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MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT made this 9th day of December, 1985, between L. B. INDUSTRIES, a general partnership (hereinafter referred to as "Borrower"), CHICAGO HEIGHTS NATIONAL BANK, a national banking association, as Trustee under Trust Agreement dated December 11, 1979, and known as Trust No. 1617 (hereinafter referred to as "Mortgagor"), and AMERICAN NATIONAL BANK, SOUTH CHICAGO HEIGHTS, a national banking association, having its principal place of business at 3307 Chicago Road, South Chicago Heights, Illinois, (hereinafter referred to as "Bank"), made for the purpose of extending and modifying the time and terms of payment of a Mortgage.

WHEREAS, there is a Note in the sum of Two Hundred Twenty Thousand Dollars (\$220,000.00) dated August 1, 1980, signed by L. B. INDUSTRIES and secured by three Mortgages in that amount as follows:

1. Mortgage executed by Chicago Heights National Bank, as trustee under Trust No. 1617 recorded in the Office of Recorder of Deeds of Cook County, Il. as Document No. 25561832.
2. Mortgage executed by Chicago Heights National Bank, as trustee under Trust No. 1589 recorded in the Office of Recorder of Deeds of Cook County, Il. as Document No. 25581126.
3. Mortgage executed by Chicago Heights National Bank, as trustee under Trust No. 1647 recorded in the Office of Registrar of Titles of Cook County, Il. as Document No. 3181724,

and a security interest in furniture, fixtures, machinery and equipment owned by L. B. INDUSTRIES and the Accounts Receivables and Inventory of RAIL EXCHANGE, INC., pursuant to Security Agreement dated August 1, 1980.

WHEREAS, the Mortgages in (2) and (3) above recorded as Document No. 25581126 and registered as Document No. 3181724 and the security interest referred to above have heretofore been released.

PREPARED BY *
 DELIVER TO — HOWARD A. MCKEE
 111 W. MONROE
 SUITE 2200
 CHICAGO, IL 60603

Box 15

TTCOR 154327 LOOP (LD) PROPERTY OF COOK COUNTY CLERK'S OFFICE

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WHEREAS, the remaining security for the Note dated August 1, 1980 in the amount of Two Hundred Twenty Thousand Dollars (\$220,000.00) is the Mortgage executed as Document No. 25561832 and an Assignment of Rents recorded as Document No. 25561833 in Cook County, Il. covering the real property described on the Rider attached hereto and made a part hereof as Exhibit "A".

There is now due and unpaid on said Note and Mortgage the sum of One Hundred Seventy Four Thousand Five Hundred Sixty Two and 56/100 Dollars (\$174,562.56) ~~Hundred Seventy Six Thousand Fifty Nine and 60/100 Dollars (\$176,059.60)~~ with

DMB

Interest from November 22, 1985

NOW, THEREFORE, it is agreed between the parties as follows:

1. The amount due under said Note and Mortgage is extended and modified so that same shall be due and payable with interest at the rate of 12% per annum with payments in equal amounts of Two Thousand Five Hundred Twenty-Five and 94/100 Dollars (\$2,525.94) payable on December 22, 1985, and a like amount on the 22nd day of each month thereafter until this Note is fully paid except that the final payment of both principal and interest, if not sooner paid, shall be due on the 22nd day of November, 1995.

2. Borrower in consideration of this Agreement agrees to pay said sum with interest as extended and modified and to comply with all the other terms of said Note and Mortgage, as hereby modified, as if such terms were repeated herein.

L. B. INDUSTRIES, a general partnership

By *Frederick N. LaCorte*
Frederick N. LaCorte

By *Dean M. Bartolini*
Dean M. Bartolini

CHICAGO HEIGHTS NATIONAL BANK, as trustee under Trust No. 1617 and not personally

By *Rena Cincione*
RENA CINCIONE, TRUSTEE
ATTEST

AMERICAN NATIONAL BANK, SOUTH CHICAGO HEIGHTS, a national banking association

By *Kathy Lange*
Kathy Lange, Vice President

ATTEST *David Albright*
David Albright, Cashier

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EXCULPATION CLAUSE

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings, and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings, and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal 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 only that portion of the trust properly specifically 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 that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against The Chicago Heights National Bank in Chicago Heights, Illinois, or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representation, covenant, undertaking 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.

The Chicago Heights National Bank in Chicago Heights,

Not Individually, but solely as Trustee under Trust No 1617

By Lead Ancone
Trust Officer

Form TR-8

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CLAUSE IS ATTACHED
MADE A PART HERE OF

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 9th day of December, 1985, before me personally appeared FREDERICK N. LA CORTE and DEAN M. BARTOLINI, d/b/a L. B. INDUSTRIES, a general partnership, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they executed the same.

Corinne A. Damiano
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Tassie Kouchis a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rena Cincione, Trust Officer of CHICAGO HEIGHTS NATIONAL BANK and Roland Tucker, Secretary of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the same Trust Officer & Secretary then and there acknowledged that said Roland Tucker as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as said his's own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of December, 1985.

Dean Kouchis
Notary Public

My Commission Expires November 21, 1988

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Connie A. Damiani, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy Lange personally known to me to be the Vice President of AMERICAN NATIONAL BANK, SOUTH CHICAGO HEIGHTS, a national banking association, and David Albright, personally known to me to be the Cashier, of said Bank, whose names are subscribed to the within instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Cashier, they signed and delivered the said instrument of writing as Vice-Pres. and Cashier of said corporation and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of December, 1985.

Connie A. Damiani
Notary Public

Notary of Cook County Clerk's Office

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PARCEL 1:

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The South 225 feet of the North 331 feet of the East 153.56 feet and the South 282.38 feet of the North 388.38 feet of the West 95 feet of Block 71 in Chicago Heights in the Southwest quarter of Section 21, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

32 - 21 - 316 - 004 *h*

The South 175 feet of the West 120 feet of Block 71 aforesaid except that part conveyed to Chicago Heights Terminal Transfer Railroad Company by deed recorded March 18, 1903, in Book 8172, page 271 as Document No. 3364211.

PARCEL 3:

32 - 21 - 316 - 004 *M.*

That part of the East 144.62 feet of Block 71 in the Original Town of Chicago Heights in the Southwest quarter of Section 21, Township 35 North, Range 14, East of the Third Principal Meridian, lying to the South and West of the following described line: Beginning at a point 350.5 feet South of the North line of said Block 71 and 144.62 feet West of the East line thereof; thence running in a Southeasterly direction along a curve convex to the Southwest having a radius of 243.79 feet, 127.5 feet; thence running Southeasterly along a curve convex to the Southwest having a radius of 331.27 feet, 119.5 feet to a point in the South line of said Block 71 which is 35.4 feet West of the Southeast corner of said Block excepting therefrom a strip of land described as follows: Beginning at a point 350.5 feet South of the North line of said Block and 144.62 feet West of the East line of said Block; thence running in a Southeasterly direction along a curve convex to the Southwest having a radius of 243.79 feet, 127.5 feet; thence running Southeasterly along a curve convex to Southwest having a radius of 331.27 feet; 119.5 feet to a point in the South line of said Block which is 35.4 feet West of the Southeast corner thereof; thence running Westerly along the South line of said Block 20.85 feet; thence in a Northwesterly direction along a curve convex to the Southwest having a radius of 345.27 feet to its point of intersection with a line 144.62 feet West of and parallel to the East line of said Block (said curve being parallel to and 14 feet distant from aforesaid curve 331.27 feet radius of said curve produced Northwesterly); thence running Northerly along a line parallel to and 144.62 feet West of the East line of said Block to the place of beginning.

PARCEL 4:

32 - 21 - 316 - 005 *M*

That part of Block 71 aforesaid bounded and described as follows: Beginning at a point 120 feet East and 122 feet North of the Southwest corner of said Block 71; thence South parallel to West line of said Block 71, 4 feet; thence Northwesterly 62.24 feet to a point 175 feet North and 95 feet East of the Southwest corner of said Block 71 thence East parallel to South line of said Block 71, 11 feet; thence Southeasterly by a straight line to the place of beginning.

PARCEL 5:

32 - 21 - 316 - 006 *M*

The South 16 feet of the North 106 feet of Block 71 in Chicago Heights, a subdivision in Sections 20 and 21, Township 35 North, Range 14, East of the Third Principal Meridian.

PARCEL 6:

32 - 21 - 316 - 010 *M.*

The North 90 feet of Block 71 in Chicago Heights, a subdivision in the Southwest quarter of Section 21, Township 35 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

PARCEL 7:

32 - 21 - 316 - 001 *M*

The South 225 feet of the North 331 feet of the East 153.56 feet (except the East 100 feet thereof) of Block 71 in Chicago Heights in the Southwest quarter of Section 21, Township 35 North, in Cook County, Illinois.

32 - 21 - 316 - 003 *M*

VACANT LAND LOCATED AT 16TH STREET AND ... CHICAGO.

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