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LEASE TERMINATION AGREEMENT

This Lease Termination Agreement is entered into as of this 2ND day of May, 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").

15⁰⁰

R E C I T A L S

A. On December 9, 1980, PAG, Inc. and Lessee entered into a certain Lease (the "Lease"), which Lease demised the property located at 7025 West North Avenue, Oak Park, Illinois and legally described on Exhibit A attached hereto (the "Property"), plus other property not affected hereby, from PAG, Inc. to Lessee.

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

C. On April 4, 1988, Lessor and Harris Trust and Savings Bank as Trustee under Trust Agreement dated April 4, 1988 and known as Trust No. 94104 ("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.

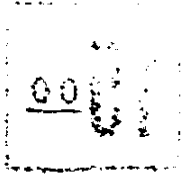
2. Lessor and Lessee, for themselves and their beneficiaries, agents, successors and assigns, do hereby release from liability and agree not to make any claim,

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Any stamp or mark appearing on the back of this Lease Termination Agreement, stamped on the reverse side hereof, is hereby expressly made a part hereof.

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. 4030

By: *[Signature]*

Its: VICE PRESIDENT

ATTEST:

By: *[Signature]*

Its: ASSISTANT 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: ASSISTANT SECRETARY

COOK COUNTY, ILLINOIS
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is expressly understood and agreed by and between the parties hereto appearing herein to the contrary notwithstanding that each and all of the warranties, representations, covenants, undertakings, covenants, undertakings and agreements made on the part of the Harris Trust and Savings Bank while in form purporting to be the warranties, representations, covenants, undertakings and agreements of said Harris Trust and Savings Bank are nevertheless each and every one of them made and intended not as personal warranties, representations, covenants, undertakings and agreements by the Harris Trust and Savings Bank for the purpose or with the intention of lending said Harris Trust and Savings Bank personally but are made and intended solely as the representations of that portion of the trust property specifically described in the instrument which instrument is executed and delivered by said Harris Trust and Savings Bank in its own right but solely in the exercise of the powers conferred upon it by virtue of the land trust agreement and that no personal liability or personal responsibility is assumed by, nor shall any personal liability or personal responsibility be incurred by, said Harris Trust and Savings Bank on account of any warranties, representations, covenants, undertakings or agreements in this instrument contained, expressed or implied; all such personal liability, if any, being expressly waived and released by the other parties to this instrument and by their acting by, through, or under said parties. The parties to this instrument hereby acknowledge that under the terms of the trust agreement the Harris Trust and Savings Bank has no right, power or authority in the operation, management and control of the trust premises nor of the property or business interest therein and that said bank has no right to any proceeds from said trust premises. It is further understood that the instrument contained the Harris Trust and Savings Bank is a trustee for the Beneficiary of its trust and is the agent of said Beneficiary and that the provisions of the trust agreement shall be construed in accordance with the provisions of the trust agreement.

1000 N. W. 11th St.
Miami, Fla. 33136

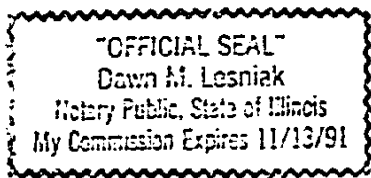
1000 N. W. 11th St.
Miami, Fla. 33136

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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 KENNETH E. PIEKUT, 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 2nd day of May, 1988.



Dawn M. Lesniak
Notary Public

My Commission Expires: _____

COOK County Clerk's Office

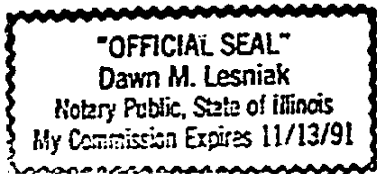
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COUNTY OF COOK)

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GIVEN under my hand and Notarial Seal, this 2nd day of May, 1988.



Dawn M. Lesniak
Notary Public

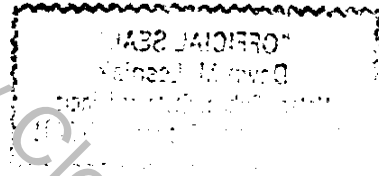
My Commission Expires: _____

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EXHIBIT A

PARCEL 1:

LOTS 1 AND 2 IN BLOCK 2 IN MILLS AND SON'S HARLEM AND NORTH AVENUE SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOTS 3 AND 4 IN BLOCK 2 IN MILLS AND SON'S HARLEM AND NORTH AVENUE SUBDIVISION IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1006 FEET OF THE SOUTH 635.24 FEET AND ALSO EXCEPT THE SOUTH 33 FEET THEREOF CONVEYED TO THE VILLAGE OF OAK PARK) IN COOK COUNTY, ILLINOIS.

This instrument prepared by
and return after recording
to

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

PIN: 16-06-102-001
16-06-102-002
16-06-102-003

Common address: 7025 W. North Ave., ^{Oak Park} ~~Chicago~~, Illinois

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