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SIXTEENTH AMENDMENT OF MEMORANDUM OF PURCHASE AGREEMENT

WHEREAS, MAT Associates, an Illinois Limited Partnership ("Purchaser"), American National Bank and Trust Company of Chicago, a Corporation, not individually, but as Trustee under Trust Agreements dated December 11, 1978 and known as Trust Nos. 45250 and 45251, Metropolitan Structures, an Illinois Limited Partnership (Metropolitan Structures, an Illinois General Partnership has succeeded to the interest of said limited partnership) and Illinois Center Corporation, a Delaware Corporation (collectively "Seller") entered into a Purchase Agreement ("Agreement") for the purchase and sale of certain property and a Memorandum Of Purchase Agreement to evidence the Agreement was recorded in the Cook County Recorder's Office as Document No. 25935472; and,

WHEREAS, Purchaser and Seller entered into an Amendment To Purchase Agreement dated February 22, 1982 ("Amendment") which provides, among other items, for the reduction of property to be provided and sold by the Seller to the Purchaser to that property described on Exhibit "A" attached hereto and made a part hereof ("Property") and an Amendment To Memorandum Of Purchase Agreement was recorded in the Cook County Recorder's Office as Document No. 26177570; and,

WHEREAS, Purchaser and Seller entered into a Second Amendment To Purchase Agreement dated April 28, 1982 ("Second

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Amendment") which provided, among other items, for an extension of the Closing Date as defined in the Agreement and the Second Amendment Of Memorandum Of Purchase Agreement to evidence said Second Amendment was recorded in the County Recorder's Office as Document No. 26222615; and,

WHEREAS, Purchaser and Seller entered into a Third Amendment To Purchase Agreement dated June 11, 1982 ("Third Amendment"), a Fourth Amendment To Purchase Agreement dated October 28, 1982 ("Fourth Amendment"), a Fifth Amendment To Purchase Agreement dated December 29, 1982 ("Fifth Amendment"), a Sixth Amendment To Purchase Agreement dated January 28, 1983 ("Sixth Amendment"), a Seventh Amendment To Purchase Agreement dated February 29, 1983 ("Seventh Amendment"), an Eighth Amendment To Purchase Agreement dated as of June 30, 1983 ("Eighth Amendment"), a Ninth Amendment To Purchase Agreement dated September 30, 1983 ("Ninth Amendment"), a Tenth Amendment To Purchase Agreement dated December 22, 1983 ("Tenth Amendment"), an Eleventh Amendment To Purchase Agreement dated February 29, 1984 ("Eleventh Amendment"), a Twelfth Amendment To Purchase Agreement dated March 30, 1984 ("Twelfth Amendment"), a Thirteenth Amendment To Purchase Agreement dated June 29, 1984 ("Thirteenth Amendment"), a Fourteenth Amendment To Purchase Agreement dated September 28, 1984 ("Fourteenth Amendment"), a Fifteenth Amendment To Purchase Agreement dated January 31, 1985 ("Fifteenth Amendment"), a Sixteenth Amendment To Purchase Agreement dated March 29, 1985 ("Sixteenth

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Amendment"), a Seventeenth Amendment To Purchase Agreement dated June 28, 1985 ("Seventeenth Amendment"), an Eighteenth Amendment To Purchase Agreement dated September 30, 1985 ("Eighteenth Amendment") and a Nineteenth Amendment To Purchase Agreement dated November 29, 1985 ("Nineteenth Amendment"), which collectively extend the Closing Date as defined in the Agreement to January 31, 1986; and

WHEREAS, Purchaser and Seller entered into a Third Amendment Of Memorandum Of Purchase Agreement dated June 11, 1982; a Fourth Amendment Of Memorandum Of Purchase Agreement dated October 28, 1982; a Fifth Amendment Of Memorandum Of Purchase Agreement dated October 31, 1983; a Sixth Amendment Of Memorandum Of Purchase Agreement dated January 17, 1984; a Seventh Amendment Of Memorandum Of Purchase Agreement dated February 29, 1984; an Eighth Amendment Of Memorandum Of Purchase Agreement dated March 30, 1984; a Ninth Amendment Of Memorandum Of Purchase Agreement dated June 29, 1984; a Tenth Amendment Of Memorandum Of Purchase Agreement dated September 28, 1984; an Eleventh Amendment Of Memorandum Of Purchase Agreement dated January 31, 1985; a Twelfth Amendment Of Memorandum Of Purchase Agreement dated March 29, 1985; a Thirteenth Amendment Of Memorandum Of Purchase Agreement dated June 28, 1985; a Fourteenth Amendment of Memorandum Of Purchase Agreement dated September 30, 1985; and a Fifteenth Amendment Of Memorandum Of Purchase Agreement dated November 29, 1985, which together evidence the aforesaid Third Amendment through the aforesaid Nineteenth Amendment, said Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth,

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Thirteenth, Fourteenth and Fifteenth Amendment Of Memorandum being recorded in the Cook County Recorder's Office as Document Nos. 26278416, 26420483, 26849003, 26939593, 27011867, 27067955, 27177593, 27296776, 27476597, 85-018588, 85-111417, 85-267745 , and _____ (respectively); and

WHEREAS, Purchaser and Seller have entered into a Twentieth Amendment Of Purchase Agreement dated as of January 31, 1986 ("Twentieth Amendment") which provides for Purchaser to pay good and valuable consideration for extension of the Closing Date to February 28, 1986; and

WHEREAS, upon closing in accordance with the terms and conditions of the Agreement as amended, Purchaser shall be entitled to assignment of beneficial interest in the land trusts holding title to the Property thereby conveying all of the Property, subject only to the permitted exceptions set forth in the Agreement as amended;

NOW THEREFORE, the parties have agreed to record this Sixteenth Amendment Of Memorandum Of Purchase Agreement to evidence the understanding between Seller and Purchaser.

The Agreement, as amended by the Amendment through the Twentieth Amendment, remains in full force and effect in accordance with its terms and provisions, as so amended. Nothing contained herein shall be construed as further amending or altering the terms of the Agreement, as amended.

Any liability or obligation of Metropolitan Structures, an Illinois general partnership ("Metropolitan Structures"), hereunder shall be limited to the partnership

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assets of Metropolitan Structures and no partner of said partnership shall be individually or personally liable for any claim arising hereunder; a deficit capital account of any partner in Metropolitan Structures shall not be deemed an asset or property of Metropolitan Structures.

Any liability of Purchaser hereunder shall be limited solely to the partnership assets and property of Purchaser. No partner of Purchaser shall be personally liable in respect of any claim arising out of or related to this Agreement and a deficit capital account of a partner in Purchaser shall not be deemed an asset or property of Purchaser.

Property described on Exhibit A is located on Wacker Drive near Columbus Drive in Chicago, Illinois and is included in Permanent Index Numbers 17-10-318-003 and 17-10-318-004.

IN WITNESS WHEREOF, the parties have executed this Sixteenth Amendment Of Memorandum Of Purchase Agreement as of the 31st day of January, 1986.

PURCHASER:

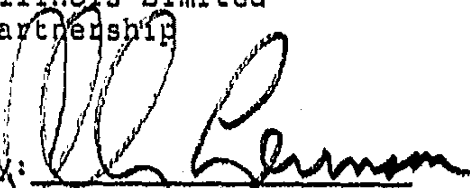
MAT ASSOCIATES, an Illinois
Limited Partnership

By: 
a General Partner

SELLER

METROPOLITAN STRUCTURES, an
Illinois General Partnership

By: Metco Properties, an
Illinois Limited
Partnership

By: 
a General Partner

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, John W Falvey, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Wence F. Cerne, personally known to me to be President of ILLINOIS CENTER CORPORATION, appeared before me this day in person and acknowledged that as such President he signed, sealed and delivered the above instrument as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth and pursuant to his authority as officer of said corporation.

Given under my hand and Notarial Seal this 24th day of FEBRUARY, 1986.

John W Falvey
Notary Public

My Commission Expires 8-15-89

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

LORETTA M. SOVIENSKI

I, _____, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify, that the ~~authorized officer~~ of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument and as such Trust Officer appeared before me this day in person and

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acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

day of February, 1986 Given under my hand and Notarial Seal this 24th

Loretta M. Soviensi
Notary Public

My Commission Expires _____
LORETTA M. SOVIENSKI

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MY COMMISSION EXPIRES JUNE 27, 1988

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was executed before me this 3/5th day of January, 1986, by Restert Brehlman, general partner on behalf of MAT Associates, an Illinois Limited Partnership.

Raperta Orden
Notary Public

My Commission Expires 5/3/88

Mail & Box: 15
B. Monteiro
Ticor Title Ins.
69 W. Washington
Chicago, Ill. 60602

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Exhibit "A"
Legal Description
of Property

Property Address:
East Wacker Drive, Chicago, IL
PTN 17-10-318-003
17-10-318-004 TP

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH COLUMBUS DRIVE, 110 FEET WIDE, (AS SAID NORTH COLUMBUS DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE FIFTH DAY OF JUNE, 1972 AS DOCUMENT NO. 21925615) AT A POINT WHICH IS 768.878 FEET, MEASURED ALONG SAID EAST LINE, NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE, (EXTENDED SOUTH) WITH THE NORTH LINE OF EAST RANDOLPH STREET, (AS SAID EAST RANDOLPH STREET WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON THE 11TH DAY OF DECEMBER, 1979 AS DOCUMENT NO. 25276446), AND RUNNING

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH COLUMBUS DRIVE (SAID PERPENDICULAR LINE BEING ALSO THE NORTH LINE OF THE ARCADE LEVEL PARK AS SAID ARCADE LEVEL PARK IS LOCATED AND DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 17TH DAY OF SEPTEMBER 1969), A DISTANCE OF 381.738 FEET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 146.625 FEET, TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED;

THENCE CONTINUING NORTH ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 141.107 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF EAST WACKER DRIVE AS SAID EAST WACKER DRIVE WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY THE AFORESAID INSTRUMENT RECORDED AS DOCUMENT NO. 21925615.

THENCE WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE (SAID SOUTHERLY LINE BEING HERE A STRAIGHT LINE DEFLECTING 85 DEGREES, 24 MINUTES, 29 SECONDS TO THE LEFT FROM A NORTHWARD EXTENSION OF THE LAST DESCRIBED COURSE), A DISTANCE OF 12.571 FEET;

THENCE CONTINUING WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE, SAID SOUTHERLY LINE BEING HERE THE ARC OF A CIRCLE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, IS CONVEX TO THE SOUTH AND HAS A RADIUS OF 1840.488 FEET, A DISTANCE OF 162.710 FEET;

THENCE CONTINUING WESTWARDLY ALONG SAID SOUTHERLY LINE OF EAST WACKER DRIVE, SAID SOUTHERLY LINE BEING HERE A STRAIGHT LINE WHICH IS TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.914 FEET TO AN INTERSECTION WITH A LINE 160.571 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE, AND NORTHWARD EXTENSION THEREOF, OF NORTH COLUMBUS DRIVE;

THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 170.325 FEET TO A POINT WHICH IS 146.625 FEET NORTH FROM THE AFOREMENTIONED NORTH LINE OF THE ARCADE LEVEL PARK;

THENCE EAST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 221.167 FEET, TO THE POINT OF BEGINNING.

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