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ASSIGNMENT AND ASSUMPTION OF LEASE

10-99-594 D1

K MART CORPORATION, a Michigan corporation, with offices at 3100 West Big Beaver Road, Troy, Michigan 48084 ("Assignor") for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, to it paid by F & M DISTRIBUTORS NO. 2, INC., a Michigan corporation with offices at 25800 Sherwood, Warren, Michigan 48091 ("Assignee"), receipt of which is hereby acknowledged, effective the date hereof, does hereby assign, transfer and set over unto Assignee all of Assignor's right, title and interest in and to the lease and Non-Disturbance Agreement, if any (the "Lease") described on Exhibit 1 which is annexed hereto and made a part hereof, together with all rights and interest of Assignor in and to the premises demised by the Lease (the "Premises") described on Exhibit 2 which is annexed hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever.

Assignee hereby accepts this Assignment and assumes payment and performance of all the covenants, agreements, terms, provisions, conditions, limitations and other obligations to be paid or performed on the part of Assignor under the Lease according from and after the date hereof.

This Assignment and Assumption of Lease shall inure to the benefit of and shall be binding upon the parties hereto, their successors, transferees and assigns.

This instrument and the rights and obligations of the parties hereunder are subject to the mutual indemnity provisions set forth in that certain Agreement between Assignor and Assignee dated February 3, 1987.

COCK COUNTY CLERK'S OFFICE
FILED FOR RECORD

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IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment and Assumption of Lease to be duly executed this 26th day of March, 1987.

ASSIGNEE:

F & M DISTRIBUTORS NO. 2, INC.,
a Michigan corporation

By: Michael S. Timmins

Its: Vice Chairman

ASSIGNOR:

K MART CORPORATION, a Michigan corporation

By: R. E. Davis

Its: Senior Vice President

Prepared by:

Federick A. Synk, Esq.
Real Estate Department
K mart Corporation
3100 West Big Beaver Road
Troy, Michigan 48084

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ACKNOWLEDGMENTS

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

On this 30th day of March, 1987, before me, the undersigned a Notary Public in and for said State, personally appeared Michael T. Timmins, personally known to me or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as the Vice CHAIRMAN of F & M DISTRIBUTORS NO. 2, INC. a Michigan corporation, the corporation therein named, and acknowledged to me that such corporation executed the foregoing instrument pursuant to its By-Laws or to a resolution of its Board of Directors.

WITNESS my hand and official seal.

MICHELE D. CROWN
Notary Public, Macomb County, Michigan
My Commission Expires February 7, 1989

Michael D. Crown

Notary Public, County of: _____
My commission expires: _____

Acting in Wayne County

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 26th day of March, 1987, before me, the undersigned a Notary Public in and for said State, personally appeared A. E. Davis, personally known to me or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as the Vice President of K MART CORPORATION, a Michigan corporation, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its By-Laws or to a resolution of its Board of Directors.

WITNESS my hand and official seal.

MARY A. SCHNITZLER
Notary Public, Oakland County, Mich.
My Commission Expires May 10, 1987

Mary A. Schnitzler

Notary Public, County of: _____
My commission expires: _____

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Exhibit 1
#2087 - Melrose Park, IL

1. Lease dated February 26, 1986, American National Bank and Trust Company of Chicago as Trustee under Trust No. 65769 to K mart Corporation
2. Memorandum of Lease dated February 26, 1986

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EXHIBIT 27173089

Lots 3, 4, 5, 6 and 7 of K & M - Venture Resubdivision of Lots 1 and 2 in Mannheim-North Commercial Subdivision of part of the West half of the Southwest quarter of Section 33, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof, recorded June 19, 1985, as Document 85066002, in Cook County, Illinois.

PIN 12 33 301 024 0000 lot 3
12 33 301 025 0000 lot 4
12 33 301 026 0000 lot 5
12 33 301 027 0000 lot 6
12 33 301 028 0000 lot 7 EBD-HD.

Address of Property: Southeast corner of Mannheim Rd + North Ave in Leyden Township

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