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COOK COUNTY, ILLINOIS
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Location 1043

LEASE TERMINATION AGREEMENT

This Lease Termination Agreement is entered into as of this 12th day of July, 1988, between Harris Trust and Savings Bank, not personally, but solely as Trustee under Trust Agreement dated January 18, 1988 and known as Trust No. 94030 ("Lessor") and Harris Trust and Savings Bank, not personally, but solely as Trustee under Trust Agreement dated January 15, 1980 and known as Trust No. 40174 ("Lessee").

15.00

R E C I T A L S

A. On December 9, 1980, PAG, Inc. and Lessee entered into a certain Lease Agreement (the "Lease"), which Lease demised the property located at 405 Rand Road, Arlington Heights, Illinois and legally described on Exhibit A attached hereto (the "Property"), and certain other property, from PAG, Inc. to Lessee. A Memorandum of the Lease was recorded with the Cook County Recorder of Deeds as Document 25718100.

B. PAG, Inc.'s interest as the lessor under the Lease has been subsequently assigned to Lessor.

B. On April 19, 1988, Lessor and Home Savings of America, a federal savings and loan association ("Buyer"), entered into a certain Real Estate Sale Contract (the "Sale Contract"), under which Sale Contract Lessor agreed to sell the Property to Buyer and Buyer agreed to purchase the Property from Lessor. The Sale Contract also provided that Lessor and Lessee would enter into this Termination.

A G R E E M E N T S

NOW, THEREFORE, in consideration of the Recitals, which are hereby incorporated into and made a part of this Termination, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. The Lease is hereby terminated and declared null, void and of no further force and effect, as the Lease relates to the Property legally described on Exhibit A attached hereto.

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Exemption provision, restricting any liability of Harris Trust and Savings Bank, stamped on the reverse side hereof, is hereby expressly made a part hereof.

2. Lessor and Lessee, for themselves and their beneficiaries, agents, successors and assigns, do hereby release from liability and agree not to make any claim, institute any action, suit in equity or at law or under any statute or otherwise, against each other or any beneficiaries, parents, subsidiaries, agents, employees, legal counsel, successors or assigns of each other, arising out of or related to each other's actions or omissions under or related to the Lease and the Property.

IN WITNESS WHEREOF, this Lease Termination Agreement was executed as of the date first above written.

LESSOR:

HARRIS TRUST AND SAVINGS BANK,
not personally, but solely as
Trustee under Trust Agreement
dated January 18, 1988 and
known as Trust No. 94030

By: [Signature]

Its: Vice President

ATTEST:

By: [Signature]

Its: ADMINISTRATIVE SECRETARY

LESSEE:

HARRIS TRUST AND SAVINGS BANK,
not personally but solely as
Trustee under Trust Agreement
dated January 15, 1980 and
known as Trust No. 40174

By: [Signature]

Its: Vice President

ATTEST:

By: [Signature]

Its: ADMINISTRATIVE SECRETARY

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It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, representations, covenants, indemnities, undertakings, and agreements herein made on the part of the Harris Trust and Savings Bank while in form purporting to be the warranties, representations, covenants, indemnities, undertakings, and agreements of said Harris Trust and Savings Bank are nevertheless void and every one of them made and intended not as personal warranties, representations, covenants, indemnities, undertakings, and agreements by the Harris Trust and Savings Bank or for the purpose or with the intention of binding said Harris Trust and Savings Bank, morally but are made and intended solely for the purpose of binding that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Harris Trust and Savings Bank not in its own right, but solely in the exercise of the power conferred upon it by virtue of the land trust agreement, and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Harris Trust and Savings Bank on account of this instrument or on account of any warranties, representations, indemnities, covenants, undertakings or agreements in the instrument contained, either expressed or implied; all such personal liability, if any, being expressly waived and released by the other parties to this instrument and by all persons claiming by, through, or under said parties. The parties to this instrument hereby acknowledge that under the terms of the land trust agreement the Harris Trust and Savings Bank has no obligations or duties in regard to the operation, management and control of the trust premises, nor does it have any possessory interest therein, and that said bank has no right to any of the rents, avails and proceeds from said trust premises. Notwithstanding anything in this instrument contained the Harris Trust and Savings Bank is not the agent for the Beneficiary of its trust; and in the event of any conflict between the provisions of this exculpatory paragraph and the body of this instrument, the provisions of this paragraph shall control.

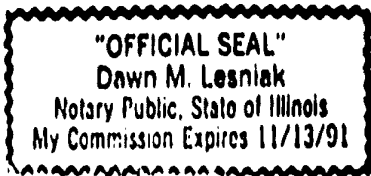
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, DAWN M. LESNIAK, a Notary Public,
in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that HERMAN A. KOLE, the Vice President
of Harris Trust & Savings Bank, not personally, but solely as
Trustee under Trust Agreement dated January 15, 1980, and known
as Trust Number 40174 and JAMES J. PERNER, the
ASSISTANT SECRETARY of said Bank, as Trustee as
aforesaid, 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 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.

GIVEN under my hand and Notarial Seal, this 12th day
of July, 1988.



Dawn M. Lesniak
Notary Public

My Commission Expires: _____

Cook County Clerk's Office

88518486

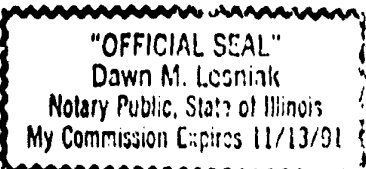
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, DAWN M. LESNIAK, a Notary Public,
in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that HERMAN A. KOLE, the Vice President
of Harris Trust & Savings Bank, not personally, but solely as
Trustee under Trust Agreement dated January 18, 1988, and known
as Trust Number 94030 and JAMES J. PERNER, the
ASSISTANT OPERATOR of said Bank, as Trustee as aforesaid,
personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such
Vice Presidents and ASSISTANT OPERATOR, respectively,
appeared before me this day in person and acknowledged that
they signed and delivered 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.

GIVEN under my hand and Notarial Seal, this 12 day
of July, 1988.



Dawn M. Lesniak
Notary Public

My Commission Expires: _____

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EXHIBIT A

THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 17 THAT IS 637.6 FEET EAST OF THE SOUTH WEST CORNER OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 17 AFORESAID THENCE EAST ON SOUTH LINE OF SECTION 17, 408.64 FEET TO CENTER OF RAND ROAD: THENCE NORTHWESTERLY ALONG CENTER LINE OF RAND ROAD, 500 FEET, THENCE SOUTHWESTERLY IN STRAIGHT LINE 333.10 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF 100 FOOT RIGHT OF WAY OF RAND ROAD WITH THE NORTH LINE OF THE SOUTH 33 FEET OF SAID SECTION: THENCE NORTHWESTERLY ON SOUTHWESTERLY LINE AFORESAID 50 FEET: THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH 33 FEET AFORESAID 50 FEET WEST OF THE PLACE OF BEGINNING: THENCE EAST TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

Address: 455 Rand Road, Arlington Heights, Illinois

PIN: 03-17-303-014-0000

This Instrument Prepared by
and Return after Recording to:

BOX 333 - GG

Kevin D. Kline
Hopkins & Sutter
Three First National Plaza
Chicago, Illinois 60602

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