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(Illinois)

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FIRST AMENDMENT TO MORTGAGE,
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

THIS FIRST AMENDMENT TO MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT dated as of the 15th day of March, 1988, between BAGCRAFT CORPORATION OF AMERICA, a Delaware corporation ("Borrower"), and CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association ("Lender");

W I T N E S S E T H :

\$18.00

WHEREAS, Borrower and Lender executed a Loan and Security Agreement dated as of May 26, 1987, as amended by a letter amendment dated as of August 1, 1987, by a Second Amendment dated as of November 2, 1987, and by a Third Amendment of even date herewith (said Loan and Security Agreement, as amended and as same may be further amended from time to time, is hereinafter called the "Loan Agreement"); and

WHEREAS, Borrower executed and delivered to Lender (i) a Promissory Note dated May 26, 1987 in the face amount of \$25,000,000.00 made by Borrower and payable to Lender, and (ii) a Promissory Note dated November 6, 1987 in the face amount of \$1,000,000.00 made by Borrower and payable to Lender, both of which Promissory Notes were restated by a Promissory Note of even date herewith in the face amount of \$29,500,000.00 made by Borrower and payable to Lender (said Promissory Note, as restated and as same may be further restated or amended from time to time, is herein called the "Note"); and

WHEREAS, to secure payment of the Note, Borrower executed and delivered to Lender, among other things, a Mortgage, Assignment of Rents and Security Agreement dated as of May 26, 1987, encumbering the property legally described on Exhibit A attached hereto, which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 29, 1987, as Document No. 87288887 (said Mortgage, as same may be amended from time to time, is herein called the "Mortgage"); and

WHEREAS, Borrower and Lender desire to amend the Mortgage to, among other things, (i) increase the amount of the Maximum Loan Amount (as such term is defined in the Mortgage) made available by Lender to Borrower and (ii) reflect the amendments set forth herein;

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. In order to induce Lender to enter into this First Amendment, Borrower hereby represents and warrants to Lender that (a) each of the foregoing recitals is true and correct, (b) all of the representations, warranties and covenants in the Mortgage are true and complete on the date hereof with the same force and effect as if made on such date, (c) as of the date hereof, the outstanding principal balance under the Note is \$25,300,000.00 and the amount of accrued and unpaid interest thereunder is

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\$97,059,71, and (d) the Mortgage is in full force and effect and Borrower has no offsets, defenses, claims, causes of action or counterclaims with respect thereto or otherwise against Lender.

2. The Mortgage is hereby amended as follows: the phrase "Twenty-Five Million and No/100 Dollars (\$25,000,000.00)" beginning in the sixth (6th) line of the third (3rd) WHEREAS clause on page 1 thereof is hereby deleted and the phrase "Twenty-Nine Million Five Hundred Thousand and No/100 Dollars (\$29,500,000), provided, however, that such amount may be reduced, from time to time, as mutually determined by the Lender and the Borrower" is hereby substituted therefor.

3. Unless on or before March 31, 1988, Borrower has caused to be delivered to Lender an endorsement to Chicago Title Insurance Company Loan Title Insurance Policy No. 71-18-132 later dating the title policy to the date hereof, reflecting the recording and filing hereof, insuring that the recording and filing hereof will not adversely affect or impair the priority or validity of the lien of the Mortgage, and showing no new matters unacceptable to Lender, in form and substance satisfactory to Lender, this First Amendment shall, at the option of Lender, be null and void, of no force or effect.

4. Except as amended hereby, the Mortgage shall be and remain in full force and effect in accordance with its terms and is hereby ratified and confirmed.

5. All references in any document or instrument executed pursuant to or in connection with the Mortgage shall be deemed to refer to the Mortgage as amended hereby.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed by their duly authorized representatives as of the day, month and year first above written.

BAGCRAFT CORPORATION OF AMERICA, a
Delaware corporation

ATTEST:

Mark F. Santacrose
Mark F. Santacrose,
Assistant Secretary

By: Peter R. Harvey
Peter R. Harvey, Vice President

(SEAL)

CONTINENTAL ILLINOIS NATIONAL BANK
AND TRUST COMPANY OF CHICAGO,
a national banking association

ATTEST:

Frank C. Guadagnoli
Frank C. Guadagnoli, Secretary

By: Walter D. Kern
Its: _____
VICE PRESIDENT

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1988 APR -4 PM 2:44

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This instrument was prepared by and
after recording should be returned to:

Katten Muchin & Zavis
525 West Monroe Street
Suite 1600
Chicago, Illinois 60606-3693
Attention: John A. Goldstein, Esq.

BOOK 233

C. C. C.

Address of Property:

3900 West 43rd Street
Chicago, Illinois

Permanent Real Estate Index Numbers:

19-02-100-027 (Parcel 1)
19-02-100-028 (Parcel 2)
19-02-100-031 (Parcel 3)

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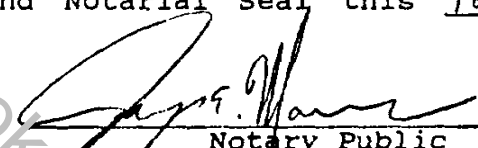
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Jay E. Marcus, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER R. HARVEY, Vice President of BAGCRAFT CORPORATION OF AMERICA, a Delaware corporation, and MARK R. SANTACROSE, Assistant Secretary of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary of said corporation, 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 corporation, for the uses and purposes therein set forth; and said Assistant Secretary then and there acknowledged that he, did affix the seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of MARCH, 1988.



Notary Public

(S E A L)

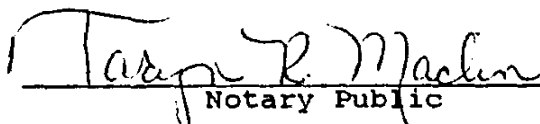
My Commission Expires: _____

MY COMMISSION EXPIRES
MARCH 28, 1988

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Taryn R. Maclean, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter D. Keseric, Vice President of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, and Haig C. Garabedian, Banking Secretary of said bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Banking 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, for the uses and purposes therein set forth; and said Banking Secretary then and there acknowledged that he, did affix the seal of said bank to said instrument as his own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25th day of March, 1988.



Notary Public

(S E A L)

My Commission Expires: SEPTEMBER 24, 1989

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

An irregular shaped parcel of land in the West 1/2 of the North West 1/4 of Section 2, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the North line of private West 43rd Street (a private street) said North line of private West 43rd Street being 33.0 feet North of and parallel to the South line of the West 1/2 of the Northwest 1/4 of said Section 2, and a line 191.07 feet (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2) West of and parallel to the East line of said West 1/2 of the Northwest 1/4 of Section 2, said last described parallel line being the Easterly boundary line of the premises conveyed by the First National Bank of Chicago, to the then Trustees of the Central Manufacturing District by deed dated April 9, 1957 and recorded in the Recorder's Office of Cook County, Illinois on May 27, 1957 in Book 54908, at Page 226 as Document 16915322; thence North along the last described parallel line, 308.29 feet to a point; said point being also the Northeast corner of the said premises as conveyed by deed dated April 9, 1957 as aforementioned; thence Northeasterly along a curve convex to the Southeast, having a radius of 295.12 feet, an arc distance of 229.84 feet, more or less, to its intersection with a line 519.27 feet, by rectangular measurement, North of and parallel to said South line of the West 1/2 of the Northwest 1/4 of Section 2, said point of intersection being 160.16 feet (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2), West of said East line of the West 1/2 of the Northwest 1/4 of Section 2; thence East along the last described parallel line to a point 158.0 feet, by rectangular measurement, West of and parallel to said East line of the West 1/2 of the Northwest 1/4 of Section 2; thence Southeasterly along a curved line convex to the Southwest, having a radius of 584.21 feet, an arc distance of 209.93 feet, more or less, to a point which is 314.32 feet, by rectangular measurement, North of said South line of the West 1/2 of the Northwest 1/4 of Section 2 and 120.7 feet West of the East line of said West 1/2 of the Northwest 1/4 of Section 2, measured

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along a line parallel to the South line thereof; thence Southeasterly on a straight line to a point which is 212.9 feet, by rectangular measurement North of the said South line of the West 1/2 of the Northwest 1/4 of Section 2, and 82.41 feet West of the East line of said West 1/2 of the Northwest 1/4 of Section 2, measured along a line parallel to the South line thereof; thence Southeasterly on a curve convex to the Northeast, having a radius of 562.19 feet, an arc distance of 19.0 feet, more or less to a point which is 195.08 feet, by rectangular measurement, North of the South line of the West 1/2 of the Northwest 1/4 of Section 2 and 76.02 feet West of the East line of said West 1/2 of the Northwest 1/4 of Section 2, measured along a line parallel with the South line thereof; thence Southerly on a curve convex to the East, having a radius of 317.63 feet, an arc distance of 127.55 feet, more or less, to a point which is 69.58 feet, by rectangular measurement, North of said South line of the West 1/2 of the Northwest 1/4 of Section 2, and 60.26 feet West of the East line of said West 1/2 of the Northwest 1/4 of Section 2, measured along a line parallel with the South line thereof; thence Southerly along a straight line to a point in the North line of West 43rd Street, aforementioned, said point being 63.05 feet West of the East line of said West 1/2 of the Northwest 1/4 of Section 2, measured along a line parallel with the South line thereof; thence West along said North line of West 43rd Street, a distance of 238.01 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of the West 1/2 of the Northwest 1/4 of Section 2, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the North line of West 43rd Street (a private street), said North line of West 43rd Street being 33.0 feet North of and parallel to the South line of West 1/2 of the Northwest 1/4 of said Section 2, and a line 299.07 feet (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2) West of and parallel to the East line of said West 1/2 of the Northwest 1/4 of Section 2, said last described parallel line being the Easterly boundary line of the premises conveyed by the First National Bank of Chicago, to the then Trustees of the Central Manufacturing District by deed dated April 9, 1957 and recorded in the Recorder's Office of Cook County, Illinois, on May 27, 1957 in Book 54908, at Page 226 as Document 16915322; thence North along the last Described parallel line, 182.0 feet; thence West along a line parallel to the North line of aforesaid West 43rd Street,

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57.75 feet to an existing brick wall of a one story brick building; thence Southerly along the said brick wall and its Southerly extension, 182.0 feet to the North line of said West 43rd Street; thence east along said North line of West 43rd Street 60.05 feet to the point of beginning, in Cook County, Illinois.

also

Parcel 3:

That part lying West of a straight line parallel to and 299.07 feet (measured parallel to the South line of the West 1/2 of the Northwest 1/4 of Section 2, West of the East line of the West 1/2 of the Northwest 1/4 of Section 2, of the following described premises:

An irregular shaped parcel of land in the West 1/2 of Section 2,, Township 38 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the North line of private West 43rd Street (a private street), said North line of private West 43rd Street being 33 feet North of and parallel to the South line of the West 1/2 of the North West 1/4 of said Section 2, and a line 784.07 feet, (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2, West of and parallel to the East line of said West 1/2 of the Northwest 1/4 of Section 2; said last described parallel line being the Easterly boundary line of the premises conveyed by the First National Bank of Chicago to the then Trustees of Central Manufacturing District by deed dated July 18, 1951 and recorded in the Recorder's Office of Cook County, Illinois on July 26, 1951 in Book 47027, at page 106 as Document 15132507; thence North along the last described parallel line 248.02 feet to a point; thence Northeasterly on a straight line 131.28 feet, more or less, to its intersection with a line 301 feet, by rectangular measurement, North of and parallel to said South line of the West 1/2 of the Northwest 1/4 of Section 2, said point of intersection being 654.07 feet (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2, West of said East line of the West 1/2 of the Northwest 1/4 of Section 2; thence East along the last described line to a point of curve, said point of curve being 447.89 feet (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2) West of the Southeast line of the West 1/2 of the Northwest 1/4 of Section 2; thence Northeasterly along a curve, convex to the Southeast, having a radius of 295.12 feet, an arc distance of

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385.82 feet, more or less, to its intersection with a line 519.27 feet, by rectangular measurement, North of and parallel to said South line of the West 1/2 of the Northwest 1/4 of Section 2, said point of intersection being 160.16 feet (measured parallel to aforesaid South line of the West 1/2 of the Northwest 1/4 of Section 2 West of the said East line of the West 1/2 of the Northwest 1/4 of Section 2; thence East along the last described parallel line to its intersection with a line 158 feet, by rectangular measurement, West of and parallel to the said East line of the West 1/2 of the Northwest 1/4 of Section 2, said last described parallel line being the Easterly boundary line of the premises conveyed by the Chicago River and Indiana Railroad Company, to the First National Bank of Chicago by deed dated May 23, 1951 and recorded in the Recorder's Office of Cook County, Illinois on June 7, 1951 in Book 46794, at Page 526 as Document 15094225; thence South along the last described parallel line to the said North line of private West 43rd Street, thence West along said North line of private West 43rd Street to the point of beginning, in Cook County, Illinois; excepting therefrom that part thereof described above as Parcel 2, all in Cook County, Illinois.

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