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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 1/2 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, Illinois.

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 not 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. dated January 29, 1988, and additional funds to be used for working capital.
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 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.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
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