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CHARGE TO CERT.

TRUST DEED, MODIFICATION AND EXTENSION AGREEMENT

THIS TRUST DEED AND AGREEMENT made as of June 1, 1975, by and between THE ROBINO-LADD COMPANY, a Delaware corporation, having an office at 201 Southwest 13th Street, Miami, Florida (the "Mortgagor") and CHICAGO TITLE AND TRUST COMPANY, as Trustee, with its principal office at 111 West Washington Street, Chicago, Illinois, for itself and as Agent (the "Mortgagee").

W I T N E S S E T H :

WHEREAS, by instrument dated November 5, 1974 (the "Prior Trust Deed") the Mortgagor did convey all that certain lot, piece or parcel of land more particularly described in Schedule "A" annexed hereto and made a part hereof (said land together with the property, fixtures and other rights and interests conveyed pursuant to the Prior Trust Deed are hereinafter collectively referred to as the "Premises"), to Mortgagee, in Trust, which Prior Trust Deed was recorded on December 20, 1974, as Document No. 22944764, in the Office of the Recorder of Deeds, Cook County, Illinois.

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WHEREAS, as a condition to the extension of additional credit to The Robino-Ladd Company, (the "Company") the Mortgagee has requested an additional trust deed on the Premises to secure the extensions of credit, which trust deed shall be consolidated with the Prior Trust Deed;


NOW, THEREFORE, to secure the payment of an indebtedness in the sum of SEVEN MILLION FIVE HUNDRED THOUSAND (\$7,500,000.00) DOLLARS, lawful money of the United States, to be paid according to three separate notes, each for \$2,500,000.00 made of even date herewith, by the Company to, respectively, the Mortgagee, Continental Illinois National Bank and Trust Company of Chicago ("Continental") and The Equitable Life Assurance Society of the United States ("Equitable") (said notes being hereinafter collectively referred to as the "Note"), and all other obligations and liabilities due or to become due to the Mortgagee under the terms of this Trust Deed and Agreement and the Note, together with all interest on the said indebtedness, obligations and liabilities (all of the aforesaid are hereinafter collectively referred to as the "Indebtedness"), the Mortgagor hereby mortgages, grants, bargains, sells, warrants, conveys, aliens, remises, releases, assigns, sets over and confirms the Premises to the Mortgagee,

AND, the Mortgagor covenants with the Mortgagee as follows

1. The Mortgagor will pay the Indebtedness as provided for in the Amended and Restated Term Loan Agreement dated as of June 1, 1975 made by and between the Company and, respectively, the Mortgagee, Continental and Equitable (the "Amended Loan Agreement").

2. The Mortgagor warrants title to the Premises and warrants that it has full power and lawful authority to encumber the Premises in the manner and form herein set forth. The Board of Directors of the Mortgagor has duly authorized the execution of this Trust Deed and Agreement and the Note and there is no provision in the certificate of incorporation or by-laws of the Mort-

Identification No. 591763
Chicago Title & Trust Company, trustee

by 
John A. Jacobs, Asst. Vice President - Chicago Title Insurance Company

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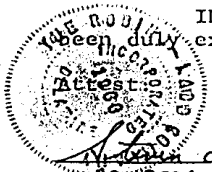
gagor requiring that its stockholders consent to such action.

3. The lien of the Prior Trust Deed be, and hereby is consolidated and coordinated with this Trust Deed and Agreement, so that together they shall hereafter constitute in law but one Trust Deed, a single lien securing the principal sum of FORTY NINE MILLION (\$49,000,000.00) DOLLARS.

4. All of the terms, covenants and provisions of the Prior Trust Deed and the Amended Loan Agreement are incorporated herein by reference and, except as specifically modified herein, all of such terms, covenants and provisions shall continue in full force and effect, and shall apply to the Indebtedness secured by the Note and this Trust Deed and Agreement to the same extent as if all such terms, covenants and conditions were specifically set forth herein.

5. This Trust Deed and Agreement may not be changed, modified, satisfied or terminated, in whole or in part except in writing, executed by the party against whom such change, modification, satisfaction or termination is sought to be enforced. The terms, covenants and agreements contained herein shall run with the land and bind the Mortgagor, its heirs, successors, administrators and assigns and all subsequent owners, tenants and subtenants of the Premises.

IN WITNESS WHEREOF, this Trust Deed and Agreement has been duly executed by the parties hereto as of June 1, 1975.



Arthur C. Engel
AS SECRETARY

Witness:

Donna Helms
ASST. SECRETARY

THE ROBINO-LADD COMPANY

BY: [Signature] Chairman of the Board

CHICAGO TITLE AND TRUST COMPANY,
as Trustee

BY: [Signature] ASST. VICE PRESIDENT

This Trust Deed and Agreement was prepared by William R. Burdette
Attorney at Law. OF DREYER + TKAUB
90 PARK AVE
NEW YORK, N.Y.

Sidney R. Olsen
NOTARY PUBLIC

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COOK COUNTY
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...Description of
STREAMWOOD

The Northwest Quarter of the Southwest Quarter (excepting the South Five Hundred Seventy Five (575) feet of the North Nine Hundred Twenty Five (925) feet of the East Three Hundred Seventy Eight and Seventy Eight One Hundredths (378.78) feet thereof) of Section Thirteen (13), Township Forty One (41) North, Range Nine (9), East of the Third Principal Meridian, in Cook County, Illinois.

Excepting from the abovescribed premises, those lots, pieces or parcels of land which have been released prior to the recording of this Mortgage and Agreement.

Property of Cook County Clerk's Office
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END OF RECORDED DOCUMENT