Administrative Agent) be necessary to make such payment in full (or such other security as shall be reasonably satisfactory to the Administrative Agent). If a Mechanic's Lien claim is ultimately resolved in the claimant's favor, then the monies so deposited shall be applied in full payment of such Mechanic's Lien or that part thereof then unpaid, together with all interest thereon (provided no Event of Default shall then exist) when the Administrative Agent has been furnished with satisfactory evidence of the amount of payment to be made. Any excess monies remaining on deposit with the Administrative Agent and/or the Lenders (or other depository) under this Section 3(b) shall be paid to Mortgagor, provided that no Event of Default shall then exist.

(c) If the lien and security interest of the Administrative Agent in or to the Mortgaged Property, or any part thereof, shall be endangered or shall be attacked, directly or indirectly, Mortgagor shall immediately notify the Administrative Agent and shall appear in and defend any action or proceeding purporting to affect the Mortgaged Property, or any part thereof, and shall file and prosecute such proceedings and take all actions necessary to preserve and protect such title, lien and security interest in and to the Mortgaged Property.

4. Payment and Contest of Taxes.

(a) Mortgagor shall pay or cause to be paid when due and before any penalty attaches, all general and special taxes, assessments, water charges, sewer charges, and other fees, taxes, charges and assessments of every kind and nature whatsoever levied or assessed against the Mortgaged Property, or any part thereof, or any interest therein, or any income or revenue therefrom, or any obligation or instrument secured hereby, and all installments thereof (collectively, the "**Taxes**"), on or before the date such Taxes are due; and Mortgagor shall discharge any claim or lien relating to Taxes upon the Premises. Mortgagor shall provide the Administrative Agent with copies of paid receipts for Taxes, if requested by the Administrative Agent, within ten (10) days after being requested to do so by the Administrative Agent.

(b) Notwithstanding paragraph (a) of this Section, Mortgagor may, in good faith and with reasonable diligence, contest or cause to be contested the validity or amount of any such Taxes, provided that: (i) no Event of Default has occurred; (ii) such proceeding shall stay the collection of the applicable Taxes from Mortgagor and from the Premises or Mortgagor shall have paid all of the applicable Taxes under protest; (iii) such proceeding shall be permitted under and be conducted in accordance with the provisions

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of any other instrument to which Mortgagor is subject and shall not constitute a default thereunder; (iv) neither the Premises nor any part thereof or interest therein will be in danger of being sold, forfeited, terminated, cancelled or lost so long as the contest is being pursued; and (v) Mortgagor shall have deposited with the Administrative Agent adequate reserves for the payment of the applicable Taxes, together with all interest and penalties thereon, unless Mortgagor has paid all of the applicable Taxes under protest, or Mortgagor shall have furnished such other security as may be accepted by the Administrative Agent, in its sole and absolute discretion, to insure the payment of any contested Taxes, together with all interest and penalties thereon. If Mortgagor fails to prosecute such contest with reasonable diligence or fails to maintain sufficient funds as hereinabove provided, the Administrative Agent may, at its option, liquidate any securities and apply the monies then on deposit with the Administrative Agent (or other depository), in payment of, or on account of, such Taxes, or any portion thereof then unpaid, including all penalties and interest thereon according to any written bill, notice or statement, without inquiry as to the amount, validity or enforceability thereof. If the amount of money and any such security so deposited shall (in the Administrative Agent's reasonable judgment) at any time be insufficient for the payment in full of such Taxes, together with all penalties and interest which are or might become due thereon, Mortgagor shall forthwith, upon demand, either deposit with the Administrative Agent (or other depository designated by the Administrative Agent) a sum (or such other security as shall be reasonably satisfactory to the Administrative Agent) which when added to the funds then on deposit, shall (in the Administrative Agent's reasonable judgment) be sufficient to make such payment in full, or, if the Administrative Agent (or other depository) has applied funds so deposited on account of such Taxes, restore such deposit to an amount satisfactory to the Administrative Agent. After final disposition of such contest and upon Mortgagor's written request and delivery to the Administrative Agent of an official bill for such Taxes, the Administrative Agent (or other depository) shall liquidate any securities and apply the monies, if any, then on deposit under this Section 4 to the payment of such Taxes or that part thereof then unpaid and the balance, if any, in excess of the amount required to be on deposit with the Administrative Agent (or other depository) under Section 26 hereof shall be refunded to Mortgagor after such final disposition, provided that no Event of Default shall then exist.

5. Change in Tax Laws.

(a) If, by the laws of the United States of America, or of any state or municipality having jurisdiction over the Administrative Agent, Mortgagor or the Mortgaged Property, any tax is imposed or becomes due in respect of the Notes or this Mortgage (excluding income, excise or franchise taxes imposed upon the Administrative Agent and/or the Lenders, except as provided in Section 5(c) below), or any liens on the Mortgaged Property created thereby, then Mortgagor shall pay such tax in the manner required by such law.

(b) If any law, statute, rule, regulation, order or court decree effects a deduction from the value of the Mortgaged Property for the purpose of taxation by creating any lien thereon, or imposing upon the Administrative Agent and/or the Lenders any liability for the payment of all or any part of the Taxes required to be paid by

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Mortgagor, or changing in any way the laws relating to the taxation of mortgages or deeds of trusts or debts secured by mortgages or deeds of trust or the interest of the Administrative Agent and/or the Lenders in the Mortgaged Property, or the manner of collection of Taxes so as to adversely affect this Mortgage, the Debt, or the Administrative Agent, then, and in any such event, Mortgagor, upon demand by the Administrative Agent, shall pay such Taxes, or reimburse the Administrative Agent therefor on demand, unless the Administrative Agent determines, in the Administrative Agent's sole judgment, that such payment or reimbursement by Mortgagor is unlawful or that the payment might, in the Administrative Agent's judgment, constitute usury or render the Debt wholly or partially usurious; in which event the Administrative Agent may elect to declare the Debt to be due and payable within the lesser of: (i) thirty (30) days after written notice; or (ii) such shorter period as may be required to ensure compliance by Administrative Agent and/or the Lenders with applicable law.

(c) Nothing contained herein shall require Mortgagor to pay any income, franchise or excise tax imposed upon the Administrative Agent and/or the Lenders, excepting only such income, franchise or excise tax which may be levied against the income of the Administrative Agent and/or the Lenders as a complete or partial substitute for Taxes required to be paid by Mortgagor hereunder.

6. Insurance Coverage. For so long as this Mortgage is in effect, Mortgagor shall continuously maintain insurance in accordance with the following provisions:

(a) Mortgagor shall obtain and maintain at all times during the term of the Facility C Loan the insurance required by the Administrative Agent pursuant to the Facility C Loan Agreement. In addition, Mortgagor shall cause Administrative Agent, on behalf of the Lenders, to be named as a named insured under the insurance policies required by the Administrative Agent and the Administrative Agent shall be identified in each policy as follows: The PrivateBank and Trust Company, its successors and/or assigns as their respective interests may appear. Mortgagor shall provide the Administrative Agent with evidence of all such insurance required hereunder.

(b) The policies of insurance to be obtained and maintained by Mortgagor under the provisions of this Mortgage shall be issued by responsible insurance carriers with a Best's rating of no less than A/VII, licensed to do business in the State, who are acceptable to the Administrative Agent and shall be in such form and with such endorsements (including a mortgagee clause in favor of the Administrative Agent), waivers and deductibles (in no event to exceed Ten Thousand Dollars (\$10,000.00) as the Administrative Agent shall designate or approve. Without limitation on the foregoing:

(i) All policies shall name Mortgagor as the insured, and (with the exception of policies for workmen's compensation insurance) shall name the Administrative Agent, on behalf of the Lenders, as mortgagee and as an additional insured (under a standard non-contributing mortgagee protection clause, in form reasonably satisfactory to the Administrative Agent, attached to such policy or policies whenever applicable, and providing, among other matters, that all

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insurance proceeds shall be paid to the Administrative Agent on behalf of the Lenders).

(ii) All policies shall contain: (1) the agreement of the insurer to give the Administrative Agent at least thirty (30) days' written notice prior to cancellation or expiration of or change in such policies, or any of them; (2) a waiver of subrogation rights against the Administrative Agent and, if available Mortgagee; (3) an agreement that such policies are primary and non-contributing with any insurance that may be carried by the Administrative Agent; (4) a statement that the insurance shall not be invalidated should any insured waive in writing prior to a loss any or all right of recovery against any party for loss accruing to the property described in the insurance policy; and (5) if obtainable, a provision that no act or omission of Mortgagee shall affect or limit the obligation of the insurance carrier to pay the amount of any loss sustained. As of the date hereof, and subject to any changes in such requirements which the Administrative Agent may, in its discretion, make from time to time pursuant to its rights under this Section 6, each policy of property insurance hereunder shall contain a lender's loss payable endorsement, lender clause, or other non-contributory mortgagee clause of similar form and substance acceptable to the Administrative Agent in favor of the Administrative Agent, on behalf of the Lenders, as a second mortgagee.

(c) Concurrently herewith, Mortgagee shall deliver to the Administrative Agent original policies or certificates with premiums prepaid evidencing the insurance required hereunder. Mortgagee shall procure and pay for renewals of such insurance (or shall cause the procurement and payment) from time to time before the expiration thereof, and Mortgagee shall deliver to the Administrative Agent such original renewal policies or certificates with premiums prepaid at least thirty (30) days before the expiration of any existing policy.

(d) Mortgagee, for itself, and on behalf of its insurers, hereby releases and waives any right to recover against the Administrative Agent and/or the Lenders on any liability for: damages for injury to or death of persons; any loss or damage to property, including the property of any occupant of the Premises; any loss or damage to buildings or other improvements comprising the Premises; any other direct or indirect loss or damage caused by fire or other risks, which loss or damage is or would be covered by the insurance required to be carried hereunder by Mortgagee, or is otherwise insured; or claims arising by reason of any of the foregoing, except to the extent caused solely by the active gross negligence of the Administrative Agent and/or the Lenders, respectively.

(e) The Administrative Agent and/or the Lenders shall not, by reason of accepting, rejecting, obtaining or failing to obtain insurance, incur any liability for (i) the existence, non-existence, form, amount or legal sufficiency thereof, (ii) the solvency or insolvency of any insurer, or (iii) the payment of losses. All insurance required hereunder or carried by Mortgagee shall be procured at Mortgagee's sole cost and expense. Mortgagee shall deliver to the Administrative Agent receipts satisfactory to the Administrative Agent evidencing full prepayment of the premiums therefor, except to the

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extent the Administrative Agent makes payments with Mortgagor's deposits under Section 26 hereof (for the periods and payments so covered by such payments). In the event of foreclosure on, or other transfer of title in lieu of foreclosure of, the Premises, all of Mortgagor's interest in and to any and all insurance policies in force shall pass to the Administrative Agent, or the transferee or purchaser as the case may be, and the Administrative Agent is hereby irrevocably authorized to assign in Mortgagor's name to such purchaser or transferee all such policies, which may be amended or rewritten to show the interest of such purchaser or transferee.

(f) Mortgagor is hereby notified pursuant to the Illinois Collateral Protection Act (815 ILCS 180/1 et. seq.) that unless Mortgagor provides the Administrative Agent with evidence of the insurance coverage required by this Mortgage, the Administrative Agent may purchase the required insurance at Mortgagor's expense to protect the Lenders' interest in the Premises. This insurance may, but need not, protect Mortgagor's interests. The coverage that the Administrative Agent purchases may not pay any claim that Mortgagor makes or any claim that is made against Mortgagor in connection with the Premises. Mortgagor may later cancel any insurance purchased by the Administrative Agent, but only after providing the Administrative Agent with evidence that Mortgagor has obtained insurance as required by this Mortgage. If the Administrative Agent purchases insurance for the Premises, Mortgagor will be responsible for the costs of that insurance, including interest at the Default Rate and any other charges the Administrative Agent may impose in connection with the placement of the insurance until the effective date of the cancellation or the expiration of the insurance. The costs of the insurance shall be added to Mortgagor's total outstanding balance or obligation and shall constitute additional Debt. The costs of the insurance may be more than the cost of insurance Mortgagor may be able to obtain on its own. The Mortgagor shall pay to the Administrative Agent on demand any premiums so paid with interest thereon at the Default Rate set forth in the Note, from the time of the advance for such payment by the Administrative Agent, and said advance and interest shall be part of the Debt.

(g) Approval by the Administrative Agent of any policies of insurance ("**Policies**") shall not be deemed a representation by the Administrative Agent and/or the Lenders as to the adequacy of coverage of such Policies or the solvency of the insurer.

7. Casualty Loss; Proceeds of Insurance.

(a) Mortgagor will give the Administrative Agent prompt written notice of any loss or damage to the Premises, or any part thereof, by fire or other casualty.

(b) In case of loss or damage covered by any one of the Insurance Policies in excess of One Hundred Fifty Thousand Dollars (\$150,000.00) (the "**Threshold Amount**"), the Administrative Agent is hereby authorized to settle and adjust any claim under such Insurance Policies (and after the entry of a decree of foreclosure, or a sale or transfer pursuant thereto or in lieu thereof, the decree creditor or such purchaser or transferee, as the case may be, are hereby authorized to settle and adjust any claim under such Insurance Policies) upon consultation with, but without requiring the consent of, Mortgagor; and the Administrative Agent on behalf of the Lenders shall, and is hereby

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authorized to, collect and receipt for any and all proceeds payable under such Insurance Policies in connection with any such loss (collectively, the “**Insurance Proceeds**”). Mortgagor hereby irrevocably appoints the Administrative Agent on behalf of the Lenders as its attorney-in-fact for the purposes set forth in the preceding sentence. Each insurance company is hereby authorized and directed to make payment: (i) of one hundred percent (100%) of all such losses (if such loss exceeds said amount) directly to the Administrative Agent, on behalf of the Lenders, alone; and (ii) of one hundred percent (100%) of all such losses (if such loss is less than or equal to said amount) directly to Mortgagor alone, and in no case to Mortgagor and the Administrative Agent jointly. All reasonable costs and expenses incurred by the Administrative Agent in the adjustment and collection of any such Insurance Proceeds (including without limitation reasonable attorneys’ fees and expenses) shall be so much additional Debt, and shall be reimbursed to the Administrative Agent upon demand or may be paid and deducted by the Administrative Agent from such Insurance Proceeds prior to any other application thereof. The Administrative Agent and/or the Lenders shall not be responsible for any failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure, other than the gross negligence or willful misconduct of the Administrative Agent and/or the Lenders.

(c) Net Insurance Proceeds received by the Administrative Agent, on behalf of the Lenders, under the provisions of this Mortgage or any instrument supplemental hereto or thereto or any policy or policies of insurance covering any improvements on the Mortgaged Property or any part thereof shall be applied by the Administrative Agent, on behalf of the Lenders at its option, as and for a prepayment on the Notes, without a prepayment fee (whether or not the same is then due or otherwise adequately secured), or shall be disbursed for restoration of such improvements (“**Restoration**”), in which event the Administrative Agent shall not be obligated to supervise Restoration work nor shall the amount so released or used be deemed a payment of the indebtedness evidenced by any of the Notes. If the Administrative Agent elects to permit the use of Insurance Proceeds to restore such improvements it may do all necessary acts to accomplish that purpose, including advancing additional funds and all such additional funds shall constitute part of the Debt. If the Administrative Agent elects to make the Insurance Proceeds available to Mortgagor for the purpose of effecting the Restoration, or, following an Event of Default, elects to restore such improvements, any excess of Insurance Proceeds above the amount necessary to complete the Restoration shall be applied as and for a prepayment on the Notes, without a prepayment fee or premium. No interest shall be payable to Mortgagor upon Insurance Proceeds held by the Administrative Agent.

(d) Notwithstanding the provisions of Section 7(c) above, the Lenders agree to allow the Insurance Proceeds to be disbursed for Restoration provided: (i) no Event of Default, and no default with which the passage of time or giving of notice would constitute an Event of Default, shall have occurred; (ii) the Administrative Agent shall be satisfied in its sole and absolute discretion, that by expenditure of the Insurance Proceeds hereunder the Premises damaged or destroyed shall be fully restored within a reasonable period of time to the condition and value contemplated by this Mortgage and the Restoration Plans (as hereinafter defined), and all payments required under the Loan

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Documents will continue to be paid as and when the same become due and payable; (iii) in the Administrative Agent's good faith judgment, such work of repair and restoration can be completed in the ordinary course of business not later than the earlier of: (A) six (6) months prior to the Maturity Date (as defined in the Facility C Loan Agreement); (B) the outside date, if any, under any Lease or any federal, state, county, municipal or other governmental statute, law, rule, order, regulation, ordinance, judgment, decree or injunction, or any permit, license, covenant, agreement, restriction or encumbrance; (iv) no Lease may be terminated as a result of the casualty or other event resulting in the claim for payment of such Insurance Proceeds; (v) the Insurance Proceeds do not exceed the Threshold Amount; (vi) the Administrative Agent shall have reviewed and approved Mortgagor's plans and specifications for the repair and restoration of the Mortgaged Property involving costs in excess of the Threshold Amount (the "**Restoration Plans**"), Mortgagor's architect and any general contractors, subcontractors and material suppliers employed to perform such work; (vii) if so required by the Administrative Agent in its sole and absolute discretion, all general contractors, all major subcontractors and material suppliers shall have supplied one hundred percent (100%) performance and completion bonds; (viii) if the net Insurance Proceeds available are insufficient for payment of the full cost of restoration or repair and the payments under the Loan Documents during the completion period, as estimated by the Administrative Agent, then Mortgagor shall have deposited with the Administrative Agent sufficient additional funds to insure payment of all such costs, or made arrangements acceptable to the Administrative Agent for such sufficient additional funds; (ix) rent loss or business interruption insurance is available to cover the full amount of any loss of income from the Premises during its repair and restoration; (x) Mortgagor shall provide evidence of the implementation of builder's risk coverage for the Premises with coverage and in such amounts as the Administrative Agent shall request, and which otherwise complies with the insurance requirements set forth in Section 6 hereof; and (xi) Mortgagor shall have satisfied such other conditions as the Administrative Agent may in good faith determine to be appropriate.

(e) So long as any Debt shall be outstanding and unpaid, to the extent Insurance Proceeds are made available hereunder and in accordance with the terms set forth herein, Mortgagor shall promptly commence and complete or cause to be commenced and completed, with all reasonable diligence, the Restoration of the Premises as nearly as possible to the same value, condition and character which existed immediately prior to such loss or damage in accordance with the Restoration Plans and in compliance with all legal requirements. Any Restoration shall be effected in accordance with procedures to be first submitted to and approved by the Administrative Agent in accordance with Section 9 hereof. Mortgagor shall pay all costs of such Restoration to the extent Insurance Proceeds are not made available or are insufficient.

8. Condemnation and Eminent Domain.

(a) Any and all awards (the "**Awards**") in excess of the Threshold Amount heretofore or hereafter made or to be made to Mortgagor (or any subsequent owner of the Premises, or any part thereof) by any governmental or other lawful authority for the taking, by condemnation or eminent domain, of all or any part of the Premises (including

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any award from the United States government at any time after the allowance of a claim therefor, the ascertainment of the amount thereto, and the issuance of a warrant for payment thereof), are hereby assigned by Mortgagor to the Administrative Agent, for the benefit of Lenders, which Awards the Administrative Agent is hereby authorized to collect and receive from the condemnation authorities, and the Administrative Agent is hereby authorized to appear in and prosecute, in the name of and on behalf of Mortgagor, any action or proceeding to enforce any such cause of action in which an award in excess of the Threshold Amount is sought and to make any compromise or settlement in connection therewith and to give appropriate receipts and acquittance therefor in the name and in behalf of Mortgagor. Mortgagor shall give the Administrative Agent immediate notice of the actual or threatened commencement of any condemnation or eminent domain proceedings affecting all or any part of the Premises and shall deliver to the Administrative Agent copies of any and all papers served in connection with any such proceedings. All reasonable costs and expenses incurred by the Administrative Agent, on behalf of the Lenders, in the adjustment and collection of any such Awards (including without limitation reasonable attorneys' fees and expenses) shall be so much additional Debt, and shall be reimbursed to the Administrative Agent for the benefit of Lenders from any Award prior to any other application thereof. Mortgagor further agrees to make, execute and deliver to the Administrative Agent, at any time upon request, free, clear, and discharged of any encumbrance of any kind whatsoever (other than Permitted Encumbrances), any and all further assignments and other instruments deemed necessary by the Administrative Agent for the purpose of validly and sufficiently assigning all Awards in excess of the Threshold Amount and other compensation heretofore and hereafter made to Mortgagor for any permanent taking, under any such proceeding.

(b) The proceeds of any Award received by the Administrative Agent, for the benefit of the Lenders, under the provisions of this Mortgage or any instrument supplemental hereto shall be applied by the Administrative Agent at its option as and for a prepayment of the Debt, without a prepayment fee (whether or not the same is then due or otherwise adequately secured), or shall be disbursed for Restoration of the Premises, in which event the Administrative Agent shall not be obligated to supervise Restoration work nor shall the amount so released or used be deemed a payment of the Debt. If the Administrative Agent elects to permit the use of the proceeds of an Award to restore such improvements it may do all necessary acts to accomplish that purpose, including advancing additional funds, all such additional funds to constitute part of the Debt. If Administrative Agent elects to make the proceeds of an Award available to Mortgagor for the purpose of effecting the Restoration, or, following an Event of Default, elects to restore such improvements, any excess of such proceeds above the amount necessary to complete the Restoration shall be applied as and for a prepayment of the Debt, without a prepayment fee or premium. No interest shall be payable to Mortgagor upon such proceeds held by the Administrative Agent.

(c) Notwithstanding the provisions of Section 8(b) above, the Administrative Agent agrees to allow the Award to be disbursed for Restoration provided: (i) all conditions to the use of casualty proceeds under Section 7(d) have been satisfied; and (ii) the condemnation, in the judgment of the Administrative Agent, shall have no material adverse effect on the operation or value of the Premises remaining after the

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condemnation is completed; and (iii) Mortgagor shall have satisfied such other conditions as the Administrative Agent may in good faith determine to be appropriate.

(d) So long as any Debt shall be outstanding and unpaid, and whether or not Awards are available or sufficient therefor, Mortgagor shall promptly commence and complete, or cause to be commenced and completed, with all reasonable diligence the Restoration of the portion of the Premises not so taken as nearly as possible to the same value, condition and character, which existed immediately prior to such taking in compliance with all legal requirements. Any Restoration of the Premises involving costs in excess of the Threshold Amount shall be effected in accordance with Restoration Plans to be first submitted to and approved by the Administrative Agent as provided in Section 9 hereof. Mortgagor shall pay all costs of such Restoration to the extent the Award is not made available or is insufficient.

9. Disbursement of Insurance Proceeds and Awards.

(a) All Insurance Proceeds and/or Awards received by the Administrative Agent as provided in Section 7 or Section 8 hereof shall, after payment or reimbursement therefrom of all reasonable costs and expenses (including without limitation reasonable attorneys' fees and expenses) incurred by the Administrative Agent in the adjustment and collection thereof (collectively, the "**Net Proceeds**"), shall be deposited with the Administrative Agent, or such other depository as may be designated by the Administrative Agent, and applied as provided in this Section.

(b) The Administrative Agent may elect to apply the Net Proceeds to prepayment of the Debt, whether then due or not. If the Debt is not prepaid in full, then the Net Proceeds shall be applied to the installments of principal and interest in the inverse order of maturity.

(c) All Net Proceeds which are not applied to the payment of the Debt shall be applied to fund the payment of the costs, fees and expenses incurred for the Restoration of the Premises as required under Section 7 or Section 8 hereof and such Net Proceeds shall be disbursed through the title company which has insured the lien of the Mortgage to complete the Restoration; provided that the Administrative Agent shall receive the following:

(i) Restoration Plans (unless the costs involved in such Restoration shall not exceed the Threshold Amount, which shall be subject to the reasonable approval of the Administrative Agent prior to the commencement of the Restoration.

(ii) Such architect's and engineer's certificates, waivers of lien, contractor's sworn statements, payment and performance bonds (if applicable), title insurance endorsements, plats of survey, opinions of counsel and such other evidences of cost, payment and performance as the Administrative Agent may reasonably require and approve.

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(d) If Mortgagor shall fail to commence Restoration within thirty (30) days after the settlement of the claim involving loss or damage to the Premises, and diligently proceed to complete Restoration in accordance with the Restoration Plans and Applicable Laws (as defined in the Facility C Loan Agreement), or if any other Event of Default shall occur hereunder at any time (whether before or after the commencement of such Restoration), all or any portion of the Debt may be declared to be immediately due and payable and such Net Proceeds, or any portion thereof, then held, or subsequently received, by the Administrative Agent or other depository hereunder may be applied, at the option and in the sole discretion of the Administrative Agent, to the payment or prepayment of the Debt in whole or in part, or to the payment and performance of such obligations of Mortgagor as may then be in default hereunder.

(e) Any surplus which may remain out of such Net Proceeds after payment of all costs, fees and expenses of such Restoration shall be applied to prepayment of the Debt, without the payment of a prepayment fee or prepayment premium.

10. Administrative Agent's Performance of Mortgagor's Obligations.

(a) Upon the occurrence of an Event of Default hereunder, the Administrative Agent, on behalf of the Lenders, may, but without any obligation to do so, upon simultaneous notice to Mortgagor make any payment or perform any act which Mortgagor is required to make or perform hereunder or under any of the other Loan Documents (whether or not Mortgagor is personally liable therefor) in any form and lawful manner deemed expedient to the Administrative Agent, including without limitation, the right to enter into possession of the Premises, or any portion thereof, and to take any action (including without limitation the release of any information regarding the Premises, Mortgagor and the obligations secured hereby) which the Administrative Agent deems necessary or desirable in connection therewith all at the sole cost and expense of Mortgagor. The Administrative Agent, in addition to any rights or powers granted or conferred hereunder but without any obligation to do so, may complete construction of, rent, operate, and manage the Premises, or any part thereof, including payment of management fees and other operating costs and expenses, of every kind and nature in connection therewith, so that the Premises shall be operational and usable for their intended purposes. All monies paid, and all reasonable expenses paid or incurred in connection therewith, including but not limited to reasonable costs of surveys, evidence of title, court costs and attorneys' fees and expenses and other monies advanced by the Administrative Agent to protect the Premises and the lien hereof, to complete construction of, rent, operate and manage the Premises or to pay any such operating costs and expenses thereof or to keep the Premises operational and usable for their intended purposes shall be so much additional Debt, and shall become immediately due and payable on demand, and with interest thereon at the Default Rate.

(b) The Administrative Agent, in making any payment, may do so according to any written bill, notice, statement or estimate, without inquiry into the amount, validity or enforceability thereof.

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(c) Nothing contained herein shall be construed to require the Administrative Agent and/or the Lenders to advance or expend monies for any purpose mentioned herein, or for any other purposes.

11. Security Agreement.

(a) Grant of Security Interest. Mortgagor hereby grants to the Administrative Agent, on behalf of the Lenders, a security interest in the Personal Property to secure the Debt. This Mortgage constitutes a security agreement with respect to all Personal Property in which the Administrative Agent is granted a security interest hereunder, and the Administrative Agent, on behalf of the Lenders, shall have all of the rights and remedies of a secured party under the "Uniform Commercial Code" (as the same is amended and in effect in the State from time to time, the "*Code*") as well as all other rights and remedies available at law or in equity.

(b) Perfection. Mortgagor hereby consents to any instrument that may be requested by the Administrative Agent to publish notice or protect, perfect, preserve, continue, extend, or maintain the security interest and lien, and the priority thereof, of this Mortgage or the interest of the Administrative Agent, on behalf of the Lenders, in the Mortgaged Property, including, without limitation, deeds of trust, security agreements, financing statements, continuation statements, and instruments of similar character, and Mortgagor shall pay or cause to be paid: (a) all filing and recording taxes and fees incident to each such filing or recording; (b) all expenses, including without limitation, actual attorneys' fees and costs (of both in house and outside counsel), incurred by the Administrative Agent in connection with the preparation and acknowledgement of all such instruments; and (c) all federal, state, county and municipal stamp taxes and other taxes, duties, imposts, assessments, and charges arising out of or in connection with the delivery of such instruments. Mortgagor hereby consents to, and hereby ratifies, the filing of any financing statements relating to the Loans made prior to the date hereof. Mortgagor hereby irrevocably constitutes and appoints the Administrative Agent as the attorney-in-fact of Mortgagor, to file with the appropriate filing office any such instruments. In addition, Mortgagor hereby authorizes the Administrative Agent to cause any financing statement or fixture filing to be filed or recorded with the necessity of obtaining the consent of Mortgagor.

(c) Place of Business. Mortgagor maintains its chief executive office as set forth as the address of Mortgagor in Section 30 below, and Mortgagor will notify the Administrative Agent in writing of any change in its place of business within five (5) days of such change.

(d) Fixture Filing. This Mortgage is intended to be a financing statement within the purview of Section 9-502(b) of the Code and will be recorded as a "fixture filing" in accordance with the Code.

(e) Representations and Warranties. Mortgagor represents and warrants that: (i) Mortgagor is the record owner of the Mortgaged Property; (ii) Mortgagor's chief executive office is located at the address of Mortgagor set forth in Section 30 below; (iii) Mortgagor's state of formation is the State of Illinois; (iv) Mortgagor's exact legal name

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is as set forth on Page 1 of this Mortgage; (v) intentionally omitted; (vi) Mortgagor is the owner of the Mortgaged Property (including, without limitation, the Personal Property) subject to no liens, charges or encumbrances other than the lien hereof; (vii) the Personal Property will not be removed from the Premises without the consent of the Administrative Agent; and (viii) no financing statement covering any of the Personal Property or any proceeds thereof is on file in any public office except pursuant hereto.

12. Restrictions on Transfer. For the purpose of protecting the Administrative Agent's and the Lender's security, and keeping the Premises free from subordinate financing liens, Mortgagor hereby agrees that it shall not, and shall not permit any other Person to, Transfer (as defined in the Facility C Loan Agreement) any interest, direct or indirect, in or to the Property (or any portion thereof) without the express prior written consent of Administrative Agent. Any violation of this Section 12 shall be deemed a "**Prohibited Transfer**". Notwithstanding anything to the contrary contained herein, any Permitted Transfer (as defined in the Facility C Loan Agreement) shall not be deemed to be a Prohibited Transfer.

13. Events of Default. Any one or more of the following events shall constitute an "**Event of Default**" under this Mortgage:

(a) Mortgagor shall fail to maintain the insurance coverages in effect as required in Section 6 hereof; or

(b) Any representation or warranty made by Mortgagor or any other Person pursuant to, or otherwise in connection with, this Mortgage shall prove to be untrue or incorrect in any material respect; or

(c) Mortgagor fails to perform or cause to be performed any other obligation or observe any other condition, covenant, term, agreement or provision required to be performed or observed by Mortgagor contained in this Mortgage and not specifically referred to elsewhere in this Section 13; provided, however, that if such failure by its nature can be cured, then so long as the continued operation and safety of the Premises, and the priority, validity and enforceability of the liens created by this Mortgage or any of the other Loan Documents and the value of the Premises are not impaired, threatened or jeopardized, then Mortgagor shall have a period ("**Cure Period**") of thirty (30) days after Mortgagor obtains actual knowledge of such failure or receives written notice of such failure to cure the same and an Event of Default shall not be deemed to exist during the Cure Period (provided, however, such period shall be limited to ten (10) Business Days if such failure can be cured by the payment of money), provided further that if Mortgagor commences to cure such failure during the Cure Period and is diligently and in good faith attempting to effect such cure, the Cure Period shall be extended for thirty (30) additional days, but in no event shall the Cure Period be longer than ninety (90) days in the aggregate; or

(d) Any "Event of Default" (as such term is respectively used and defined in the Facility A Loan Agreement) shall have occurred; or

(e) Any "Event of Default" (as such term is respectively used and defined in the Facility B Loan Agreement) shall have occurred; or

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(f) Any "Event of Default" (as such term is respectively used and defined in the Facility C Loan Agreement) shall have occurred.

14. Remedies. Upon the occurrence of an Event of Default (regardless of the pendency of any proceeding which has or might have the effect of preventing Mortgagor from complying with the terms of this instrument), and in addition to such other rights as may be available under any other Loan Documents or under applicable law, but subject at all times to any mandatory legal requirements:

(a) Acceleration. The Administrative Agent, on behalf of the Lenders, may declare the outstanding principal balance of the Notes and all unpaid indebtedness of Mortgagor (or any other Person) hereby secured, including interest then accrued thereon, to be forthwith due and payable, whereupon the same shall become and be forthwith due and payable without other notice or demand of any kind.

(b) Uniform Commercial Code. The Administrative Agent, on behalf of the Lenders, shall, with respect to the Collateral, have all the rights, options and remedies of a secured party under the Code, including without limitation, the right to the possession of any such property or any part thereof, and the right to enter with legal process any premises where any such property may be found. Any requirement of said Code for reasonable notification shall be met by mailing written notice to Mortgagor at its address set forth in Section 30 hereof at least ten (10) Business Days prior to the sale or other event for which such notice is required. Any such sale may be held as part of and in conjunction with any foreclosure sale of the other properties and rights constituting the Mortgaged Property in order that the Mortgaged Property, including the Collateral, may be sold as a single parcel if the Administrative Agent elects. The Mortgagor hereby agrees that if the Administrative Agent demands or attempts to take possession of the Collateral or any portion thereof in exercise of its rights and remedies hereunder, the Mortgagor will promptly turn over and deliver possession thereof to the Administrative Agent, and the Mortgagor authorizes, to the extent the Mortgagor may now or hereafter lawfully grant such authority, the Administrative Agent, its employees and agents, and potential bidders or purchasers to enter upon the Premises or any other office, building or property where the Collateral or any portion thereof may at the time be located (or believed to be located) and the Administrative Agent may (i) remove the same therefrom or render the same inoperable (with or without removal from such location); (ii) repair, operate, use or manage the Collateral or any portion thereof; (iii) maintain, repair or store the Collateral or any portion thereof; (iv) view, inspect and prepare the Collateral or any portion thereof for sale, lease or disposition; (v) sell, lease, dispose of or consume the same or bid thereon; or (vi) incorporate the Collateral or any portion thereof into the Land or the Improvements or Fixtures and sell, convey or transfer the same. The expenses of retaking, selling and otherwise disposing of the Collateral, including reasonable attorneys' fees and legal expenses incurred in connection therewith, shall constitute so much additional Debt and shall be payable upon demand with interest at the Default Rate.

(c) Foreclosure. The Administrative Agent, on behalf of the Lenders, may proceed to protect and enforce the rights of the Administrative Agent and/or the Lenders

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hereunder: (i) by any action at law, suit in equity or other appropriate proceedings, whether for the specific performance of any agreement contained herein, or for an injunction against the violation of any of the terms hereof, or in aid of the exercise of any power granted hereby or by law; or (ii) by the foreclosure of this Mortgage. In any suit to foreclose the lien hereof, there shall be allowed and included as additional Debt in the decree of sale, all expenditures and expenses authorized by the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101 et. seq. (as the same may be amended or modified and in effect from time to time, the "**Act**") and all other expenditures and expenses which may be paid or incurred by or on behalf of the Lenders for reasonable attorney's fees, appraiser's fees, outlays for documentary and expert evidence, stenographer's charges, publication costs, and costs (which may be reasonably 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 assurance with respect to title as the Administrative Agent, on behalf of the Lenders, may deem reasonably necessary either to prosecute such suit or to evidence to bidders at sales which may be had pursuant to such decree the true conditions of the title to or the value of the Mortgaged Property. All expenditures and expenses of the nature mentioned in this paragraph, and such other expenses and fees as may be incurred in the protection of the Mortgaged Property and rents and income therefrom and the maintenance of the lien of this Mortgage, including the reasonable fees of any attorney employed by the Administrative Agent in any litigation or proceedings affecting this Mortgage, the Note or the Mortgaged Property, including bankruptcy proceedings, or in preparation of the commencement or defense of any proceedings or threatened suit or proceeding, or otherwise in dealing specifically therewith, shall be so much additional Debt and shall be immediately due and payable by Mortgagor, with interest thereon at the Default Rate until paid.

(d) Appointment of Receiver. The Administrative Agent shall, as a matter of right, without notice and without giving bond to Mortgagor, Member or anyone claiming by, under or through it, and without regard to the solvency or insolvency of Mortgagor, Member or the then value of the Mortgaged Property, be entitled to have a receiver appointed of all or any part of the Mortgaged Property and the rents, issues and profits thereof, with such power as the court making such appointment shall confer, and Mortgagor and Member hereby consent to the appointment of such receiver and shall not oppose any such appointment. Any such receiver may, to the extent permitted under applicable law, without notice, enter upon and take possession of the Mortgaged Property or any part thereof by summary proceedings, ejectment or otherwise, and may remove Mortgagor, Member or other persons and any and all property therefrom, and may hold, operate and manage the same and receive all earnings, income, rents, issues and proceeds accruing with respect thereto or any part thereof, whether during the pendency of any foreclosure or until any right of redemption shall expire or otherwise.

(e) Taking Possession, Collecting Rents, Etc. Upon demand by the Administrative Agent, Mortgagor shall surrender to the Administrative Agent and the Administrative Agent may enter and take possession of the Mortgaged Property or any part thereof personally, by its agent or attorneys or be placed in possession pursuant to court order as mortgagee in possession or receiver as provided in the Act, and the

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Administrative Agent, in its discretion, personally, by its agents or attorneys or pursuant to court order as mortgagee in possession or receiver as provided in the Act may enter upon and take and maintain possession of all or any part of the Mortgaged Property, together with all documents, books, records, papers, and accounts of Mortgagor relating thereto, and may exclude Mortgagor and any agents and servants thereof wholly therefrom and may, on behalf of Mortgagor, or in its own name as the Administrative Agent, on behalf of the Lenders, and under the powers herein granted:

(i) hold, operate, manage and control all or any part of the Mortgaged Property and conduct the business, if any, thereof, either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment or security of the rents, issues, deposits, profits, and avails of the Mortgaged Property, including without limitation actions for recovery of rent, actions in forcible detainer, and actions in distress for rent, all without notice to Mortgagor;

(ii) cancel or terminate any lease or sublease of all or any part of the Mortgaged Property for any cause or on any ground that would entitle Mortgagor to cancel the same;

(iii) elect to disaffirm any lease or sublease of all or any part of the Mortgaged Property made subsequent to this Mortgage without the Administrative Agent's prior written consent;

(iv) extend or modify any then existing leases and make new leases of all or any part of the Mortgaged Property, which extensions, 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 and 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, all persons whose interests in the Mortgaged Property are subject to the lien hereof, and the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from sale, discharge of the Debt, satisfaction of any foreclosure decree, or issuance of any certificate of sale or deed to any such purchaser;

(v) make all necessary or proper repairs, renewals, replacements, alterations, additions, betterments, and improvements in connection with the Mortgaged Property as may seem judicious to the Administrative Agent, to insure and reinsure the Mortgaged Property and all risks incidental to the Administrative Agent's possession, operation and management thereof, and to receive all rents, issues, deposits, profits, and avails therefrom;

(vi) apply the net income, after allowing a reasonable fee for the collection thereof and for the management of the Mortgaged Property, to the payment of taxes, premiums and other charges applicable to the Mortgaged Property, or in reduction of the Debt in such order and manner as the Administrative Agent shall select, in its sole discretion; and

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(vii) receive and collect the rents, issues, profits and revenues of the Mortgaged Property personally or through a receiver so long as an Event of Default shall exist and during the pendency of any foreclosure proceedings and during any redemption period, and the Mortgagor agrees to consent to a receiver if it is believed necessary or desirable by the Administrative Agent to enforce its rights under this subsection. The collection of rents, issues, profits or revenues of the Mortgaged Property by the Administrative Agent shall in no way waive the right of the Administrative Agent to foreclose this Mortgage in the event of any said Event of Default.

Nothing herein contained shall be construed as constituting the Administrative Agent a mortgagee in possession in the absence of the actual taking of possession of the Mortgaged Property. The right to enter and take possession of the Mortgaged Property and use any personal property therein, to manage, operate, conserve and improve the same, and to collect the rents, issues and profits thereof, shall be in addition to all other rights or remedies of the Administrative Agent hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof or under the other Loan Documents. The expenses (including any receiver's fees, reasonable counsel fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby which expenses Mortgagor promises to pay upon demand together with interest thereon at the Default Rate. The Administrative Agent and/or the Lenders shall not be liable to account to Mortgagor for any action taken pursuant hereto other than to account for any rents actually received by the Administrative Agent. Without taking possession of the Mortgaged Property, the Administrative Agent may, in the event the Mortgaged Property become vacant or are abandoned, take such steps as it deems appropriate to protect and secure the Mortgaged Property (including hiring watchmen therefor) and all costs incurred in so doing shall constitute so much additional Debt payable upon demand with interest thereon at the Default Rate.

(f) Indemnity. Mortgagor hereby agrees to indemnify, defend, protect and hold harmless the Administrative Agent and the Lenders and their employees, officers and agents from and against any and all liabilities, claims and obligations which may be incurred, asserted or imposed upon them or any of them as a result of or in connection with any use, operation, or lease of any of the Mortgaged Property, or any part thereof, or as a result of the Administrative Agent and/or the Lenders seeking to obtain performance of any of the obligations due with respect to the Mortgaged Property; provided, however, that the foregoing indemnity shall not extend to such liabilities, claims or obligations as result from the gross negligence or intentional misconduct of the Administrative Agent, the Lenders, their employees, officers or agents.

15. Compliance with the Act.

(a) In the event that any provision in this Mortgage shall be inconsistent with any provision of the Act, the provisions of the Act shall take precedence over the inconsistent provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can be construed in a manner consistent with the Act.

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(b) If any provision of this Mortgage shall grant to the Administrative Agent and/or the Lenders any rights or remedies upon the occurrence of an Event of Default which are more limited than the rights that would otherwise be vested in the Administrative Agent and/or the Lenders under the Act in the absence of said provision, the Administrative Agent and/or the Lenders shall be vested with the rights granted in the Act to the full extent permitted by law.

(c) Without limiting the generality of the foregoing, all expenses incurred by the Administrative Agent to the extent reimbursable under the Act, whether incurred before or after any decree or judgment of foreclosure, and whether enumerated in Section 14(c) or Section 16 of this Mortgage, shall be added to the Debt and shall be immediately due and payable by Mortgagor, with interest thereon at the Default Rate until paid or shall be included in the judgment of foreclosure.

16. Waiver of Right to Redeem - Waiver of Appraisal, Valuation, Etc. Mortgagor 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 hereby waives the benefit of such Moratorium 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 Mortgaged Property marshalled upon any foreclosure of the lien hereof and agrees that any court having jurisdiction to foreclose such lien may order the Mortgaged Property sold as an entirety. In the event of any sale made under or by virtue of this instrument, the whole of the Mortgaged Property may be sold in one parcel as an entirety or in separate lots or parcels at the same or different times, all as the Administrative Agent may determine in its sole discretion. The Administrative Agent shall have the right to become the purchaser at any sale made under or by virtue of this instrument and the Administrative Agent so purchasing at any such sale shall have the right to be credited upon the amount of the bid made therefor by the Administrative Agent with the amount payable to the Administrative Agent out of the net proceeds of such sale. In the event of any such sale, the outstanding principal amount of the Loans and the other Debt, if not previously due, shall be and become immediately due and payable without demand or notice of any kind. Mortgagor acknowledges that the Mortgaged Property does not constitute agricultural real estate, or residential real estate, as such terms are used in the Act. To the fullest extent permitted by law, Mortgagor, on behalf of Mortgagor, and each and every person acquiring any interest in, or title to the Mortgaged Property described herein subsequent to the date of this Mortgage, and on behalf of all other persons to the extent permitted by applicable law, hereby voluntarily and knowingly waives: (i) any and all rights of redemption pursuant to the Act, and (ii) any and all rights of reinstatement.

17. Costs and Expenses of Foreclosure. In any suit to foreclose the lien hereof there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of the Lenders for appraiser's fees, outlays for documentary and expert evidence, stenographic charges, publication costs and costs (which may be estimated as to items to be expended after the entry of the decree) of procuring all such abstracts of title, title searches and examination, guarantee policies, and similar data and assurances with respect to title as the Administrative Agent may deem to be reasonably necessary either to prosecute any foreclosure action or to evidence to the bidder at any sale

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pursuant thereto the true condition of the title to or the value of the Mortgaged Property, and reasonable attorneys' fees, all of which expenditures shall become so much additional Debt which Mortgagor agrees to pay and all of such expenditures shall be immediately due and payable with interest thereon from the date of expenditure until paid at the Default Rate.

18. Protective Advances.

(a) Advances, disbursements and expenditures made by the Administrative Agent and/or the Lenders for the following purposes, whether before and during a 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, shall, in addition to those otherwise authorized by this Mortgage, constitute "***Protective Advances***":

(i) all advances by the Administrative Agent and/or the Lenders in accordance with the terms of this Mortgage to: (A) preserve or maintain, repair, restore or rebuild the improvements upon the Mortgaged Property; (B) preserve the lien of this Mortgage or the priority thereof; or (C) enforce this Mortgage;

(ii) payments by the Administrative Agent and/or the Lenders of: (A) when due, installments of principal, interest or other obligations in accordance with the terms of any prior lien or encumbrance; (B) when due, installments of real estate taxes and assessments, general and special and all other taxes and assessments of any kind or nature whatsoever which are assessed or imposed upon the mortgaged real estate or any part thereof; (C) other obligations authorized by this Mortgage; or (D) with court approval, any other amounts in connection with other liens, encumbrances, or interests reasonably necessary to preserve the status of title to the Mortgaged Property;

(iii) advances by the Lenders in settlement or compromise of any claims asserted by claimants under any prior liens;

(iv) reasonable attorneys' fees and other costs incurred: (A) in connection with the foreclosure of this Mortgage; (B) in connection with any action, suit or proceeding brought by or against the Administrative Agent and/or the Lenders for the enforcement of this Mortgage or arising from the interest of the Lender hereunder or under any of the other Loan Documents; or (C) in the preparation for the commencement or defense of any such foreclosure or other action;

(v) The Administrative Agent's and/or the Lenders' fees and costs, including reasonable attorneys' fees, arising between the entry of judgment of foreclosure and the confirmation hearing;

(vi) advances of any amount required to make up a deficiency in deposits for installments of taxes and assessments and insurance premiums as may be authorized by this Mortgage;

(vii) expenses deductible from proceeds of sale; and

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(viii) expenses incurred and expenditures made by the Administrative Agent and/or the Lenders for any one or more of the following: (A) premiums for casualty and liability insurance paid by the Administrative Agent and/or the Lenders whether or not the Administrative Agent and/or the Lenders or a receiver is in possession, if reasonably required, in reasonable amounts, and all renewals thereof, without regard to the limitation to maintaining of existing insurance in effect at the time any receiver or mortgagee takes possession of the mortgaged real estate imposed by the Act (if any); (B) repair or restoration of damage or destruction in excess of available insurance proceeds or condemnation awards; (C) payments required or deemed by the Administrative Agent and/or the Lenders to be for the benefit of the Mortgaged Property under any grant or declaration of easement, easement agreement, agreement with any adjoining land owners or instruments creating covenants or restrictions for the benefit of or affecting the Mortgaged Property; (D) shared or common expense assessments payable to any association or corporation in which the owner of the mortgaged real estate is a member in any way affecting the Mortgaged Property; and (E) pursuant to any lease or other agreement for occupancy of the mortgaged real estate.

(b) All Protective Advances shall be so much additional Debt, and shall become immediately due and payable without notice and with interest thereon from the date of the advance until paid at the Default Rate.

(c) 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 the Act.

(d) All Protective Advances shall, except to the extent, if any, that any of the same is clearly contrary to or inconsistent with the provisions of the Act, apply to and be included in the:

(i) determination of the amount of Debt at any time;

(ii) indebtedness found due and owing to the Administrative Agent and/or the Lenders in the judgment of foreclosure and any subsequent supplemental judgments, orders, adjudications or findings by the court of any additional indebtedness becoming due after such entry of judgment, it being agreed that in any foreclosure judgment, the court may reserve jurisdiction for such purpose;

(iii) determination of amounts deductible from sale proceeds pursuant to the Act;

(iv) application of income in the hands of any receiver or mortgagee in possession; and

(v) computation of any deficiency judgment pursuant to the Act.

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19. Application of Proceeds. The proceeds of any foreclosure sale of the Mortgaged Property or of any sale of property pursuant to Section 14(c) hereof shall be distributed in the following order of priority: First, on account of all costs and expenses incident to the foreclosure or other proceedings including all such items as are mentioned in Section 14(c) and Section 17 hereof; second, to all items, other than principal and interest evidenced by the Note, which under the terms hereof constitute Debt with interest thereon as herein provided; third, to all unpaid interest on the Note; fourth, to all unpaid principal on the Notes (except as otherwise specifically provided in the Loan Documents, in such proportion and amounts as Administrative Agent shall determine in its sole discretion); and fifth, to whomsoever shall be lawfully entitled to the same.

20. Rights Cumulative.

a) Each right, power and remedy herein conferred upon the Administrative Agent, for the benefit of the Lenders, is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter provided by law or in equity, and each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time concurrently or independently and as often and in such order as may be deemed expedient by the Administrative Agent.

b) By accepting payment of any sums secured by this Mortgage after the due date thereof, by accepting performance of any of Mortgagor's obligations hereunder after such performance is due, or by making any payment or performing any act on behalf of Mortgagor which Mortgagor was obligated but failed to perform or pay, the Administrative Agent and/or the Lenders shall not waive, nor be deemed to have waived, its rights to require payment when due of all sums secured hereby and the due, punctual and complete performance of Mortgagor's obligations under this Mortgage, the Note, and all other Loan Documents. No waiver or modification of any of the terms of this Mortgage shall be binding on the Lenders unless set forth in writing signed by the Administrative Agent and any such waiver by the Administrative Agent, on behalf of the Lenders, of any Event of Default by Mortgagor under this Mortgage shall not constitute a waiver of any other Event of Default under the same or any other provision hereof. If the Administrative Agent, on behalf of the Lenders, holds any additional security for any of the obligations secured hereby, it may pursue its rights or remedies with respect to such security at its option either before, contemporaneously with, or after a sale of the Mortgaged Property or any portion thereof.

c) No act or omission by the Administrative Agent and/or the Lenders shall release, discharge, modify, change or otherwise affect the liability of Mortgagor under the Notes, this Mortgage, or any of the other Loan Documents, or any other obligation of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof, or any maker, co-signer, endorser, surety or guarantor, or preclude the Administrative Agent and/or the Lenders from exercising any right, power or privilege herein granted or intended to be granted in the event of any Event of Default then made or of any subsequent Event of Default, or alter the security interest or lien of this Mortgage or any of the other Loan Documents except as expressly provided in an instrument or instruments executed by the Administrative Agent. The exercise of one right, power or remedy shall not be a waiver of the right to exercise at the same time or thereafter any

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other right, power or remedy; and no delay or omission of the Administrative Agent and/or the Lenders in the exercise of any right, power or remedy accruing hereunder or under any of the other Loan Documents or arising otherwise shall impair any such right, power or remedy, or be construed to be a waiver of any Event of Default or acquiescence therein. Except as otherwise specifically required herein, notice of the exercise of any right, remedy or power granted to the Administrative Agent and/or the Lenders by this Mortgage is not required to be given.

21. Successors and Assigns; Assignment.

(a) This Mortgage and each and every provision hereof shall be binding upon Mortgagor and its successors and assigns (including, without limitation, each and every record owner from time to time of the Mortgaged Property or any other person having an interest therein), and shall inure to the benefit of the Lenders and their successors and assigns.

(b) All of the covenants of this Mortgage shall run with the Land and be binding on any successor owners of the Land. In the event that the ownership of the Mortgaged Property or any portion thereof becomes vested in a person or persons other than Mortgagor, the Administrative Agent may, without notice to Mortgagor, deal with such successor or successors in interest of Mortgagor with reference to this Mortgage and the Debt in the same manner as with Mortgagor without in any way releasing or discharging Mortgagor from its obligations hereunder. Mortgagor will give immediate written notice to the Administrative Agent of any conveyance, transfer or change of ownership of the Mortgaged Property, but nothing in this Section shall vary or negate the provisions of Section 12 hereof.

(c) The rights and obligations of Mortgagor under this Mortgage may not be assigned and any purported assignment by Mortgagor shall be null and void. The Lenders shall have the right to sell, assign or transfer portions of its right, title and/or interest in and to this Mortgage and the other Loan Documents (including the sale of participation interests therein), without the consent or approval of Mortgagor, and Mortgagor agrees to cooperate in all respects with the Lenders in connection therewith, including, without limitation, the execution of all documents and instruments reasonably requested by the Administrative Agent or such transferee provided that such documents and instruments do not materially adversely affect any of Mortgagor's duties or obligations under this Mortgage and the other Loan Documents.

22. Execution of Separate Security Agreements, Financing Statements, Etc.; Estoppel Letter; Corrective Documents.

(a) Mortgagor will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all such further acts, conveyances, notes, mortgages, security agreements, financing statements and assurances as the Administrative Agent shall reasonably require for the better assuring, conveying, mortgaging, assigning and confirming unto the Administrative Agent all property mortgaged hereby or property intended so to be, whether now owned by Mortgagor or hereafter acquired. Without limitation of the foregoing, Mortgagor will assign to the

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Administrative Agent, upon request, as further security for the Debt, its interest in all agreements, contracts, licenses and permits affecting the Premises, such assignments to be made by instruments reasonably satisfactory to the Administrative Agent, but no such assignment shall be construed as a consent by the Administrative Agent to any agreement, contract, license or permit or to impose upon the Administrative Agent and/or the Lenders any obligations with respect thereto.

(b) From time to time, Mortgagor will furnish, within ten (10) days after request from the Administrative Agent, a written and duly acknowledged statement of the amount due under the Note and this Mortgage and whether any alleged offsets or defenses exist against the Debt.

(c) Mortgagor and the Administrative Agent shall, at the request of the other, promptly correct any defect, error or omission which may be discovered in the contents of this Mortgage or in the execution or acknowledgment hereof or in any other instrument executed in connection herewith or in the execution or acknowledgment of such instrument and will execute and deliver any and all additional instruments as may be requested by the Administrative Agent or Mortgagor, as the case may be, to correct such defect, error or omission.

23. Subrogation. If any part of the Debt is used directly or indirectly to pay off, discharge or satisfy, in whole or in part, any prior lien or encumbrance upon the Mortgaged Property or any part thereof, then by advancing the monies to make such payment, the Lenders shall be subrogated to the rights of the holder thereof in and to such other lien or encumbrance and any additional security held by such holder, and shall have the benefit of the priority of the same.

24. Governing Law.

(a) Place of Delivery. Mortgagor agrees to furnish to the Administrative Agent at the Administrative Agent's office in Chicago, Illinois all further instruments, certifications and documents to be furnished hereunder, if any.

(b) Governing Law. This Mortgage and the obligations of Mortgagor hereunder that affect the Premises shall be governed by and interpreted and determined in accordance with the laws of the State.

25. Business Loan.

(a) Mortgagor declares, represents, certifies and agrees that the proceeds of the Note will be used solely for business purposes and that the Loans are exempt from interest limitations pursuant to the provisions of 815 ILCS 205/4 and is an exempted transaction under the Truth in Lending Act, 15 U.S.C. Section 1601 et seq.

(b) All rights, remedies and powers provided by this Mortgage may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law, and all the provisions of this Mortgage are intended to be subject to all applicable mandatory provisions of law which may be controlling and to be limited to the

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extent necessary so that they will not render this Mortgage invalid or unenforceable under the provisions of any applicable law.

26. Escrow Deposits. Upon the occurrence of an Event of Default, and without limiting the effect of Section 4, Section 5, and Section 6 hereof, the Administrative Agent may require that Mortgagor pay to the Administrative Agent on the first business day of each calendar month an amount equal to one-twelfth (1/12th) of what the Administrative Agent estimates is necessary to pay, on an annualized basis, (1) all Taxes, and (2) all premiums for the insurance policies required under Section 6 hereof ("**Premiums**") and to enable the Administrative Agent to pay same at least thirty (30) days before the Taxes would become delinquent and the Premiums are due, and, on demand, from time to time shall pay to the Administrative Agent additional sums necessary to pay the Premiums and Taxes. No amounts so paid shall be deemed to be trust funds, but may be commingled with the general funds of Administrative Agent, and no interest shall be payable thereon. In the event that Mortgagor does not pay such sums for Premiums and Taxes, then the Administrative Agent may, but shall not be obligated to, pay such Premiums and Taxes and any money so paid by the Administrative Agent shall constitute additional Debt hereunder and shall be payable by Mortgagor to Administrative Agent on demand with interest thereon from the date of disbursement by the Administrative Agent at Default Rate until repaid to the Administrative Agent. If an Event of Default occurs, the Administrative Agent shall have the right, at its election, to apply any amounts so held under this Section 26 against all or any part of the Debt, or in payment of the Premiums or Taxes for which the amounts were deposited. Mortgagor will furnish to the Administrative Agent bills for Taxes and Premiums not less than thirty (30) days before Taxes become delinquent and such Premiums become due.

27. Assignment of Leases and Other Agreements Affecting the Mortgaged Property. In order to further secure payment of the Debt and the observance, performance and discharge of Mortgagor's obligations under the Loan Documents, Mortgagor hereby assigns to the Administrative Agent, on behalf of the Lenders, all of Mortgagor's right, title, interest and estate in, to and under all of the Leases and in and to all of the Rents and Profits (defined as all rents, income, issues and profits arising from any Leases or other agreements affecting the use, enjoyment or occupancy of the Mortgaged Property now or hereafter made affecting the Mortgaged Property or any portion thereof), as more particularly described in that certain Assignment of Leases and Rents dated as of even herewith from Mortgagor to and for the benefit of the Lenders. Unless and until an Event of Default occurs, Mortgagor shall be entitled to collect the Rents and Profits (except as otherwise provided in this Mortgage) as and when they become due and payable. Neither these assignments nor the Administrative Agent's enforcement of the provisions of these assignments (including the receipt of the Rents) will operate to subordinate the lien of this Mortgage to any of the rights of any tenant of all or any part of the Mortgaged Property, or to subject the Administrative Agent and/or the Lenders to any liability to any such tenant for the performance of any obligations of Mortgagor under any such Lease unless and until the Administrative Agent agrees to such subordination or assumes such liability by an appropriate written instrument.

28. Inspection of Premises and Records. The Administrative Agent and its representatives and agents shall have the right to inspect the Premises and all books, records and documents relating thereto at all reasonable times, after giving reasonable notice to Mortgagor,

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and access thereto, subject to the rights of tenants pursuant to Leases. The Administrative Agent shall use reasonable efforts to avoid disturbing business operations on the Premises during such inspections. Mortgagor or the Administrative Agent thereof shall keep and maintain full and correct books and records showing in detail the income and expenses of the Premises and permit the Administrative Agent or its agents to examine such books and records and all supporting vouchers and data at any time and from time to time on request at its offices at the address hereinafter identified or at such other location as may be mutually agreed upon.

29. Environmental Matters. Mortgagor and Guarantors (as defined in the Loan Agreement) have executed and delivered an Environmental Indemnity Agreement dated as of even date herewith (as amended, modified or restated from time to time the "***Environmental Indemnity Agreement***"). The performance of the covenants, undertakings and obligations of the indemnitors under the Environmental Indemnity Agreement shall be secured by this Mortgage.

30. Notices. All notices or other written communications hereunder shall be given in the manner set forth in the Facility C Loan Agreement.

31. Releases.

(a) Upon payment in full of all sums due under the Facility C Note, this Mortgage and the other Facility C Loan Documents, the Administrative Agent, shall execute and deliver to Mortgagor a proper release of this Mortgage. Mortgagor shall be responsible for the recordation of such release and the payment of any recording and filing costs.

(b) The Administrative Agent may, regardless of consideration, cause the release of any part of the Mortgaged Property from the lien of this Mortgage without in any manner affecting or impairing the lien or priority of this Mortgage as to the remainder of the Mortgaged Property not so released.

32. Indemnification by Mortgagor. Mortgagor shall protect and indemnify the Administrative Agent and the Lenders from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements), imposed upon or incurred by or asserted against the Administrative Agent and/or Lenders or the members, partners, stockholders, directors, officers, agents or employees of the Administrative Agent and/or the Lenders by reason of: (a) Mortgagor's ownership of the Mortgaged Property or any interest therein, or receipt of any Rents or other sum therefrom; (b) any accident to, injury to or death of persons or loss of or damage to Mortgaged Property occurring on or about the Mortgaged Property or the adjoining sidewalks, curbs, vaults or vault space, if any, streets or ways; (c) any failure on the part of Mortgagor or any guarantor of the Note to perform or comply with any of the terms, covenants, conditions and agreements set forth in this Mortgage, the Note, any of the other Loan Documents, or any agreement, reimbursement agreement, guaranty, or any other agreements executed by Mortgagor, or any guarantor of the Note, or any other persons directly or indirectly liable for the payment of the Debt; (d) any failure on the part of Mortgagor to perform or comply with: (i) any other agreement executed by Mortgagor or any guarantor of the Note, or (ii) any requirement of law; (e) payment of sums for the protection of the lien and security interest of the Administrative

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Agent, on behalf of the Lenders, in and to the Mortgaged Property; (f) performance of any labor or services or the furnishing of any materials or other Mortgaged Property in respect of the Mortgaged Property or any part thereof for construction or maintenance or otherwise; or (g) any action brought against the Administrative Agent and/or the Lenders attacking the validity, priority or enforceability of this Mortgage, the Note, any other Loan Document, or any agreement, reimbursement agreement, guaranty, or any other agreements executed by Mortgagor or any other persons directly or indirectly liable for the payment of the Debt. Any amounts payable to the Administrative Agent and/or the Lenders under this paragraph shall bear interest at the Default Rate and shall be secured by this Mortgage. In the event any action, suit or proceeding is brought against the Administrative Agent and/or the Lenders or the members, partners, stockholders, directors, officers, agents or employees of the Administrative Agent and/or the Lenders by reason of any such occurrence, Mortgagor, upon the request of the Administrative Agent and at Mortgagor's sole expense, shall resist and defend such action, suit or proceeding or cause the same to be resisted and defended by counsel designated by Mortgagor and approved by the Administrative Agent. Such obligations under this Section shall survive the termination, satisfaction or release of this Mortgage.

33. OFAC Covenant. Mortgagor shall ensure, and cause each of its subsidiaries to ensure, that: (a) no person who owns twenty percent (20.00%) or more of the equity interests in Mortgagor, or otherwise controls Mortgagor or any of its subsidiaries is or shall be listed on the Specially Designated Nationals and Blocked Person List or other similar lists maintained by the Office of Foreign Assets Control ("**OFAC**"), the Department of the Treasury or included in any Executive Orders; (b) the proceeds of the Loans do not violate any of the foreign asset control regulations of OFAC or any enabling statute or Executive Order relating thereto; and (c) it shall comply, and cause each of its subsidiaries to comply, with all applicable Bank Secrecy Act laws and regulations, as amended.

34. Miscellaneous.

(a) Time is of the Essence. Time is of the essence of this Mortgage.

(b) Captions and Pronouns. The captions and headings of the various Sections of this Mortgage are for convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular, and the masculine, feminine and neuter shall be freely interchangeable.

(c) Mortgagor Not a Joint Venturer or Partner. Mortgagor, the Administrative Agent and Lender acknowledge and agree that in no event shall the Administrative Agent and/or the Lenders be deemed to be a partner or joint venturer with Mortgagor. Without limitation of the foregoing, the Administrative Agent and/or the Lenders shall not be deemed to be such a partner or joint venturer on account of its becoming a mortgagee in possession or exercising any rights pursuant to this Mortgage or pursuant to any other instrument or document evidencing or securing any of the Debt, or otherwise.

(d) Replacement of the Notes. Upon notice to Mortgagor of the loss, theft, destruction or mutilation of any one or more of the Notes, Mortgagor will execute and

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deliver, in lieu thereof, a replacement note, identical in form and substance to such Note(s) and dated as of the date of such Note(s) and upon such execution and delivery all references in any of the Loan Documents to the Notes shall be deemed to refer to such replacement note.

(e) Waiver of Consequential Damages. Mortgagor covenants and agrees that in no event shall the Administrative Agent and/or the Lenders be liable for consequential damages, whatever the nature of a failure by the Administrative Agent and/or the Lenders to perform its obligation(s), if any, under the Loan Documents, and Mortgagor hereby expressly waives all claims that it now or may hereafter have against the Administrative Agent and/or the Lenders for such consequential damages.

(f) After Acquired Mortgaged Property. The lien hereof will automatically attach, without further act, to all after-acquired Mortgaged Property attached to and/or used in connection with or in the operation of the Mortgaged Property or any part thereof.

(g) Severability. Wherever possible, each provision of this Mortgage shall be interpreted in such manner as to be effective and valid under applicable law. Any term or provision of this Mortgage that is invalid or unenforceable in any situation shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation. In the event that any clause, term, or condition of this Mortgage shall be held invalid or contrary to law: (i) this Mortgage shall remain in full force and effect as to all other clauses, terms, and conditions; (ii) the subject clause, term, or condition shall be revised to the minimum extent necessary to render the modified provision valid, legal and enforceable; and (iii) the remaining provisions of this Mortgage shall be amended to the minimum extent necessary so as to render the Mortgage as a whole most nearly consistent with the parties' intentions in light of the modification or removal of the invalid or illegal provision.

(h) Interpretation of Agreement. Should any provision of this Mortgage require interpretation or construction in any judicial, administrative, or other proceeding or circumstance, it is agreed that the parties hereto intend that the court, administrative body, or other entity interpreting or construing the same shall not apply a presumption that the provisions hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of both parties hereto have fully participated in the preparation of all provisions of this Mortgage, including, without limitation, all Exhibits attached to this Mortgage.

(i) Counterparts. This Mortgage may be executed in two or more counterparts, each of which shall be deemed an original, and all of which shall be construed together and shall constitute one instrument. It shall not be necessary in making proof of this Assignment to produce or account for more than one such counterpart. Copies of signatures transmitted by mail, facsimile, email or any other electronic method, shall be considered authentic and binding.

(j) Joint and Several Obligations. If this Mortgage is executed by more than one Mortgagor the obligations and liabilities of Mortgagor under this Mortgage shall be

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joint and several and shall be binding upon and enforceable against each Mortgagor and their respective successors and assigns.

(k) Effect of Extensions and Amendments. If the payment of the Debt, or any part thereof, be extended or varied, or if any part of the security or guaranties therefor be released, all persons now or at any time hereafter liable therefor, or interested in the Mortgaged Property shall be held to assent to such extension, variation or release, and their liability, and the lien, and all provisions hereof, shall continue in full force and effect; the right of recourse against all such persons being expressly reserved by the Administrative Agent, on behalf of the Lenders, notwithstanding any such extension, variation or release.

(l) Mortgagee-in-Possession. Nothing herein contained shall be construed as constituting the Administrative Agent and/or any Lender a mortgagee-in-possession in the absence of the actual taking of possession of the Premises by the Administrative Agent pursuant to this Mortgage.

(m) No Merge. The parties hereto intend that the Mortgage and the lien hereof shall not merge in fee simple title to the Premises, and if the Administrative Agent acquires any additional or other interest in or to the Premises or the ownership thereof, then, unless a contrary intent is manifested by the Administrative Agent as evidenced by an express statement to that effect in an appropriate document duly recorded, this Mortgage and the lien hereof shall not merge in the fee simple title and this Mortgage may be foreclosed as if owned by a stranger to the fee simple title.

(n) Complete Agreement. This Mortgage, the Note and the other Loan Documents constitute the complete agreement between the parties with respect to the subject matter hereof and the Loan Documents may not be modified, altered or amended except by an agreement in writing signed by both Mortgagor and the Administrative Agent, on behalf of the Lenders.

35. JURISDICTION AND VENUE. EACH MORTGAGOR HEREBY AGREES THAT ALL ACTIONS OR PROCEEDINGS INITIATED BY MORTGAGOR AND ARISING DIRECTLY OR INDIRECTLY OUT OF THIS MORTGAGE SHALL BE LITIGATED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, OR THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS OR, IF THE ADMINISTRATIVE AGENT INITIATES SUCH ACTION, ANY COURT IN WHICH THE ADMINISTRATIVE AGENT SHALL INITIATE SUCH ACTION AND WHICH HAS JURISDICTION. EACH MORTGAGOR HEREBY EXPRESSLY SUBMITS AND CONSENTS IN ADVANCE TO SUCH JURISDICTION IN ANY ACTION OR PROCEEDING COMMENCED BY THE ADMINISTRATIVE AGENT AND/OR THE LENDERS IN ANY OF SUCH COURTS, AND HEREBY WAIVES PERSONAL SERVICE OF THE SUMMONS AND COMPLAINT, OR OTHER PROCESS OR PAPERS ISSUED THEREIN, AND AGREES THAT SERVICE OF SUCH SUMMONS AND COMPLAINT OR OTHER PROCESS OR PAPERS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL ADDRESSED TO MORTGAGOR AT THE ADDRESS TO WHICH NOTICES ARE TO BE SENT PURSUANT TO THIS MORTGAGE. EACH MORTGAGOR WAIVES ANY CLAIM

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THAT CHICAGO, ILLINOIS OR THE NORTHERN DISTRICT OF ILLINOIS IS AN INCONVENIENT FORUM OR AN IMPROPER FORUM BASED ON LACK OF VENUE. SHOULD MORTGAGOR, AFTER BEING SO SERVED, FAIL TO APPEAR OR ANSWER TO ANY SUMMONS, COMPLAINT, PROCESS OR PAPERS SO SERVED WITHIN THE NUMBER OF DAYS PRESCRIBED BY LAW AFTER THE MAILING THEREOF, MORTGAGOR, AS THE CASE MAY BE, SHALL BE DEEMED IN DEFAULT AND AN ORDER AND/OR JUDGMENT MAY BE ENTERED BY THE ADMINISTRATIVE AGENT AGAINST MORTGAGOR, AS DEMANDED OR PRAYED FOR IN SUCH SUMMONS, COMPLAINT, PROCESS OR PAPERS. THE EXCLUSIVE CHOICE OF FORUM FOR MORTGAGOR SET FORTH IN THIS SECTION SHALL NOT BE DEEMED TO PRECLUDE THE ENFORCEMENT BY THE ADMINISTRATIVE AGENT OF ANY JUDGMENT OBTAINED IN ANY OTHER FORUM OR THE TAKING BY ADMINISTRATIVE AGENT AND/OR THE LENDERS OF ANY ACTION TO ENFORCE THE SAME IN ANY OTHER APPROPRIATE JURISDICTION, AND MORTGAGOR HEREBY WAIVES THE RIGHT, IF ANY, TO COLLATERALLY ATTACK ANY SUCH JUDGMENT OR ACTION.

36. Waiver of Jury Trial. MORTGAGOR, THE ADMINISTRATIVE AGENT, AND THE LENDERS HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG MORTGAGOR, THE ADMINISTRATIVE AGENT AND THE LENDERS ARISING OUT OF OR IN ANY WAY RELATED TO THIS MORTGAGE, ANY OTHER LOAN DOCUMENT, OR ANY RELATIONSHIP AMONG MORTGAGOR, THE ADMINISTRATIVE AGENT AND/OR ANY LENDER. THIS PROVISION IS A MATERIAL INDUCEMENT TO THE LENDERS TO PROVIDE THE FACILITY C LOAN DESCRIBED HEREIN AND IN THE OTHER LOAN DOCUMENTS.

37. Additional Waivers. MORTGAGOR EXPRESSLY AND UNCONDITIONALLY WAIVES, IN CONNECTION WITH ANY SUIT, ACTION OR PROCEEDING BROUGHT BY THE ADMINISTRATIVE AGENT AND/OR THE LENDERS ON THIS MORTGAGE, ANY AND EVERY RIGHT IT MAY HAVE TO: (A) INTERPOSE ANY COUNTERCLAIM THEREIN UNLESS UNDER THE APPLICABLE RULES OF COURT SUCH COUNTERCLAIM MUST BE ASSERTED IN SUCH PROCEEDING; OR (B) HAVE THE SAME CONSOLIDATED WITH ANY OTHER OR SEPARATE SUIT, ACTION OR PROCEEDING UNLESS UNDER THE APPLICABLE RULES OF COURT SUCH SUIT, ACTION OR PROCEEDING MUST BE CONSOLIDATED WITH THE PROCEEDING BROUGHT BY THE ADMINISTRATIVE AGENT.

38. Compliance with Loan Agreement. Mortgagor will abide by and comply with and be governed and restricted by all of the terms, covenants, provisions, restrictions and agreements contained in the Facility C Loan Agreement and the other Loan Documents, and in each and every supplement thereto or amendment thereof which may at any time or from time to time be executed and delivered by the parties thereto or their successors and assigns.

39. Provisions of Loan Agreement. The proceeds of the Notes are to be disbursed by the Administrative Agent in accordance with the terms contained in the Loan Documents, the provisions of which are incorporated herein by reference to the same extent as if fully set forth

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herein. Mortgagor covenants that any and all monetary disbursements made in accordance with the Loan Documents shall constitute adequate consideration to Mortgagor for the enforceability of this Mortgage and the Notes, and that all advances and indebtedness arising and accruing under the Loan Documents from time to time, whether or not the total amount thereof may exceed the face amount of the Note, shall be secured by this Mortgage.

40. Rights, Powers and Remedies Cumulative. Each right, power and remedy of the Administrative Agent as provided for in this Mortgage, or in any of the other Loan Documents or now or hereafter existing by Applicable Law, shall be cumulative and concurrent and shall be in addition to every other right, power or remedy provided for in this Mortgage, or in any of the other Loan Documents or now or hereafter existing by Law, and the exercise or beginning of the exercise by the Administrative Agent of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by the Administrative Agent of any or all such other rights, powers or remedies.

41. No Waiver by the Administrative Agent. No course of dealing or conduct by or among the Administrative Agent and Mortgagor shall be effective to amend, modify or change any provisions of this Mortgage or the other Loan Documents. No failure or delay by the Administrative Agent to insist upon the strict performance of any term, covenant or agreement of this Mortgage or of any of the other Loan Documents, or to exercise any right, power or remedy consequent upon a breach thereof, shall constitute a waiver of any such term, covenant or agreement or of any such breach, or preclude the Administrative Agent from exercising any such right, power or remedy at any later time or times. By accepting payment after the due date of any of the Obligations, the Administrative Agent shall not be deemed to waive the right either to require prompt payment when due of all other Obligations, or to declare an Event of Default for failure to make prompt payment of any such other Obligations. Neither Mortgagor nor any other Person now or hereafter obligated for the payment of the whole or any part of the Obligations shall be relieved of such liability by reason of: (a) the failure of the Administrative Agent to comply with any request of Mortgagor or of any other Person to take action to foreclose this Mortgage or otherwise enforce any of the provisions of this Mortgage, or (b) any agreement or stipulation between any subsequent owner or owners of the Property and the Administrative Agent; or (c) the Administrative Agent's extending the time of payment or modifying the terms of this Mortgage or any of the other Loan Documents without first having obtained the consent of Mortgagor or such other Person. Regardless of consideration, and without the necessity for any notice to or consent by the holder of any subordinate Lien on the Property, the Administrative Agent may release any Person at any time liable for any of the Obligations or any part of the security for the Obligations and may extend the time of payment or otherwise modify the terms of this Mortgage or any of the other Loan Documents without in any way impairing or affecting the lien of this Mortgage or the priority of this Mortgage over any subordinate lien. The holder of any subordinate Lien shall have no right to terminate any Lease regardless of whether or not such Lease is subordinate to this Mortgage. The Administrative Agent may resort to the security or collateral described in this Mortgage or any of the other Loan Documents in such order and manner as the Administrative Agent may elect in its sole discretion.

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42. Waivers and Agreements Regarding Remedies. To the full extent Mortgagor may do so, Mortgagor hereby:

(a) agrees that it will not at any time plead, Claim (as defined below) or take advantage of any Applicable Laws now or hereafter in force providing for any appraisal, valuation, stay, extension or redemption, and waives and releases all rights of redemption, valuation, appraisal, stay of execution, extension and notice of election to accelerate the Obligations;

(b) waives all rights to a marshaling of the assets of Mortgagor, including the Property, or to a sale in the inverse order of alienation in the event of a foreclosure of the Property, and agrees not to assert any right under any Applicable Law pertaining to the marshaling of assets, the sale in inverse order of alienation, the exemption of homestead, the administration of estates of decedents, or other matters whatsoever to defeat, reduce or affect the right of the Administrative Agent under the terms of this Mortgage to a sale of the Property without any prior or different resort for collection, or the right of the Administrative Agent to the payment of the Obligations out of the proceeds of sale of the Property in preference to every other claimant whatsoever;

(c) waives any right to bring or utilize any defense, counterclaim or setoff, other than one which denies the existence or sufficiency of the facts upon which any foreclosure action is grounded. If any defense, counterclaim or setoff, other than one permitted by the preceding clause, is timely raised in a foreclosure action, such defense, counterclaim or setoff shall be dismissed. If such defense, counterclaim or setoff is based on a Claim which could be tried in an action for money damages, such Claim may be brought in a separate action which shall not thereafter be consolidated with the foreclosure action. The bringing of such separate action for money damages shall not be deemed to afford any grounds for staying the foreclosure action; and

(d) waives and relinquishes any and all rights and remedies which Mortgagor may have or be able to assert by reason of the provisions of any Applicable Laws pertaining to the rights and remedies of sureties.

As used herein, "Claim" means any liability, suit, action, claim, demand, loss, expense, penalty, fine, judgment or other cost of any kind or nature whatsoever, including reasonable attorneys' fees, costs and expenses and fees, costs and expenses of consultants, contractors and experts.

43. Future Advances. This Mortgage also secures all future advances made or to be made under the Loan Documents, if any, which future advances shall have the same priority as if all such future advances were made on the date of execution hereof. Nothing in this Section 43 or in any other provision of this Mortgage shall be deemed either: (a) an obligation on the part of the Administrative Agent and/or the Lenders to make any future advances other than in accordance with the terms and provisions of the Loan Documents, or (b) an agreement on the part of the Administrative Agent and/or the Lenders to increase the principal amount of the Notes, to any amount in excess of THIRTY-ONE MILLION EIGHT HUNDRED FIFTY THOUSAND and No/100 Dollars (\$31,850,000.00).

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44. Trustee Exculpation. Notwithstanding anything to the contrary herein, it is expressly understood and agreed by and between the parties hereto that: (a) each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of CHICAGO TITLE LAND TRUST COMPANY as "Trustee" of the trust(s) made party hereto, while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee, are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding the trust(s) made party hereto (and the property of said trust(s) described herein), and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and (b) that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description:

LOT 15 IN GEORGE W MERRILL'S SUBDIVISION OF BLOCK 100 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address:

551 South Wells Street, Chicago, Illinois

Property Identification Number(s):

17-16-241-022-0000

Property of Cook County Clerk's Office