

RETURN TO:
HANCOCK TEXTILE CO., INC.
P. O. BOX 2400
TUPELO, MS 38803-2400
ATTEN: REAL ESTATE DEPARTMENT

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87099132

MEMORANDUM OF AMENDMENT NO. 1 TO LEASE

KNOW ALL MEN BY THESE PRESENTS, that by Amendment No. 1 to Lease dated APRIL 8, 1986, AMERICAN NATIONAL BANK & TRUST CO., a national banking association, as Trustee under Trust Agreement dated October 5, 1959, and known as Trust Number 14834, (hereinafter referred to as "Landlord"), and MINNESOTA FABRICS, INC., a Minnesota corporation (hereinafter referred to as "Tenant"), have amended that certain lease dated July 7, 1972 between Landlord and Tenant's predecessor in interest (the "Lease"), whereby Landlord leases to Tenant a portion of the real property situated in the City of Des Plaines, County of Cook, State of Illinois described in Exhibit A hereto, together with a portion of a building and appurtenances thereon. Said Amendment No. 1 to the Lease provides for:

1. The reduction in the size of the demised premises at a time and in a manner set forth in said Amendment No. 1 to Lease from 18,500 square feet to 15,300 square feet, depicted as single hatched on the plot plan which is attached as Exhibit B-1 hereto.

2. The confirmation that the term of the Lease commenced on APRIL 1, 1973 and shall continue through and including MARCH 31, 1993.

3. The granting to Tenant of the option to extend the Lease for one (1) successive extended term of five (5) years.

4. The amendment of the Lease in certain other respects.

IN WITNESS WHEREOF, the parties hereto executed this Memorandum of Amendment No. 1 to Lease as of the day and year first here and above set forth by officers or agents thereunto duly authorized.

This instrument is recorded by AMERICAN NATIONAL BANK AND TRUST COMPANY of Chicago, Inc. for recording by the County of Cook, Illinois. At the recording of this instrument, the County of Cook, Illinois, is advised that the recording of this instrument is subject to the recording of the instrument identified in this instrument.

AMERICAN NATIONAL BANK & TRUST CO., a national banking association, as Trustee under Trust Agreement dated October 5, 1959 and known as Trust Number 14834

BY: [Signature]
VP.

BY: [Signature]
Landlord

MINNESOTA FABRICS, INC.,
a Minnesota corporation

BY: [Signature]
MORRIS O. JAMES, PRESIDENT

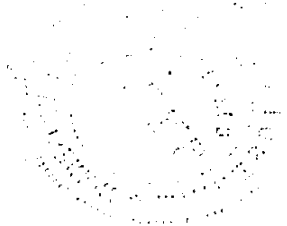
BY: [Signature]
WILLIAM D. SMOTHERS, VICE PRESIDENT
Tenant

(To Be Notarially Acknowledged)

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STATE OF Ill.
COUNTY OF Cook

The foregoing instrument was acknowledged before me, this the 21st day of April, 1986, by RONALD E. BRENN and SUZANNE G. BAKER, known to me to be the VICE PRESIDENT and ASSISTANT SECRETARY respectively of AMERICAN NATIONAL BANK & TRUST CO., a national banking association, as Trustee under Trust Agreement dated October 5, 1959 and known as Trust Number 14834, on behalf of the Trust, being fully authorized so to do.

Given under my hand and seal of office, this the 21st day of April, 1986.

Paul J. Shepard
NOTARY PUBLIC

My Commission Expires:
My Commission expires April 8, 1989

STATE OF MISSISSIPPI
COUNTY OF LEE

The foregoing instrument was acknowledged before me, this the 30th day of July, 1986, by MORRIS D. JANTS and William D. Sistrunk, known to me to be the President and Vice President, respectively, of MINNESOTA FABRICS, INC., a Minnesota corporation, on behalf of the corporation, being fully authorized so to do.

Given under my hand and seal of office, this the 30th day of July, 1986.

W. Kenneth Jupp
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Feb. 21, 1988

This instrument was prepared by:

JAMES ARDEN BARNETT, JR.
MITCHELL, McNUTT, BUSH,
LAGRONE AND SAMS
316 Court Street
Post Office Drawer 648
Tupelo, Mississippi 38802-0648

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LEGAL DESCRIPTION

LOT 19, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 19 DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHERE THE NORTH LINE OF THE AFORESAID LOT 19 INTERSECTS THE WEST LINE OF SECTION 13; THENCE RUNNING EAST ALONG A LINE DRAWN PARALLEL TO THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 190 FEET; THENCE RUNNING WEST ALONG A LINE DRAWN PARALLEL TO THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 190 FEET; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THE SOUTH 266.00 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE, AND ALSO EXCEPTING THE EAST 367.88 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE EAST LINE, LYING NORTH OF THE AFOREMENTIONED SOUTH 266.00 FEET IN OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1917, AS DOCUMENT 6,234,084, IN COOK COUNTY, ILLINOIS.

09-13-102-002
C-A-0 003

EXHIBIT A

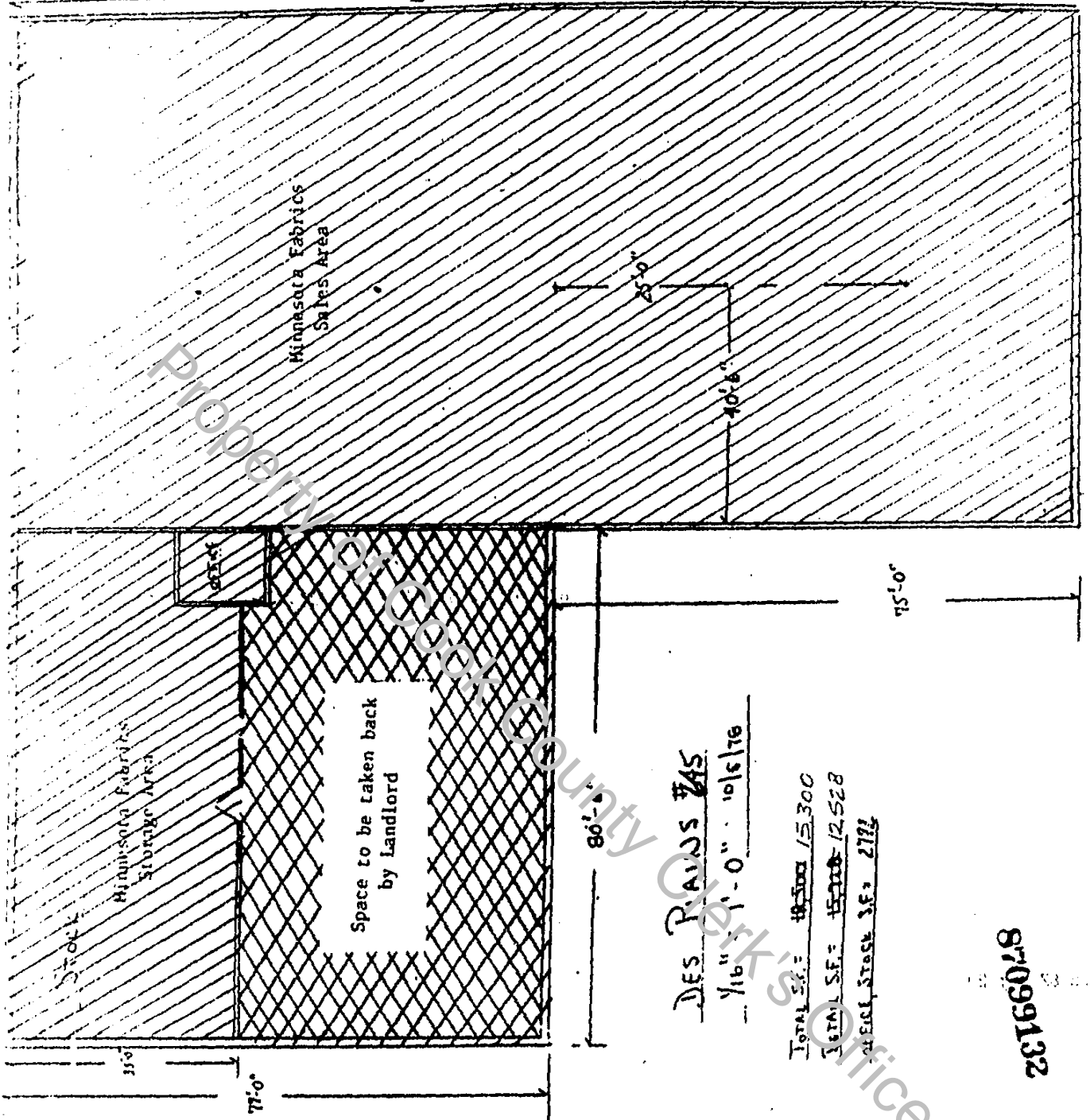


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5500078



DES PLANS 745

1/16" = 1'-0" 10/16/16

TOTAL SF: ~~18,500~~ 15,300

TOTAL SF: ~~15,300~~ 12,528

EXCL. STOCK SF: 2772



Exhibit B-1

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14.00

19 FEB 87 2: 23

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