86348148

PREMISES MORTGAGEE'S AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into as of the 3044 day of December, 1985, by the undersigned (the "Premises Mortgagee") in favor of FIRST WISCONSIN LEASING CORPORATION, a Wisconsin corporation (the "Equipment Owner") and CITICOKP INDUSTRIAL CREDIT, INC. (the "Equipment Pledgee"; the Equipment Owner and the Equipment Pledgee are hereinafter sometimes collectively called the "Beneficiaries");

WIINESSETH:

whereas, Premises Mortgagee is the holder or beneficiary under a mortgage, deed of trust or similar instrument conveying to it or for its benefit an interest in improved real property located at 11800 Southwest Highway, Palos Heights, Cook County, Illinois, being more particularly described as Lots 3, 4 and 5 in Einoders Southwest Highway Subsidivion, being a subdivision of that part of the West 1/2 of the Southwest 1/4 of Section 24, Township 37 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois (the "Premises"); and

WHEREAS, it is the understanding and belief of the Reneficiaries that High Technology, Inc., an Illinois corporation (the "Lessee") is a lessee or sub-lessee of the Premises and has placed on the Premises or from time to time hereafter may place on the Premises certain equipment, including, but not limited to, the equipment described on Exhibit "A" attached hereto and by reference made part hereof (all of such equipment, including, but not limited to, the equipment specified in Exhibit "A" hereto, is hereinafter called the "Equipment"); and

WHEREAS, Equipment Owner is the owner of such Equipment and Equipment Pledgee has been granted a security interest in such Equipment by Equipment Owner; and

WHEREAS, Lessee has requested that Premises Mortgagee execute this Agreement in favor of Beneficiaries, and Fremises Mortgagee has agreed to do so with the understanding that Beneficiaries will rely hereon in undertaking certain transactions between and among themselves and Lessee;

NOW, THEREFORE, for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Premises Mortgagee agrees as follows:

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- 1. The right, title and interest, legal and equitable, of each Beneficiary in and to the Equipment shall be superior to any right, claim or interest which the Premises Mortgagee now or hereafter may have therein, and Premises Mortgagee will not assert against any of the Equipment any right, claim or interest, all of which it hereby postpones in favor of Beneficiaries for the term of this Agreement.
- 2. The Equipment shall remain personal property notwithstanding the manner of its installation in the Premises.
- 3. Either Beneficiary may enter onto the Premises in order to remove any Equipment therefrom, so long as such Beneficiary repairs any damage to the Premises caused by such removal.
- 4. This Agreement shall remain in full force and effect so long as Lessee is a lessee or sub-lessee of the Premises or has any Equipment thereon unless and until the Premises Mortgagee receives written notice from each of the Beneficiaries that their respective interests in the Equipment have been terminated.
- 5. The provisions of this Agreement may not be modified or terminated orally, and shall be binding upon the successors, assigns and personal representatives of Premises Mortgagee, and upon any successor owner or transferee of the Premises, and shall inure to the benefit of the successors and assigns of each Beneficiary.

IN WITNESS WHEREOF, Premises Mortgagee bas set its hand.

"PREMISES MORTGAGEE

CONCORDIA FEDERAL BANK FOR SAVINGS

By: Cher.

Authorized Representative

William a a a

Witness

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OFFICIAL ACKNOWLEDGMENT

UNOFFICIAL COPY

State of Illinois

County of Cook

I hereby certify that Edwrard A. Long , personally known to me to be an officer of Concordia Federal Bank for Savings (the "Premises Mortgagee"), and personally known to me to be the person wasse name is subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that he signed and delivered the aforesaid instrument as such officer of said Premises Mortgagee pursuant to authority vested in him by the Board of Directors of said Premises Mortgagee as his free and voluntary act, and as the free and voluntary act and deed of said Premises Mortgagee, for the uses and purposes set forth therein.

Given under my hand and seal as of the <u>31st</u> day of December, 1985.

Notary Public

My Commission Expires: 8/18/89

[NOTARY SEAL]

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CTY

DESCRIPTION

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DESCRIPTION

VENDOR

P.T. Services Therapy Equipment-Nu Med P. T. Services I Rowing Machine P. T. Services 1 Bodyguard Ergometer P. T. Services 1 Air Dyne Schwinn 1 Copier 1040 Xerax 1 World Processing System P.T.Services 1 Monarch Rehab Trainer Furniture - Steelcase **Business** Int 1 810 Teb EL309 w/printer Key Scientific 2 Dataclot 2 Helena Lab i Whole Black Dual Aggregometer Chrono-Log 2 Dual Channel Recorders Chrono-Log Herman Miller D. Cari-All CartsFacility Sys 1 Mail Machine w/ Scale Fitney Bowes 2 RAD-X Miniviewer's 4000 ABEX/XRAY 1 Orl Board 190 Modern Business l Digital Vascular Imaging Sys Philips 1 Linear Accelerator Philips 1 R/F Room Philips 1 Lab Freezer Jewette 1 Arthroscopy Zinner I Horizon System Sensoraed 1 FMx Mobile Unit Fhilips I Dictation System Lanter 1 General Photo Equipment Helix 1 Plood Gas Analyzer Caraina Ohmeda 1 Oximeter 3 6010 Typewriters Xecox Parks Medical 1 Sidirectional Doppler Clympus 1 BFP10 Bronchascope Facility Syste Furniture Furniture Business Int 1 ECG Unit Marquette" Philips: 1 Magnetic Resonance Imaging System Capintec I Exposure Meter ' Xerox i Mammography System Lanier 1 Dictation System Bell & Howell Microfilm System Technicare 1 Gamma Camera

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