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LEASE EXPIRATION	AREA (Sq. Ft.)	TENANT
11/30/89	2,700	ELFMAN'S DELI
12/31/97	1,100	SUBWAY RESTAURANTS
09/30/90	1,000	PRICE IS RIGHT
12/31/89	BASEMENT	DAVE WILLIAMS
05/31/91	2,340	NATIONAL BUSINESS
9/30/91	1,700	MIDWEST DEVELOPMENT CO. ANCHOR FINANCIAL GROUP, INC.
12/31/89	3,700	ALTMAN SAICHEK ADAMS, LTD.
08/14/89	2,100	LINCOLN LETTER CO.
12/31/91	3,500	GIORDANO'S ENTERPRISES, INC.
12/31/89	2,100	AMERICAN LEGAL FORMS
10/31/88	5,650	UNITED CEREERAL PATSY ASSOC.
09/30/88	2,100	MERCHANTS STAMP
09/30/88	3,500	VACANT
09/30/88	3,500	STEAM AGREEMENT

EXHIBIT C 3 5 9 9 5 8
EXISTING LEASES, AGREEMENTS AND TENANCIES

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1. Junior Mortgage of even date herewith granted by Assignor in favor of Assignee for property located at 308 West Randolph, Chicago.
 2. UCC Financing Statement in respect of the Junior Assignment of Leases, Rents and Security Deposits.
- Any term used herein but not defined shall have the same meaning as assigned to such term in the Mortgage referred to in the instrument to which this Exhibit is attached.

OTHER LOAN DOCUMENTS

EXHIBIT B

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