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AMENDMENT TO LEASE

This Amendment to Lease is made as of the 23RD day of JULY, 1986 by and between WIEBOLDT STORES, INC. ("Landlord") and BIT O'GOLD FOODS CORPORATION ("Tenant"),

W I T N E S S E T H:

WHEREAS, Landlord and Tenant entered into a certain lease dated December 1, 1984 ("Lease") relating to specified warehouse, loading, office and parking space in and surrounding the property located at 250-300 Wieboldt Drive, DesPlaines, Illinois; and

WHEREAS, the parties now desire to amend the Lease so as to include certain additional space as part of the demised premises,

NOW, THEREFORE, in consideration of the mutual agreements herein contained, Landlord and Tenant hereby agree as follows:

1. Effective August 1, 1986 the demised premises shall be deemed to include the additional space delineated on Exhibits A, A1 & A2 attached hereto and made a part hereof.

2. The base rent payable by Tenant for said additional space shall be as set forth in Exhibit B attached hereto

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COOK COUNTY, ILLINOIS
RECORD

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and made a part hereof. Said base rent (and the accrual of all additional rent applicable to the additional space) shall commence 90 days from the date of execution of this Amendment To Lease.

3. Landlord shall deliver said additional space in an "as is" condition except that Landlord (within the 90-day period specified in paragraph 2 above) shall be responsible for removing all racks and debris therefrom and for separating the electrical service to said space from Landlord's meter. Tenant, at its expense, shall construct demising walls and perform such other construction as shall be necessary to prepare the additional space for Tenant's occupancy.

4. All brokers' commissions in connection with this transaction shall be paid to Venterra Sales & Management Corp. and/or Jayboc Realty, Inc. and shall be the responsibility of the Landlord, provided, however, that said commissions, set forth below, will be paid by Tenant in 36 monthly installments, commencing on the date base rent shall be payable pursuant to paragraph 2 hereof, and said payments shall be deducted from the rent due and payable to Landlord under the Lease. Jayboc Realty, Inc. shall be paid the total commission amount equal to 3.5% of the total rental reserved in this amendment to Lease. Venterra Sales & Management Corp. shall be paid the total commission amount equal to 1.75% of the total rental reserved in this amendment to Lease.

5. Except as herein modified, all terms and conditions of the Lease shall be and remain in full force and effect as originally written and shall apply to the additional

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space covered by this Amendment to Lease.

IN WITNESS WHEREOF, the parties have executed this
Amendment to Lease as of the date first written above.

WIEBOLDT STORES, INC.

BIT O'GOLD FOODS CORPORATION

By [Signature]
CHAIRMAN OF THE BOARD OF DIRECTORS
(Landlord) C.E.O.

By [Signature]
(Tenant)

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

BEFORE ME, the undersigned authority, on this day personally appeared Gilbert K. Granet, Chairman of the Board of Directors and C.E.O. of WIEBOLDT STORES, INC., an Illinois corporation, known to me to be the entity whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 23rd day of July, 1986.

Rose Marie Williams
Notary Public

My Commission Expires: April 29, 1990

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BEFORE ME, the undersigned authority, on this day personally appeared Louis Litrofsky, President of BIT O'GOLD FOODS CORPORATION, an Illinois corporation, known to me to be the entity whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this 23rd day of July, 1986.

Rose Marie Williams
Notary Public

My Commission Expires: April 29, 1990

This instrument prepared by:

Thomas P. Kurz, Esq.
Staley Continental, Inc.
One Continental Towers
1701 Golf Road, 12th Floor
Rolling Meadows, IL 60008

Return to:

J. Patrick Mohan, Esq.
Staley Continental, Inc.
One Continental Towers
1701 Golf Road, 12th Floor
Rolling Meadows, IL 60008

BOX 333-CA

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Pepper Construction Company

EXHIBIT A 9 6 3 3 7 5 2 6

Attention: NO SCALE

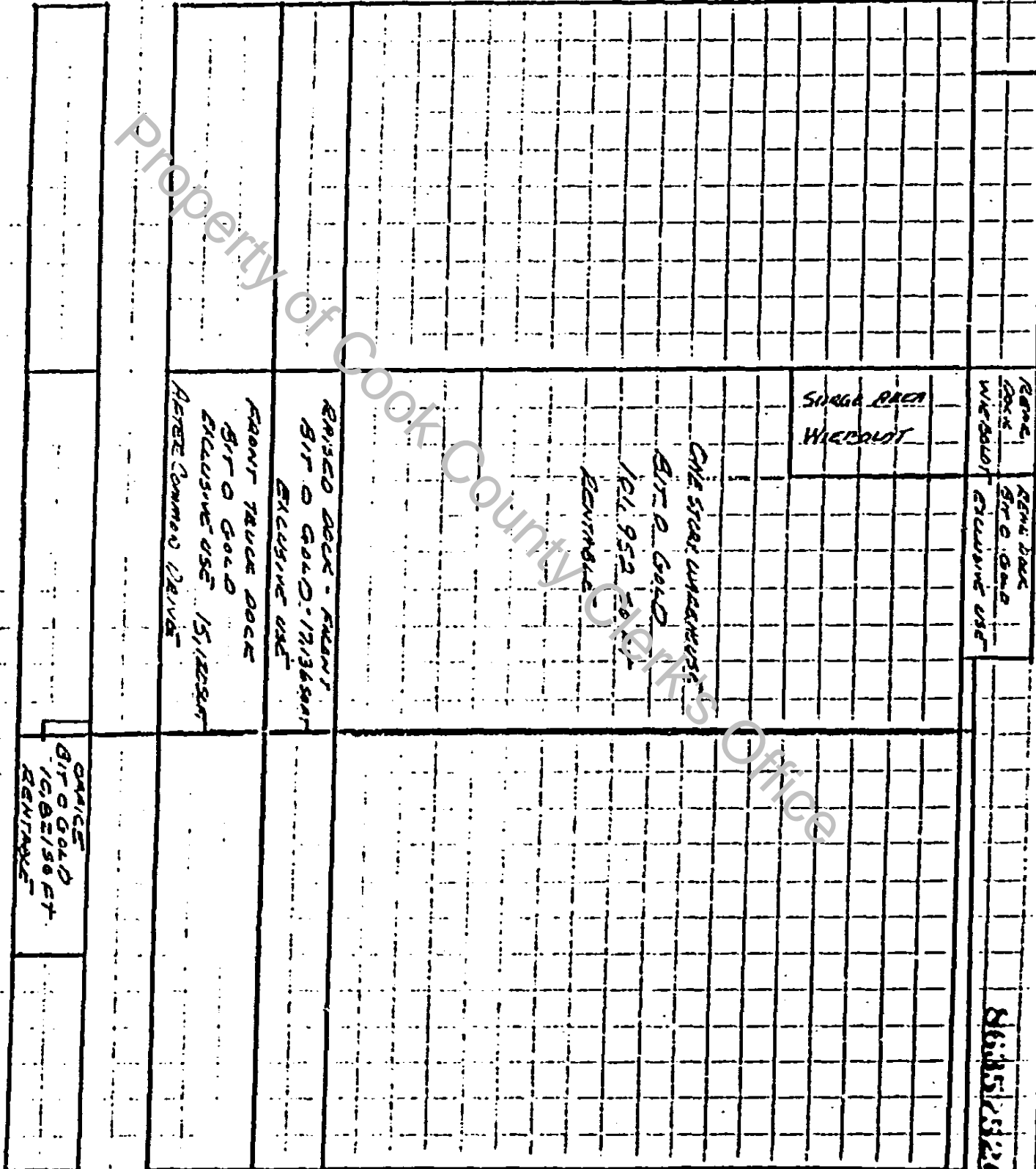
Date: 4/21/86

Project: WIEBOLDT DISTRIBUTION SITE

By: L. K.

Location: DES PLAINES, ILL.

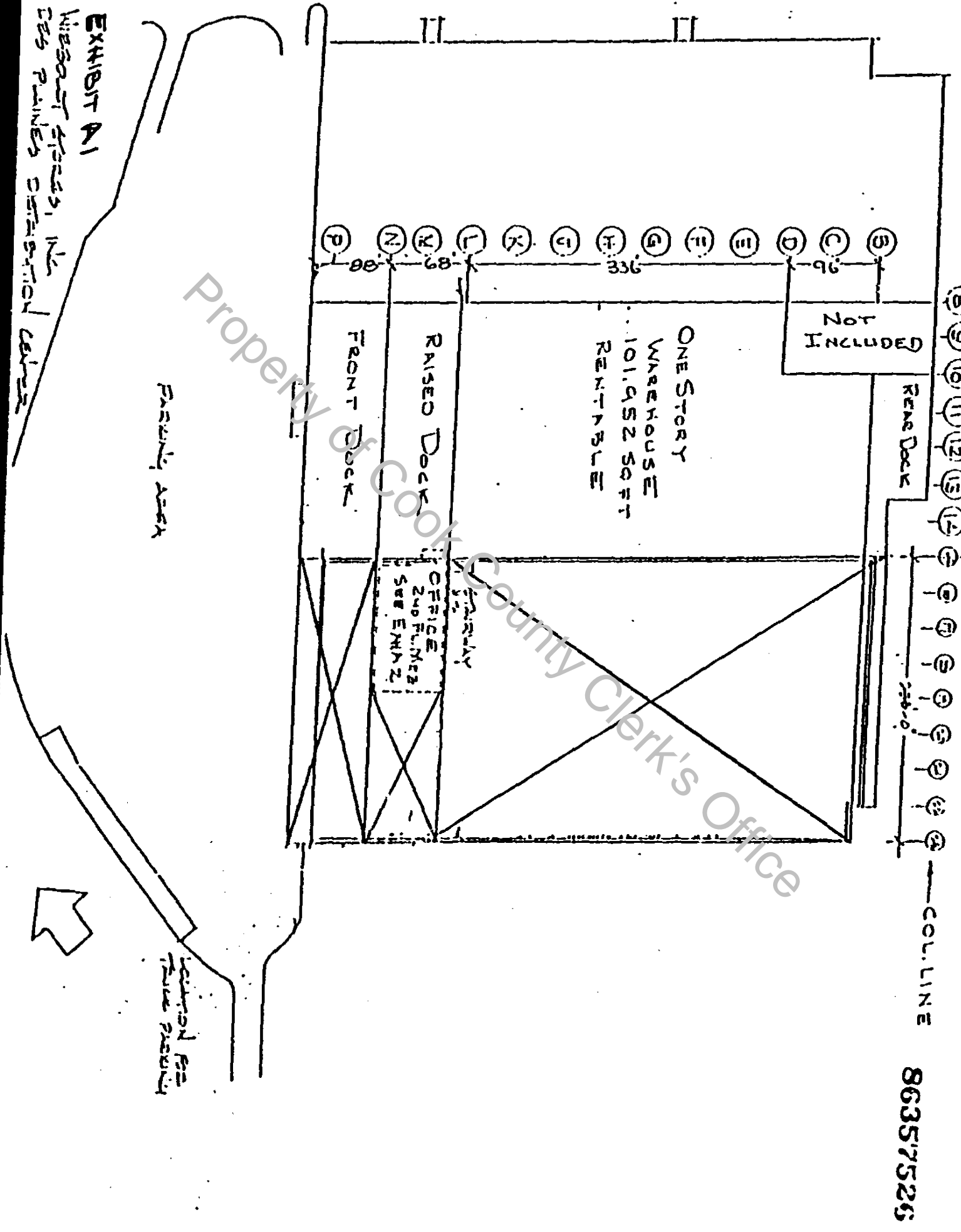
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EXHIBIT A1
WIREMESH FENCES, WITH
EAS PRINERS DEMONSTRATION
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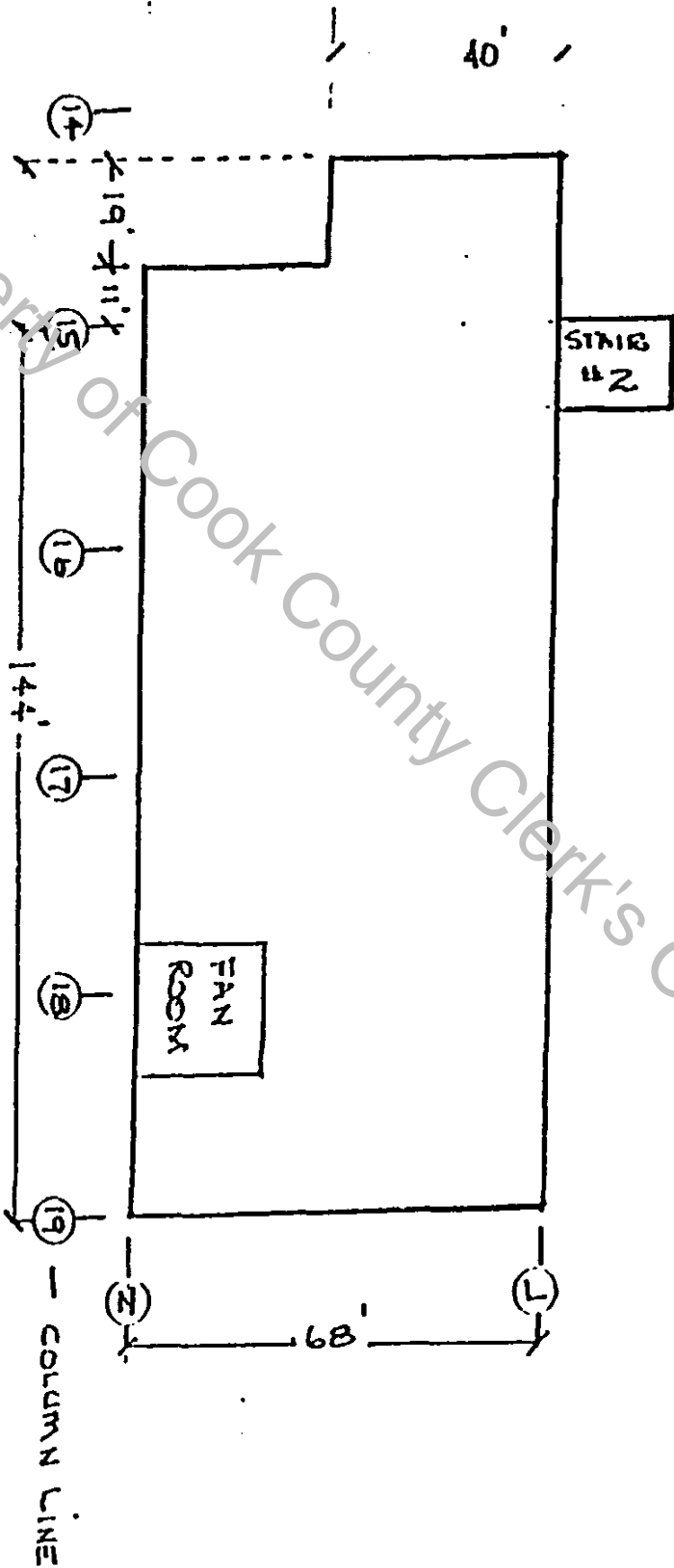
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MELBYST STORES INC.
DES PLAINES DISTRIBUTION CENTER
2ND FLOOR MECHANICAL-OFFICE SPACE
EXHIBIT A 2



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EXHIBIT B

SPACE FOR RENTAL CALCULATIONS

Warehouse	101,952 Sq. Ft.
Office Space	10,821 Sq. Ft.

Total	<u>112,773 Sq. Ft.</u>
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Space for taxes & Common area charges	Exclusive use
Warehouse	101,952 Sq. Ft.
Office Space	10,821 Sq. Ft.
Front Truck Dock	15,120 Sq. Ft.
Front Raised Dock	17,136 Sq. Ft.

Total	<u>145,029 Sq. Ft.</u>
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Non rentable Space for Exclusive use	
Rear Truck Dock	8,820 Sq. Ft.
Portion of Front Truck Dock	5,735 Sq. Ft.

Terms - Rental Rate

	Rate	Annual Rent
Thru 2/28/90	\$2.50 Per Sq. Ft.	\$281,825
3/1/90 Thru 2/28/95	\$2.95 Per Sq. Ft.	\$332,680
3/1/95 Thru 2/28/2001	\$3.60 Per Sq. Ft.	\$405,983

Options
3/1/2001
3/1/2005

Per same percentage increase
and consumer price index
adjusted per lease dated
12/1/84.

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE EAST 1/2 OF FRACTIONAL SECTION 18 AND OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF WOLF ROAD WITH THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 18, SAID POINT BEING 583.33 FEET EAST OF THE NORTH WEST CORNER OF SAID SOUTH EAST 1/4; THENCE SOUTH 02 DEGREES 04 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE OF WOLF ROAD 535.54 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX TO THE WEST, TANGENT TO THE LAST DESCRIBED LINE AND WITH A RADIUS OF 1,223.57 FEET. A DISTANCE OF 605.64 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING 50 FEET NORTHWESTERLY OF THE CENTER LINE BETWEEN TWO MAIN TRACKS IN SAID RIGHT OF WAY, THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF RIGHT OF WAY BEING A CURVED LINE CONVEX TO THE NORTH WEST, WITH A RADIUS OF 2915 FEET, A DISTANCE OF 494.80 FEET TO A POINT; THENCE NORTH 47 DEGREES 29 MINUTES 30 SECONDS EAST 427.85 FEET TO A POINT; THENCE NORTH 34 DEGREES 49 MINUTES 40 SECONDS EAST 80.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE NORTH 34 DEGREES 49 MINUTES 40 SECONDS EAST 345.83 FEET TO A POINT; THENCE NORTH 02 DEGREES 04 MINUTES 30 SECONDS EAST 162.62 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WEST ALONG SAID NORTH LINE 175.28 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF NEW WELER CREEK AS ESTABLISHED BY DOCUMENT NUMBER 20490450; THENCE NORTH 03 DEGREES 43 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE 249.91 FEET; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID NEW WELER CREEK 390.57 FEET NORTHEASTERLY ALONG THE ARC OF A CIRCLE OF 450.58 FEET RADIUS CONVEX TO THE NORTH WEST WHICH CHORD BEARS NORTH 26 DEGREES 31 MINUTES 57.5 SECONDS EAST; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE NORTH 53 DEGREES 20 MINUTES 55 SECONDS EAST, TANGENT TO THE LAST DESCRIBED ARC, A DISTANCE OF 544.01 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 68.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE MOST NORTHEASTERLY TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH 55 DEGREES 56 MINUTES 37 SECONDS EAST ALONG SAID PARALLEL 1180.02 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CIRCLE OF 635.47 FEET RADIUS CONVEX TO THE NORTH WEST WHICH CHORD BEARS SOUTH 64 DEGREES 03 MINUTES 48 SECONDS WEST, SAID ARC BEING DRAWN 40.00 FEET (MEASURED RADIALLY) NORTHERLY OF AND CONCENTRIC WITH THE CENTER LINE OF THE SPUR TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHWESTERLY 649.57 FEET ALONG THE LAST DESCRIBED ARC TO A POINT OF REVERSE CURVATURE; THENCE

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SOUTHWESTERLY 172.126 FEET ALONG THE ARC OF A CIRCLE OF 540.26 FEET RADIUS CONVEX TO THE SOUTH EAST AND WHICH CHORD BEARS SOUTH 43 DEGREES 54 MINUTES 26 SECONDS WEST TO A POINT OF TANGENCY; THENCE SOUTH 53 DEGREES 02 MINUTES 04 SECONDS WEST 894.51 FEET ALONG A LINE 40.00 FEET NORTHWESTERLY OF AND PARALLEL WITH SAID SPUR TRACK TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A LINE DRAWN 20.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE SPUR TRACK AFORESAID; THENCE SOUTH 34 DEGREES 49 MINUTES 40 SECONDS WEST ALONG SAID PARALLEL LINE 456.64 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN AT SOUTH 55 DEGREES 10 MINUTES 20 SECONDS EAST THROUGH THE HEREIN DESIGNATED PLACE OF BEGINNING; THENCE NORTH 55 DEGREES 10 MINUTES 20 SECONDS WEST 30.00 FEET TO SAID POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT MADE BY NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS, TO CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A CORPORATION OF WISCONSIN, DATED MARCH 11, 1966 AND RECORDED MAY 13, 1966 AS DOCUMENT NUMBER 19825175 FOR THE CONSTRUCTION, REPAIR, MAINTENANCE AND OPERATION OF A ROADWAY OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF WOLF ROAD WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 18, SAID POINT BEING 583.33 FEET EAST OF THE NORTH WEST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE SOUTH 02 DEGREES 04 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE OF WOLF ROAD, A DISTANCE OF 535.50 FEET TO A POINT; THENCE SOUTHERLY ALONG THE CURVED EAST LINE OF WOLF ROAD BEING CONVEX TO THE WEST, TANGENT TO THE LAST DESCRIBED LINE AND HAVING A RADIUS OF 1223.57 FEET, AN ARC DISTANCE OF 385.20 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID POINT BEING AN ARC DISTANCE OF 219.66 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE NORTHWESTERLY CURVED RIGHT OF WAY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS MEASURED ALONG SAID CURVED EASTERLY LINE OF WOLF ROAD; THENCE SOUTH 85 DEGREES 48 MINUTES EAST, A DISTANCE OF 239.26 FEET TO THE INTERSECTION OF SAID LINE WITH A CURVED LINE, CONVEX TO THE NORTH WEST, HAVING A RADIUS OF 2945 FEET AND BEING 80 FEET NORTHWESTERLY BY RADIAL MEASUREMENT OF THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF SAID RAILWAY; THENCE NORTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 441.83 FEET TO THE SOUTHEASTERLY LINE OF THE PARKER-HANNIFIN CORPORATION PROPERTY; THENCE SOUTH 47 DEGREES 29 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID CORPORATION PROPERTY, A DISTANCE OF 188.92 FEET TO THE AFORESAID CURVED NORTHWESTERLY RIGHT OF WAY LINE OF SAID RAILWAY, SAID NORTHWESTERLY RIGHT OF WAY LINE BEING A CURVED LINE CONVEX TO THE NORTH WEST, HAVING A RADIUS OF 2915 FEET AND BEING 50 FEET NORTHWESTERLY, BY RADIAL MEASUREMENT, OF THE CENTER LINE BETWEEN

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THE TWO MAIN TRACKS OF SAID RAILWAY; THENCE SOUTHWESTERLY ALONG SAID CURVED NORTHWESTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 263.55 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE 30 FEET SOUTH OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE FIRST DESCRIBED LINE; THENCE NORTH 85 DEGREES 48 MINUTES WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 249.32 FEET TO SAID EASTERLY CURVED LINE OF WOLF ROAD; THENCE NORTHWESTERLY ALONG SAID CURVED EASTERLY LINE, AN ARC DISTANCE OF 31.71 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED MADE BY CHICAGO AND NORTH WESTERN RAILWAY COMPANY, A WISCONSIN CORPORATION, TO DES PLAINES PROPERTIES, INCORPORATED, A DELAWARE CORPORATION, DATED JUNE 12, 1970 AND RECORDED JUNE 16, 1970 AS DOCUMENT NUMBER 21184848 FOR INGRESS AND EGRESS AND DRIVEWAY OVER, THROUGH AND UPON THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THAT PART OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF WOLF ROAD WITH THE NORTH LINE OF SAID SOUTH EAST 1/4 OF SECTION 18, SAID POINT BEING 583.33 FEET EAST OF THE NORTH WEST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE SOUTH 02 DEGREES 04 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE OF WOLF ROAD 535.54 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX TO THE WEST, TANGENT TO THE LAST DESCRIBED LINE AND WITH A RADIUS OF 1223.57 FEET, A DISTANCE OF 603.64 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING 50 FEET NORTHWESTERLY OF THE CENTER LINE BETWEEN THE TWO MAIN TRACKS IN SAID RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF RIGHT OF WAY, BEING A CURVED LINE CONVEX TO THE NORTH WEST, WITH A RADIUS OF 2915 FEET, A DISTANCE OF 494.80 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 47 DEGREES 29 MINUTES 30 SECONDS EAST 427.05 FEET; THENCE NORTH 34 DEGREES 49 MINUTES 40 SECONDS EAST 80.00 FEET; THENCE SOUTH 55 DEGREES 10 MINUTES 20 SECONDS EAST 30.00 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 20.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF THE SPUR TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY; THENCE SOUTH 34 DEGREES 49 MINUTES 40 SECONDS WEST 83.33 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 30 SECONDS WEST 244.39 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF CHICAGO AND NORTH WESTERN RAILWAY COMPANY RIGHT OF WAY AFORESAID; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 189.22 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

✓ PTN- 09-18-214-010/012 *DM*

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