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LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement is executed this 30th day of June, 1987, between HARRIS TRUST AND SAVINGS BANK, not personally but solely as Trustee pursuant to the terms and provisions of a certain Trust Agreement dated June 6, 1985 and known as Trust No. 43230 ("Mortgagor") and EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association ("Mortgagee").

R E C I T A L S

A. To evidence certain loan by Mortgagee to Mortgagor ("Loan"), Mortgagor executed its note in the principal amount of TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00) ("Note"), and, to secure Loan, Borrower executed and delivered its mortgage of even date with Note ("Mortgage") conveying certain land commonly known as 701 Gullo and 147-225 Stanley, Elk Grove Village, Illinois and legally described on Exhibit "A" attached hereto and made a part hereof ("Land") and the improvements constructed thereon ("Improvements") (Land and Improvements are collectively referred to as "Mortgaged Premises") and other documents evidencing and securing Note ("Other Loan Documents").

B. Note provides that Mortgagor shall make a final payment of Principal Amount (as such term is defined in Note) together with all interest accrued thereon, on June 30, 1987 ("Maturity Date").

C. Mortgagor has requested and Mortgagee has agreed to extend Maturity Date to October 1, 1987 ("Extended Maturity Date"), all pursuant to the terms and provisions of this Loan Modification Agreement.

NOW THEREFORE, in consideration of the extension of Maturity Date, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, IT IS HEREBY AGREED as follows:

1. Extension of Maturity Date: Mortgagor shall make a final payment equal to the total balance of interest and Principal Balance then remaining on Extended Maturity Date and Note, Mortgage and Other Loan Documents are hereby amended to so provide.

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2. Construction and Ratification: This Loan Modification Agreement shall be construed in conjunction with Note, Mortgage and Other Loan Documents. All terms used herein shall have the meanings ascribed in Note, Mortgage and Other Loan Documents unless otherwise defined herein. Except with respect to Maturity Date, Note, Mortgage and Other Loan Documents have not been amended or modified and Mortgagor hereby ratifies and confirms the terms and conditions thereof, including, but not limited to the obligation to make monthly payments of interest as provided in Note.

3. Further Consents or Extensions: The agreement of Mortgagee to extend Maturity Date to Extended Maturity Date shall not be deemed or construed to be Mortgagee's consent to any further extension of Extended Maturity Date or to any modification of any other term or condition of Note, Mortgage or Other Loan Documents.

This Loan Modification Agreement is executed by Harris Trust and Savings Bank, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Harris Trust and Savings Bank hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in Note contained shall be construed as creating any liability on said Mortgagor or on said Harris Trust and Savings Bank personally to pay the said Note or any interest that may accrue thereon, or any Indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as the Mortgagee and its successors and said Harris Trust and Savings Bank personally are concerned, the legal holder or holders of said Note and the owner or owners of the Indebtedness accruing hereunder shall look solely to the Premises conveyed for the payment thereof, by the enforcement of the Lien created by Mortgage, in the manner provided in Mortgage and in said Note or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, Harris Trust and Savings Bank, not personally but solely as Trustee as aforesaid, has caused these presents to be signed by its Vice-President, and its corporate

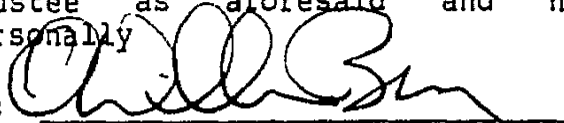
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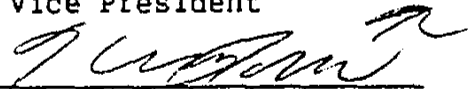
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seal to be hereunto affixed and attested by its Assistant Secretary the day and year first above written.

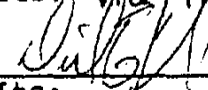
HARRIS TRUST AND SAVINGS BANK, as
Trustee as aforesaid and not
personally

By: 
Its: Vice President

By: 
Its: Assistant-Secretary

EXCHANGE NATIONAL BANK OF CHICAGO, a
national banking association

By: 
Its: Vice President

By: 
Its: Asst Cashier

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, JILL WACHTOR a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that O. William Berg Vice President of the Harris Trust and Savings Bank, and KENNETH E. PIEKUT Assistant Secretary of said Bank who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6th day of August, 1987.

Jill Wachtor
Notary Public

My Commission Expires:

My Commission Expires February 19, 1990

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, DOROTHY J. LOTT, Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that LAVERNA S. GROSS of EXCHANGE NATIONAL BANK OF CHICAGO, a National Banking Association and DAVID ZARSKI of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and ASST CASHIER, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said _____ then and there acknowledged that said _____, as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said _____ own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6th day of August, 1987.

Dorothy J. Lott
Notary Public

My Commission Expires:

2-25-90

This Document Prepared by:
Stephen H. Malato
Hinshaw, Culbertson, Moelmann
Hoban & Fuller
69 W. Washington
Chicago, Illinois 60602

Record and Return to:
Exchange National Bank
of Chicago
120 S. LaSalle Street
Chicago, Illinois 60603
Attn: Lavina S. Gross

BOX 333-WJ

Address of Property

701 Gullo and 147-225 Stanley,
Elk Grove Village, Illinois

Permanent Tax Index Nos.

- 08-22-302-014-1
- 08-22-302-015-2
- 08-22-302-016-3
- 08-22-302-017-4
- 08-22-302-018-5

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Case No. 108

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LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 IN GULLO INTERNATIONAL'S RESUBDIVISION OF LOT 3 IN GULLO INTERNATIONAL'S OFFICE AND INDUSTRIAL CENTER, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY REFERRED TO AS 701 GULLO AND 147-225, STANLEY, ELK GROVE VILLAGE, ILLINOIS.

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EXHIBIT "A"

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CONSENT TO LOAN MODIFICATION AGREEMENT

Mortgaged Premises is subject to the lien of Mortgage executed and delivered by Mortgagor to Crest Mortgage Corporation, which Mortgage was recorded in the Office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office") as Document number 85079663 and was subsequently assigned to Palm Beach Federal Savings Bank ("Palm Beach") which assignment was recorded in the Recorder's Office as Document Number 85095868 ("Palm Beach Mortgage") and secured a Note of even date therewith in the principal sum of TWO MILLION FOUR HUNDRED FIVE THOUSAND FIVE HUNDRED NINETY EIGHT AND 62/100 DOLLARS (\$2,405,598.62) ("Palm Beach Note").

Pursuant to the terms and conditions of a certain Subordination and Modification Agreement dated January 30, 1987 ("Subordination Agreement"), Palm Beach agreed to modify Palm Beach Note and subordinate the lien of Palm Beach Mortgage to the lien of the Mortgage granted to Mortgagee and described in the Loan Modification Agreement to which this Consent is attached ("Exchange Mortgage"), which Subordination Agreement was recorded with Recorder's Office as Document No. 87060624.

Palm Beach consents to the extension of Maturity Date as provided in Loan Modification Agreement, agrees that Palm Beach Mortgage shall remain subordinated to the lien of Exchange Mortgage, that Palm Beach Note shall remain modified as provided in Subordination Agreement and otherwise ratifies and confirms Subordination Agreement.

IN WITNESS WHEREOF, Palm Beach Federal Savings Bank has signed this Consent to Loan Modification Agreement this 27th day of July, 1987.

PALM BEACH FEDERAL SAVINGS BANK

By: [Signature]

Its: President

[Signature]
Notary Public

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Notary Public State of Florida at Large
My Commission Expires September 24, 1988
Bonded Thru Cornallus, Johnson & Clark, Inc.

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CONSENT TO LOAN MODIFICATION AGREEMENT

The prompt payment of the indebtedness evidenced by the Note and the prompt performance of the terms, covenants and conditions of the Note, Mortgage and Other Loan Documents described in the Loan Modification Agreement to which this Consent is attached were guaranteed by the undersigned pursuant to the terms and conditions of a Continuing Unconditional Guaranty ("Guaranty Agreement") dated the 23rd day of JANUARY, 1987 executed by the undersigned. The undersigned hereby consents to the execution of the Loan Modification Agreement, agrees that the Guaranty Agreement shall be unaffected by such execution and hereby ratifies and confirms the terms and conditions of Guaranty Agreement.

IN WITNESS WHEREOF, David Rosenthal has signed this Consent to Loan Modification Agreement this 13th day of July 1987.

DAVID ROSENTHAL



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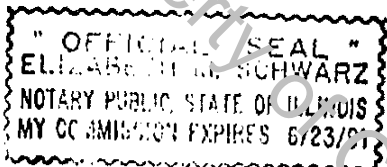
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STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, ELIZABETH H. SCHWARZ, a Notary Public in and for the state and county aforesaid, DO HEREBY CERTIFY that before me this day personally appeared DAVID ROSENTHAL, known to me to be the person whose name is subscribed to this Consent to Loan Modification Agreement and acknowledged to me that he executed and delivered this Consent as his free and voluntary act, for the uses and purposes set forth above.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 17th day of July, 1987.

Elizabeth H. Schwarz
Notary Public



My Commission Expires:

COOK County Clerk's Office

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