29.00

SUBORDINATE ASSIGNMENT OF LEASES AND RENTS

THIS SUBORDINATE ASSIGNMENT OF LEASES AND RENTS (this "Assignment") made this 22 day of July, 1986, by LASALLE NATIONAL BANK, a national banking association, not individually but as trustee under a Trust Agreement dated November 19, 1984, and known as Trust No. 108848 (the "Trust"), having its principal place of business at 135 South LaSalle Street, Chicago, Illinois (the "Trustee"), and DEARBORN NORTH/PARTNERSHIP, whose address is 3170 North Sheridan Road, Chicago, Illinois 60657, the holder and owner of one hundred percent (100%) of the beneficial interest in the Trust ("Beneficiary") (the Trustee and the Beneficiary being hereinafter referred to collectively as the "Assignor," which term shall also be deemed to mean each of Trustee and the Beneficiary who shall remain jointly and severally liable for the obligations herein contained), to BENJAMIN FRANKLIN SAVINGS ASSOCIATION, a Texas savings and loan association, having its principal place of business at 5444 Westheimer, Houston, Texas 77056 (the "Assignee");

W I T N E S S E T H :

The Assignor, in consideration of the sum of TEN DOLLARS ($10.00) cash, in hand paid, and other good and valuable consideration paid by the Assignee, the receipt and sufficiency of which are hereby acknowledged, does hereby ASSIGN, TRANSFER, and SET OVER unto the Assignee, its successors and assigns, the following:

A. All right, title and interest and all powers, privileges and benefits of the Assignor in, to and under (1) any and all leases, subleases, occupancy agreements, operating agreements and other instruments or similar arrangements, whether oral or written, now or hereafter covering or affecting all or any part of the land described in Schedule A attached hereto and made a part hereof or all or any part of any buildings or improvements now or hereafter located thereon (such land,

This Instrument Prepared By:
& MAIL TO:
STEVEN H. BLUMENTHAL
ROSENTHAL AND SCHANFIELD
55 East Monroe Street
Suite 4620
Chicago, Illinois 60603

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Box 78 HV

buildings and improvements being hereinafter collectively referred to as the "Premises"), and (2) any and all presently effective or future modifications, renewals or extensions of any such leases, subleases, occupancy agreements, operating agreements or other instruments or arrangements (such leases, subleases, occupancy agreements, operating agreements, instruments, arrangements, modifications, renewals and extensions being hereinafter referred to, individually, as a "Lease" and, collectively, as the "Leases"; the tenants, occupants or other users under such Leases being hereinafter referred to, individually, as a "tenant" and, collectively, as the "tenants";

B. All right, title and interest and all powers, privileges and benefits of the Assignor in, to and under any and all presently effective and future guaranties of the tenant's performance under any of the Leases (such guaranties being hereinafter referred to, individually, as a "Guarancy" and, collectively, as the "Guaranties");

C. All rents, income and other benefits to which the Assignor may now or hereafter be entitled under each and every one of the Leases, and all rents, income and other benefits to which the Assignor may now or hereinafter be entitled under each and every one of the Guaranties;

D. All awards hereafter made to the Assignor in any bankruptcy, insolvency or reorganization case or proceeding in any state or federal court involving any tenant under any of the Leases or any guarantor under any of the Guaranties and any and all claims and rights to the payment of money at any time arising in connection with any rejection or breach of any of the Leases by any tenant thereunder or by any trustee of any such tenant under any state or federal bankruptcy, insolvency or reorganization law, including, without limitation, any and all rights to recover damages arising out of any such rejection or breach, any and all rights in and to charges payable by any such tenant or by any such trustee with respect to the premises covered by any such Lease following the entry of an order for relief relating to such tenant under such law and any and all rents, income and other benefits outstanding under any of the Leases as of the date of entry of any such order for relief (and the Assignor hereby appoints the Assignee as the Assignor's attorney-in-fact to appear in any such case or proceeding on the Assignor's behalf and in its name, to prosecute any claim for such awards or

payments and to collect any such award or payment, such appointment being irrevocable and coupled with an interest).

Specifically, but in no way limiting the generality of the foregoing, the Assignor hereby assigns, transfers and sets over unto the Assignee all right, title and interest, all powers, privileges and benefits and all rents, income and other benefits in, to and under the Leases and the Guaranties referred to in Schedule B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever, or for such shorter period as hereinafter may be indicated, as additional security for the payment and satisfaction of the following obligations of the Assignor: (a) the indebtedness evidenced by a certain secured promissory note (hereinafter referred to as the "Mortgage Note") of even date herewith in the principal amount of Three Hundred Fifty Thousand Dollars ($350,000.00) made by the Trustee and payable to the order of the Assignee, with interest at the rate or rates therein provided, both principal and interest being payable as therein provided, and all amounts remaining unpaid thereon being finally due and payable December 18, 1989, provided the maturity of the Mortgage Note may be extended for up to two (2) additional twelve (12) month periods pursuant to the Note such that, if all such extensions are duly exercised, the maturity of the Mortgage Note will be December 18, 1991, and all other notes given in substitution therefor or in renewal or extension thereof, in whole or in part (such Mortgage Note, as modified from time to time, and all other notes given in substitution therefor or renewal or extension thereof, in whole or in part, being hereinafter called the "Note"); (b) all indebtedness and other obligations incurred or arising pursuant to the provisions of a certain mortgage and security agreement (as modified from time to time, hereinafter referred to as the "Mortgage"), executed and delivered by the Assignor, of even date herewith covering the Premises; and (c) all indebtedness and other obligations incurred or arising pursuant to the provisions of any and all other instruments securing the payment of the Note; (as modified from time to time, the instruments referred to in clauses (b) and (c) hereof being hereinafter collectively referred to as the "Security Instruments"), SUBJECT, HOWEVER, to the terms, provisions and conditions herein set forth.

1. The Assignor hereby covenants and warrants unto the Assignee (a) that the Assignor (i) has full title

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to, and full right to assign, the Guaranties, the Leases and the rents, income and other benefits which become due and payable thereunder; (ii) except in conjunction with the Prior Loan (as defined in the Mortgage) Assignor has not executed any prior assignments of the Guaranties, the Leases or the rents, income and other benefits which become due and payable thereunder; and (iii) has performed no act or executed any other instrument which might prevent the Assignee from enjoying and exercising any of its rights and privileges evidenced hereby; (b) with respect to each of the Leases presently in effect (i) such lease is valid and enforceable and is in full force and effect; (ii) such Lease has not been modified or any provision thereof waived; (iii) the tenant thereunder is not in monetary or material default under the terms of such Lease; and (iv) the tenant thereunder has no claim or offset under such Lease against any rents or charges due or to become due thereunder; provided, nevertheless, that the foregoing clause (b) shall be for the benefit of the Assignee only and shall not be deemed to affect the rights of the Assignor with respect to any such Lease or against any tenant thereunder; and (c) with respect to each of the Guaranties, such Guaranty is in full force and effect and is not subject to any claims or offsets by the guarantor thereunder.

2. The Assignor covenants and agrees that, so long as the indebtedness evidenced by the Mortgage Note shall remain unpaid, the Assignor shall not, without the prior written consent of the Assignee, except to the extent expressly permitted in the Mortgage (a) further assign the Guaranties, the Leases or the rents, income and other benefits which become due and payable thereunder; or (b) take any action prohibited by the Mortgage with respect to any of the Leases; or (c) consent to the release of any party liable under any of the Guaranties or any of the Leases or to the assignment of the interest of any tenant under any of the leases, or consent to any sublease; and any such act, if done or permitted to be done without the prior written consent of the Assignee, shall be null and void.

3. The Assignor covenants and agrees with the Assignee (i) to observe and perform all obligations imposed upon the landlord under the Leases and not to do or permit to be done anything to impair the security thereof, and to execute and deliver at the request of the Assignee all such further assurances and assignments of the Leases and the Guaranties, and the premises covered thereby, as the Assignee shall from time to time require; (ii) to appear in and defend any action growing out of, or in any manner connected with, any of the Leases or any of the Guaranties

or the obligations or liabilities of the Assignor as landlord or of the tenant or guarantor thereunder; and (iii) to enforce the performance and observance of each and every covenant and condition of each Lease to be performed or observed by the tenant thereunder. The Assignor shall furnish to the Assignee, within three (3) days after the receipt thereof, or the mailing or service thereof by the Assignor, as the case may be, a copy of each written notice which the Assignor shall give to any tenant under any of the Leases, or receive from any tenant which notice alleges a default by Assignor under its Lease or which threatens to withhold or offset rent. The Assignor shall, upon request from the Assignee, furnish the Assignor within five (5) days after such request, true and complete copies of all Leases and Guaranties then in effect.

4. Until the occurrence of an Event of Default (as defined in the Mortgage), the Assignor shall be entitled, and is hereby granted a license, to collect, use and enjoy all rents, income and other benefits which become due and payable under the Leases or the Guaranties, but not more than one (1) month in advance. All rents, income and other benefits payable under the Leases or the Guaranties, collected by the Assignor, shall constitute a trust fund for payment of all amounts due under the Security Instruments and the Note, including, without limitation, principal and interest, taxes, assessments, insurance premiums, maintenance and utility charges, relating to the Premises, and the Assignor shall use and apply such rents, income and other benefits in such manner before using the same for any other purpose. If an Event of Default shall have occurred, the aforesaid license shall, at the option of the Assignee, terminate, in which event the Assignee shall have the right (i) to collect said rents, income and other benefits, with or without taking possession of the Premises or any part thereof, (ii) to enter upon and take possession of the Premises, or any part thereof, for the purpose of collecting said rents, income and other benefits, (iii) to dispossess by the usual summary proceedings any tenant defaulting in the payment thereof to the Assignee, (iv) to let the Premises or any part thereof, and (v) to apply said rents, income and other benefits, after payment of all necessary charges and expenses, toward the payment of the Note and any of the Security Instruments, in such order as the Assignee in its discretion may elect. A written demand by the Assignee on any tenant for the payment of rent, income and other benefits which become due under such tenant's Lease, after the occurrence of an Event of Default claimed by the Assignee, shall be sufficient to warrant and require such tenant to make all future payments of such rents, income and

other benefits directly to the Assignee without the necessity for further consent by the Assignor. Each such tenant shall be entitled to rely upon a written demand by the Assignee for such payment and shall be fully protected from all claims by the Assignor for all payments made to the Assignee after receipt of such written demand. The Assignor hereby authorizes the Assignee to give notice in writing of this Assignment at any time to any tenant under any of the Leases which notice, if served upon any tenant prior to an Event of Default shall be subject to the prior written approval of Assignor, which consent shall not be unreasonably withheld or delayed.

5. All bonds and security to be furnished to the Assignor under the terms of any Lease shall, at the request of the Assignee, be deposited in an interest-bearing escrow account in a bank or other financial institution approved in writing by the Assignee. The Assignor shall deliver to the Assignee upon request an undertaking by such bank or other financial institution stating that it will not disburse any monies from such account without the prior written consent of the Assignee in each instance (which consent shall not be unreasonably withheld or delayed) if (i) the Assignor affirmatively demonstrates that the Assignor is entitled to receive a portion of such monies under the terms of the Lease pursuant to which such portion was deposited and under applicable law, and (ii) no Event of Default shall then exist and no state of facts shall then exist which, with notice or the passage of time, or both, would constitute an Event of Default if not cured or corrected unless such disbursement is made directly to a tenant pursuant to the terms of such tenant's Lease.

6. The acceptance of this Assignment and the collection rents, income and other benefits under the Leases or the Guaranties shall not constitute a waiver of any rights of the Assignee under the terms of the Note or the Security Instruments. The receipt by the Assignee of any rent, income or other benefits under the Leases or the Guaranties pursuant to this Assignment after the institution of foreclosure proceedings under any of the Security Instruments shall not cure any default of the Assignor hereunder or under the Note or any of the Security Instruments or affect such proceedings or any sale pursuant thereto. No waiver by the Assignee of any breach by the Assignor of any covenant or condition contained herein, nor any failure by the Assignee to exercise any right or remedy in respect of any breach hereunder, shall constitute a waiver or relinquishment for the future of any such covenant or condition or of any subsequent breach of any such covenant or condition, or bar any right or remedy of the Assignee

in respect of any such subsequent breach. Any action of the Assignee hereunder shall not affect or prejudice any other rights or remedies of the Assignee which other rights or remedies may be exercised by the Assignee prior to, concurrently with or subsequent to action hereunder; and any action by the Assignee under the Note or any of the Security Instruments, or the release of any party liable thereunder, or any extension or indulgence with respect thereto, shall not affect or prejudice the Assignee's rights hereunder.

7. The Assignee shall not be liable for any loss sustained by the Assignor resulting from any failure by the Assignee, acting in a reasonable manner, to let the Premises, or any part thereof, after default or from any other reasonable act or omission of the Assignee in managing the Premises, or any part thereof, after default. The acceptance of this Assignment shall not be deemed to impose upon the Assignee any of the obligations or duties of the Assignor provided in any of the Leases, and the Assignor shall comply with and observe its obligations as landlord under all Leases. The Assignor shall and does hereby agree to indemnify the Assignee for, and to hold the Assignee harmless from, any and all liabilities, losses, damages, claims, demands and expenses (including, without limitation, reasonable attorneys' fees) which may or might be incurred under any of the Leases or under or by reason of this Assignment or which may be asserted against the Assignee by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in any of the Leases. Should the Assignee incur any such liabilities, losses, damages, claims, demands or expenses, the amount thereof shall be secured hereby; and the Assignor shall reimburse the Assignee therefor immediately upon demand, failing which the Assignee may, at its option, declare all indebtedness secured by the Note and by the Security Instruments to be immediately due and payable.

8. Nothing contained herein and no act done or omitted by the Assignee pursuant to the powers and rights granted it hereunder shall be deemed to be a waiver by the Assignee of its rights and remedies under the Note and the Security Instruments, and this Agreement is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms of the Note and the Security Instruments. The right of the Assignee to collect the indebtedness evidenced by the Note and to enforce any other security therefor may be exercised by the Assignee either prior to, simultaneously with or subsequent to any action taken by it hereunder.

9. Violation of any of the covenants, representations and provisions contained herein by the Assignor shall be deemed a default under the terms of the Note and the Security Instruments.

10. Default by the Assignor under any of the terms of the Leases shall be deemed a default under the terms of the Note and the Security Instruments, if such default continues for more than thirty (30) days after Assignee has given notice to Assignor of such default. Any expenditures made by the Assignee in curing such a default on the Assignor's behalf, with interest thereon at the Default Rate set forth in the Note, shall become part of the debt secured by this Assignment.

11. In the event that any of the covenants, agreements, terms or provisions contained in this Agreement, the Note or any of the Security Instruments shall for any reason be invalid, illegal or unenforceable, in whole or in part or in any respect, or in the event that any such covenants, agreements, terms or provisions shall operate, or would prospectively operate, to invalidate this Assignment, the Note or any of the Security Instruments, then, and in any such event, such covenants, agreements, terms or provisions only shall be deemed to be null and void and of no force and effect, and the validity, legality and enforceability of the remaining covenants, agreements, terms or provisions contained in this Assignment, the Note and the Security Instruments shall remain operative and in full force and effect and shall in no way be affected, prejudiced or disturbed.

12. The full performance of the Mortgage and the duly recorded satisfaction or release thereof or reconveyance of the Premises, or any part thereof, shall render this Assignment automatically void with respect to the Premises or the part thereof described in said satisfaction, release or reconveyance.

13. The terms, provisions, representations and warranties herein contained shall be binding upon the Assignor and the respective heirs, administrators, executors, personal representatives, successors and assigns of the Assignor, as well as any subsequent owner of the Premises, and shall inure to the benefit of the Assignee, its successors and assigns, including, without limitation, any subsequent holder of the Mortgage or any party who acquires title to the Premises in foreclosure. No assignee of the landlord's interest in said Leases after a foreclosure of the Mortgage shall be liable to account to the Assignor

for any rents, income or other benefits thereafter collected.

14. This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents contained in the Security Instruments.

15. All notices to any party hereto shall be delivered in accordance with the manner set forth in the Mortgage.

16. This Assignment is executed by the undersigned LASALLE NATIONAL BANK, not personally but solely as Trustee under the terms of that certain Trust Agreement dated November 16, 1984 creating Trust No. 108848; and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intended, not as personal covenants, undertakings, representations and agreements of the Trustee, individually or for the purpose of binding it personally, but this instrument is executed and delivered by LASALLE NATIONAL BANK, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee, under said agreement and no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforced against LASALLE NATIONAL BANK on account hereof, or on account of any covenant, undertaking, representation, warranty or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

IN WITNESS WHEREOF, the Assignor has caused this Assignment to be executed by a person or persons duly authorized, all as of the day and year first above written.

TRUSTEE:

LASALLE NATIONAL ~~BANK AND TRUST~~, not personally but as Trustee as aforesaid

By: _____

ASS'T VICE-PRESIDENT

Attest:

[CORPORATE SEAL]

Assistant Secretary

(Signatures continued on following page)

(Signatures continued from preceding page)

ADDRESS OF TRUSTEE:

135 South LaSalle Street
Chicago, Illinois 60690

BENEFICIARY:

DEARBORN NORTH PARTNERSHIP

By: _____
Daniel B. Goldman

By: _____
Sheldon Brottman

By: MSFDA&E Dearborn, a
general partnership

By: Howard M Cohen

ADDRESS OF BENEFICIARY:

3170 North Sheridan Road
Chicago, Illinois 60657

8 6 3 2 0 4 7 0

STATE OF ILLINOIS

COUNTY OF COOK

1986 JUL 29 AM 11:02

86320470

I, Marla Framarin, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT JAMES A. CLARK, ASST VICE-PRESIDENT, and William H. Dillon, Assistant Secretary, respectively, of LA SALLE NATIONAL BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ASST VICE-PRESIDENT, and Assistant Secretary appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary acts and as the free and voluntary act of said Assistant Secretary, for the uses and purposes therein set forth; and the said Assistant Secretary, for the uses and purposes therein set forth; and the said Assistant Secretary acknowledged that [s]he, as custodian of the corporate seal of said Assistant Secretary, did affix said corporate seal to said instrument as [his/her] own free and voluntary act and as the free and voluntary act of said Assistant Secretary for said uses and purposes.

Given under my hand and notarial seal this 28TH day of July, 1986.

Marla Framarin
Notary Public

My Commission Expires:
4-28-90

[SEAL]

86320470

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Bonnie Rae Forthoff, a Notary Public in and for the County and State aforesaid, do hereby certify that Sheldon Goldman, and Janet S. Goldman personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of July, 1986.

Bonnie Rae Forthoff
Notary Public

My Commission Expires:

Sept 3, 1988

86320470

SCHEDULE "A"

PARCEL 1:

LOTS 5, 6 AND 7 IN EWING ADDITION OF CHICAGO, SAID ADDITION BEING A SUBDIVISION IN BLOCK 17 BUSHNELL'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED OCTOBER 8, 1895 AS DOCUMENT 2288460.

PARCEL 2:

THE NORTH 20 FEET OF LOT 5 IN THE ASSESSOR'S DIVISION OF THE NORTH 200 FEET OF BLOCK 17 IN BUSHNELL'S ADDITION TO CHICAGO, SAID PREMISES BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 175 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK AND RUNNING THENCE SOUTH ALONG SAID WEST LINE 20 FEET MORE OR LESS THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK, 148.8 FEET MORE OR LESS TO AN ALLEY; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY 20 FEET MORE OR LESS TO A POINT 175 FEET SOUTH FROM THE NORTH LINE OF SAID BLOCK; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK, 148.8 FEET MORE OR LESS TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

17-04-414-007
17-04-414-008
1117 N. DEARBORN
CHICAGO, IL

SCHEDULE B

SCHEDULE OF LEASES

3 5 3 2 0 4 7 0

RENT ROLL
1117 N. DEARBORN
JUNE 9, 1986

NAME	APT.	MOVE IN DATE	DESCRIPTION	OLD RENT	CURRENT RENT	INCREASE	NEW RENT	SECURITY DEPOSIT	INT. SEC. DEPOSIT
	115(R)	VACANT	EFFICIENCY	$385.00	$485.00		$485.00		$0.00
Carlotta Maurer	116(R)	08-Mar-86	EFFICIENCY	$380.00	$480.00		$480.00	$480.00	$24.00
Lynn Hornett/6/10	119(R)	VACANT 6/10	EFFICIENCY	$380.00	$480.00		$480.00		$0.00
Virgil Davis	215(R)	08-Mar-86 Fr. 610	EFFICIENCY	$385.00	$460.00		$460.00	$75.00	$3.75
June Rosseter	216(Ex)	28-Feb-85	EFFICIENCY	$355.00	$380.00		$380.00	$183.50	$9.18
Boyd/Jones	219(Ex)	21-May-86 Fr. 419	EFFICIENCY	$400.00	$375.00		$375.00	$75.00	$3.75
Lawrence Palmer	315(Ex)	14-Sep-85	EFFICIENCY	$385.00	$410.00		$410.00	$75.00	$3.75
David Gu	316(Ex)	VACANT	EFFICIENCY	$380.00	$405.00		$405.00	$75.00	$3.75
Clayton Snay	319(Ex)	27-Dec-85	EFFICIENCY	$380.00	$380.00		$380.00	$380.00	$19.00
	415(C)	VACANT	EFFICIENCY	$385.00	$420.00		$420.00		$0.00
	416(C)	VACANT To 316	EFFICIENCY	$370.00	$395.00		$395.00		$0.00
	419(C)	VACANT To 219	EFFICIENCY	$395.00	$405.00		$405.00		$0.00
Sam Insull	515(R)	10-Mar-86 Fr. 612	EFFICIENCY	$360.00	$485.00		$485.00	$485.00	$24.25
	516(C)	VACANT To 712	EFFICIENCY	$380.00	$405.00	$75.00	$480.00		$0.00
	519(R)	VACANT	EFFICIENCY	$345.00	$480.00		$480.00		$0.00
J.Ritter	615(R)	05-Aug-85 Fr.617	EFFICIENCY	$370.00	$510.00		$510.00	$485.00	$24.25
Jose Meirelles	616(R)	23-May-86	EFFICIENCY	$370.00	$495.00		$495.00	$100.00	$5.00
Anthony C. Branch	619(R)	17-May-86	EFFICIENCY	$355.00	$480.00		$480.00	$480.00	$24.00
Susan Marie Weis	715(R)	17-May-86 To 307	EFFICIENCY	$385.00	$485.00		$485.00	$485.00	$24.25
M/M David Phillips	716(R)	29-Mar-86 Fr. 414	EFFICIENCY	$370.00	$480.00		$480.00	$480.00	$24.00
David Tyler	719(R)	09-May-86	EFFICIENCY	$370.00	$480.00		$480.00	$480.00	$24.00
John Taami	815(R)	09-Jun-86	EFFICIENCY	$385.00	$485.00		$485.00	$485.00	$24.25
Beth Peterson	816(R)	01-Feb-86 Fr.719	EFFICIENCY	$480.00	$480.00		$480.00	$480.00	$24.00
S. Leyden	819(R)	01-Feb-86	EFFICIENCY	$380.00	$480.00		$480.00	$480.00	$24.00
Connie Evans	104(Ex)	RES. MANAGER	ONE BEDROOM	$0.00	$0.00		$0.00	$0.00	$0.00
	105(C)	VACANT	ONE BEDROOM	$495.00	$495.00	$140.00	$635.00		$0.00
Kirkpatrick/ Risenhoover	202(Ex)	14-Jan-86	ONE BEDROOM	$520.00	$545.00		$545.00	$520.00	$26.00
							$0.00		
Marie/Isaelda Hagen	203(R)	01-Apr-86	ONE BEDROOM	$520.00	$650.00		$650.00	$650.00	$32.50
Ethel Bacches	302(Ex)	27-Dec-47	ONE BEDROOM	$495.00	$520.00		$520.00	$0.00	$0.00
Edgar Fletcher	303(Ex)	30-Apr-86 Tr.502	ONE BEDROOM	$520.00	$545.00	$105.00	$650.00	$75.00	$3.75
	402(C)	VACANT	ONE BEDROOM	$525.00	$525.00		$525.00	$525.00	$26.25
McFall/Gates	403(Ex)	01-Aug-85	ONE BEDROOM	$520.00	$545.00		$545.00	$520.00	$26.00
L. Pend. 303	502(C)	VACANT To 303	ONE BEDROOM	$520.00	$545.00		$545.00		$0.00
L. Pend. 401	503(C)	VACANT To 401	ONE BEDROOM	$520.00	$545.00		$545.00		$0.00
Kathryn Cook	602(Ex)	07-Nov-80	ONE BEDROOM	$520.00	$545.00		$545.00		$0.00
David J. Engel	603(R)	14-May-86	ONE BEDROOM	$400.00	$650.00		$650.00	$650.00	$32.50
Dundunger/Jessen	702(R)	01-Apr-86 01-4-87	ONE BEDROOM	$520.00	$650.00		$650.00	$650.00	$32.50
Beth Eganow	703(R)	15-May-86	ONE BEDROOM	$520.00	$650.00		$650.00	$650.00	$32.50
Theresa Delsoin	802(R)	01-Apr-86 30-4-87	ONE BEDROOM	$520.00	$650.00		$650.00	$635.00	$31.75
Alvin Townsend	803(R)	08-Mar-86 Fr. 817	ONE BEDROOM	$520.00	$650.00		$650.00	$650.00	$32.50

NAME	APT.	MOVE IN DATE	DESCRIPTION	OLD RENT	CURRENT RENT	INCREASE	NEW RENT	SECURITY DEPOSIT	INT. SEC. DEPOSIT
L. Pend. 217	106(Ex)	VACANT	STUDIO	$420.00	$440.00		$440.00	$440.00	$22.00
L. Heldtman	107(R)	09-May-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Sandy Burr	108(R)	04-Jun-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
G & K Mothersway	109(R)	14-Feb-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
	110(R)	VACANT To 112	STUDIO	$395.00	$495.00		$495.00	$0.00	$0.00
Petro Canacno	111(R)	01-Jun-86	STUDIO	$395.00	$485.00		$485.00	$485.00	$24.25
John Christian	112(R)	30-May-86 Fr. 110	STUDIO	$395.00	$495.00		$495.00	$0.00	$0.00
Annie Jackson	114(R)	01-Feb-86	STUDIO	$345.00	$450.00		$450.00	$0.00	$0.00
Estelle Kulczyk	117(R)	01-Feb-86	STUDIO	$480.00	$485.00		$485.00	$0.00	$0.00
Balatore Giovanni*	201(Ex)	26-Apr-86 Tr.505	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
Ken Faught	204(Ex)	01-May-84	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
Chito Malera	205(Ex)	05-Mar-85	STUDIO	$390.00	$415.00		$415.00	$201.00	$10.05
Davis/Fiable	206(Ex)	01-Oct-85	STUDIO	$370.00	$395.00		$395.00	$405.00	$20.25
	207(Ex)	VACANT	STUDIO	$400.00	$400.00		$400.00		$0.00
Ether Pease*	208(Ex)	01-Sep-67 Tr.407	STUDIO	$395.00	$420.00		$420.00	$0.00	$0.00
Lee Allen*	209(Ex)	30-Apr-86 Tr.309	STUDIO	$370.00	$420.00		$420.00	$75.00	$3.75
Dale Zanders*	210(Ex)	01-Mar-73 Tr.511	STUDIO	$395.00	$420.00		$420.00	$0.00	$0.00
Gloria Dubow	211(Ex)	13-Jul-82	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
	212(Off.)		STUDIO				$0.00	$0.00	$0.00
	214(Ex)	VACANT	STUDIO	$385.00	$385.00		$385.00		$0.00
Elsa Galicia*	217(Ex)	25-Feb-86 Tr.106	STUDIO	$385.00	$410.00		$410.00	$75.00	$3.75
L. Murray	301(Ex)	05-Oct-85	STUDIO	$395.00	$395.00		$395.00	$395.00	$19.75
Ralph Hopkins	304(R)	01-Jan-86 Fr.805	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Alfred Chidney	305(Ex)	14-Feb-86	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
J. Lewis	306(Ex)	14-Jul-85	STUDIO	$395.00	$420.00		$420.00	$197.50	$9.88
James Yetovich	307(Ex)	19-Jan-86 Fr.715	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
Richard Fox	308(Ex)	01-May-64	STUDIO	$395.00	$420.00		$420.00	$0.00	$0.00
L. Pend 209	309(Ex)	VACANT	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
Paul Bystroa	310(Ex)	01-Aug-76	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
Donald Zanders*	311(Ex)	01-Aug-83 Tr.501	STUDIO	$395.00	$420.00		$420.00	$420.00	$21.00
	312(Ex)	VACANT	STUDIO	$395.00	$420.00		$420.00		$0.00
John Carmen*	314(Ex)	26-Sep-84 Tr.514	STUDIO	$385.00	$410.00		$410.00	$75.00	$3.75
Dabney/McLoray	317(R)	01-Dec-85	STUDIO	$385.00	$485.00		$485.00	$485.00	$24.25
F. Arango*	401(Ex)	30-Apr-86 Tr.503	STUDIO	$395.00	$395.00		$395.00	$75.00	$3.75
	404(C)	VACANT	STUDIO	$380.00	$405.00		$405.00	$0.00	$0.00
Salem Wawe	405(R)	01-Apr-86	STUDIO	$395.00	$495.00		$495.00	$650.00	$32.50
Rychel Faces	406(R)	01-Nov-85 Fr.110	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
L. Pend. 209	407(C)	VACANT	STUDIO	$395.00	$395.00		$395.00		$0.00
	408(C)	VACANT	STUDIO	$395.00	$395.00		$395.00	$75.00	$3.75
Ronald Hall*	409(Ex)	06-Mar-86 Tr.509	STUDIO	$395.00	$395.00		$395.00	$0.00	$0.00
James Potter*	410(Ex)	15-Apr-86 Tr.507	STUDIO	$395.00	$420.00		$420.00	$75.00	$3.75
Electric Shop	411(C)	VACANT	STUDIO	$395.00	$395.00	$100.00	$495.00		$0.00
Giles/Johnson*	412(R)	08-Aug-85 Tr.614	STUDIO	$395.00	$520.00		$520.00	$495.00	$24.75
	414(C)	VACANT To 414	STUDIO	$385.00	$420.00		$420.00		$0.00
June Griffin*	417(Ex)	01-Jul-76 Tr.517	STUDIO	$365.00	$390.00		$390.00	$75.00	$3.75

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NAME	APT.	MOVE IN DATE	DESCRIPTION	OLD RENT	CURRENT RENT	INCREASE	NEW RENT	SECURITY DEPOSIT	INT. SEC. DEPOSIT
L. Pend. 311	501(C)	VACANT To 209	STUDIO	$395.00	$420.00		$420.00		$0.00
	504(C)	VACANT	STUDIO	$395.00	$420.00		$420.00		$0.00
L. Pend. 201	505(C)	VACANT To 201	STUDIO	$395.00	$420.00		$420.00		$0.00
	506(C)	VACANT	STUDIO	$395.00	$420.00	$75.00	$495.00		$0.00
L. Pend. 110	507(C)	VACANT	STUDIO	$395.00	$420.00	$75.00	$495.00		$0.00
	508(Ex)	VACANT To 607	STUDIO	$395.00	$420.00		$420.00		$0.00
Lease Pend. 409	509(C)	VACANT	STUDIO	$395.00	$420.00		$420.00		$0.00
	510(C)	VACANT To 600	STUDIO	$395.00	$420.00		$420.00		$0.00
Lease F. 210	511(C)	VACANT	STUDIO	$395.00	$420.00		$420.00		$0.00
	512(C)	VACANT	STUDIO	$395.00	$420.00		$420.00		$0.00
John Carson/L.P.	514(C)	VACANT Fr. 314	STUDIO	$410.00	$495.00		$495.00		$0.00
Lease F. 417	517(C)	VACANT To 317	STUDIO	$385.00	$410.00		$410.00		$0.00
Margaret Konall	601(R)	10-May-84	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
Sue Schultz	604(R)	24-May-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Lloyd Whatley	605(R)	07-Jun-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Dirceio Magalhes	606(R)	30-Apr-87 Exp.	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
Chaim Kauffman	607(R)	09-Jun-86	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
Scott Nesbitt	608(R)	05-May-86 Fr. 510	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
Christopher Bennett	609(R)	24-May-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Cathy Maglio	610(R)	01-Jun-86	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
V. Miles/EVICTION	611(Ex)	20-Jun-85	STUDIO	$395.00	$420.00		$420.00	$197.50	$9.88
L. Pend. 711	612(C)	VACANT To 515	STUDIO	$395.00	$420.00	$75.00	$495.00		$0.00
LP from 412	614(R)	VACANT Fr. 412	STUDIO	$475.00	$490.00		$490.00		$0.00
Jacquelyn Mallory	617(R)	30-Apr-87 Exp.	STUDIO	$385.00	$485.00		$485.00	$485.00	$24.25
David Williams	703(R)	26-Apr-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Shaeffer/Kooper	704(R)	25-Mar-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Esther Scott	705(R)	01-Apr-86	STUDIO	$395.00	$495.00		$495.00	$75.00	$3.75
Kristin Wilcox	706(R)	15-May-86 5/15	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
E. Rushing	707(R)	01-Apr-86 Fr. 710	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Willie Mitchell	708(R)	01-Oct-85 Fr.112	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Kathleen M. Bacon	709(R)	30-Apr-87 Exp.	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
Joyce Harris	710(R)	02-May-85 To 707	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Samuel Griffin	711(R)	01-Jun-86	STUDIO	$420.00	$495.00		$495.00	$495.00	$24.75
G. Weber	712(R)	01-Feb-86 Fr. 516	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Hildebrand/Grand	714(R)	31-Mar-87 Exp.	STUDIO	$385.00	$485.00		$485.00	$485.00	$24.25
Vasques-Benjamin	717(R)	01-Jun-86	STUDIO	$385.00	$490.00		$100.00		$0.00
James Choinard	801(R)	10-Mar-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
J. Smiley	804(R)	05-Dec-85 Fr.119	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Robert Fleischer*	805(R)	30-Apr-87 To304	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
*Moving 6/30									
Kimberly Rudolph	806(R)	08-Mar-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Heidi Cogan	807(R)	25-Feb-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
James Owens	808(R)	27-Jan-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75

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NAME	APT.	MOVE IN DATE	DESCRIPTION	OLD RENT	CURRENT RENT	INCREASE	NEW RENT	SECURITY DEPOSIT	INT. SEC. DEPOSIT
I. Vasiliadis	809(R)	15-Feb-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Nicholas J. Pappas	810(R)	23-Mar-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
M/M Cortney Bennett	#811(R)	08-Mar-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
1 yr. lease*		08-Mar-87 Exp.							
David M. Lobdell	812(R)	17-May-86	STUDIO	$395.00	$495.00		$495.00	$495.00	$24.75
Gail Ludvigson	814(R)	03-Apr-86 Fr. 604	STUDIO	$385.00	$490.00		$490.00	$395.00	$19.75
Thomas L. Pyle	817(R)	09-Jan-86	STUDIO	$386.00	$485.00		$485.00		$0.00
Bargarcee			COMMERCIAL		$1,050.00		$1,050.00	$0.00	$0.00
				$55,271.00	$62,435.00	$645.00	$63,080.00	$34,009.50	$1,700.48
					CURRENT INCOME				

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