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DECLARATION OF FORFEITURE

Pursuant to a certain ARTICLES OF AGREEMENT FOR WARRANTY DEED dated December 20, 1983 between JOHN KARAMBELAS and ARISTOTLE FIFLES, as Seller's and KAMAL CHHAMIA, a/k/a KAMAL CHHABRIA, as Purchaser affecting the following described property:

The East 100 feet measured on the North line of Lot 3 (except the North 169.61 feet thereof) in Streamwood Development Corporation Subdivision of part of the East 1/2 of the South West 1/4 of Section 25, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 1210 E. Irving Park Road, Streamwood, Illinois.

Permanent Tax Index No. 06-25-301-017-0000

The undersigned Sellers do hereby declare the above described ARTICLES OF AGREEMENT FOR WARRANTY DEED, pursuant to ' 11 therein, forfeited and determined and all payments made pursuant to said agreement are to be retained by Sellers in full satisfaction and as liquidated damages by Sellers sustained

That the aforesaid purchaser has defaulted under the said ARTICLES OF AGREEMENT FOR WARRANTY DEED in the following particulars and violation of the following covenants and agreements :

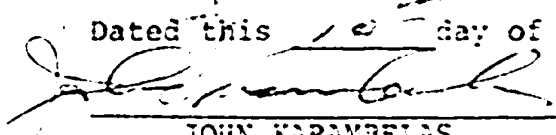
Purchaser has violated ' 5 by transferring, assigning the contract or interest therein and or/leasing the premises or any part thereof without seller's written consent.

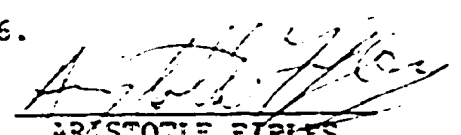
Purchaser has violated ' 5 by failing to provide sellers the documents required therein/have not been promptly delivered to Sellers and by causing a great deal of repairs or improvements to the subject premises without complying with said provision.

That said agreement has incorporated by reference a certain agreement relative to the purchase of certain assets and that pursuant to said purchase of assets a certain Security Agreement was entered into wherein Purchaser's corporation KAMAL, INC. agreed not to sell, offer for sale, assign, pledge, lease or otherwise transfer or encumber the Collateral or any interest therein, without the prior written consent of Secured party. The business and equipment has been sold, leased or transferred without the written consent. The default under said agreement constitutes a default under the ARTICLES OF AGREEMENT FOR WARRANTY DEED aforesaid.

Such additional breaches as have occurred and Sellers are unaware of same by reason of concealment of same by Purchaser.

Dated this 10 day of March, 1986.


JOHN KARAMBELAS


ARISTOTLE FFILES

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