SUBORDINATION AGREEMENT

As an inducement to the Commercial National Bank of Chicago to grant a loan (as hereafter described) to Lawrence Auto Trim Company, Inc., and in consideration thereof, the undersigned Lawrence Avenue Development Corp. and Small Business Administration, a secured lender to Lawrence Auto Trim Company, Inc., hereby agrees to subordinate the lien of its mortgage dated January 18, 1979 and recorded in Cook County, on January 25, 1979, as Document Number 24815847 and rerecorded March 6, 1979 as Document Number 24870306 to the mortgage lien of Commercial National Bank of Chicago, when and if taken, to secure a loan hereafter described, upon the premises legally described as follows, to-wit:

Lots 4 and 5 in Block 32 in Ravenswood Manor, being a subdivision of part of the North 1 of Section 13, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, reference being had to Plat thereof recorded May 12, 1909 as Document Number 4374128, in Cook County, Idinois.

PIN: 13-13-104-001-0000 DAOALL

2959 West Lawrence Avenue, Chicago, Illinois

said subordination shall be upon the following terms and conditions:

- 1. The loan from Commercial National Bank of Chicago to Lawrence Auto Trim Company, Inc., to which this subordination shall apply shall be in the amount not to exceed Seventy Five Thousand and no/100...Dollars (\$75,000.00) with a term rot to exceed twenty five (25) years and an interest rate of Prime Plus Two (2) percent or less.
- 2. The use of proceeds of such loan by Lawrence Auto Trim Company, Inc. shall be for various purposes as represented to the SBA in a letter from Lawrence Avenue Development Corp. cated January 29, 1988, and additional funds to be used for working captial
- 3. This subordination shall not extend to any other indebtedness from Commercial National Bank of Chicago to Lawrence Auto Trim. Company, Inc. now existing or hereafter created, but shall apply only to all amounts justly accruing under the terms of the note executed pursuant to the aforesaid loan.
- 4. The lien and indebtedness held by Commercial National Bank of Chicago for the aforesaid loan, and subordinated to by the Small \(\omega\) Business Administration herein, shall not, without the prior written consent of the Small Business Administration, be subordinated to the lien, claim or interest of any other creditor of Lawrence Auto Trim Company, Inc. now or in the future.
- 5. This subordination shall not remain in effect in the event the lien of Commercial National Bank of Chicago is declared invalid as a preference in any proceeding commenced by the filing of a bankruptcy petition by or against the borrower or for any other reason.

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- 6. Direct Loan Number 778,120-10-01 is to be paid in full.
- 7. No proceeds will be used to pay Irving Kraut and Mark Wasserman.
- 8. A breach of any of the foregoing covenants and conditions by Commercial National Bank of Chicago shall, at the option of the Small Business Administration, render this agreement null and void in its entirety.

The covenants and conditions contained herein shall be binding upon, and inure to the benefit of, the successors and assigns of the parties hereto.

Dated this 26th day of February 1988, at Chicago, Illinois.

Small Business Administration

Chief Portfolio Management Division

STATE OF ILLINOIS)

COUNTY OF COOK)

Doctor Ox Coot CC I, the undersigned, do hereby certify that is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as the free and voluntary act of Small Business Administration, and of himself, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 66

(NOTARIAL SEAL)

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Notary Public, State of Illinois My Commission Expires 1/15/90 My Commission Expires:

Notary

This instrument prepared by:

Rose Odeshoo Commercial National Bank 4800 North Western Avenue Chicago, IL 60625

Mail to:

Commercial National Bank of Chicago 4800 North Western Avenue Chicago, IL 60625

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