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RELEASE AND SATISFACTION OF DEVELOPMENT AGREEMENT

This Release and Satisfaction of Development Agreement is made and entered into this 17 day of July, 1988 by and between Lansing Landings Shopping Center Partnership, Ltd., an Illinois limited partnership ("Partnership") and Tilland Partnership, an Indiana general partnership ("Tilland").

A. American National Bank and Trust Company of Chicago, not personally but solely as Trustee under a Trust Agreement dated August 1, 1985 and known as Trust No. 65120 (the "American Trust"), its beneficiary ("American's Beneficiary"), Amalgamated Trust and Savings Bank, not personally but solely as Trustee under Trust Agreement dated June 21, 1984 and known as Trust No. 4951 ("Amalgamated"), Lansing Landings Shopping Center Partnership, Ltd., an Illinois limited partnership (the "Partnership"), its General Partner personally ("General Partner"), and an affiliated entity of the General Partner ("Affiliate"), entered into a certain Development Agreement (the "Agreement") dated August 14, 1985, and a Memorandum of Development Agreement of even date therewith which was recorded with the Recorder of Deeds of Cook County, Illinois on August 16, 1985 as Document No. 85,149,088. (Amalgamated, the Partnership, the General Partner and Affiliate are hereinafter collectively referred to as the "Developer").

B. Pursuant to the Agreement, Developer agreed to perform certain construction in accordance with Plans and Specifications described in the Agreement, and the American Trust and American's Beneficiary had certain payment obligations with respect thereto and as set forth therein, in connection with the development of the property described on Exhibit A attached hereto.

C. Tilland acquired the interest of the American Trust and American's Beneficiary in the Agreement and in a portion of the property described in Exhibit A.

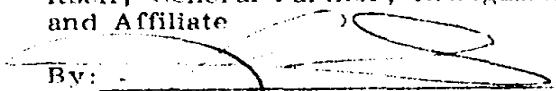
D. Both Developer and Tilland have performed their obligations under the Agreement and wish to terminate the Agreement and release the Memorandum Agreement of record.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Partnership and Tilland acknowledge, each to the other, that the other has satisfied its obligations under the Agreement.
2. The said obligations having been satisfied, the undersigned agree hereby to terminate the Agreement and to release of record the Memorandum of Agreement previously recorded.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals the day and year first above written.

LANSING LANDINGS SHOPPING
CENTER PARTNERSHIP, LTD.,
an Illinois limited partnership, for
itself, General Partner, Amalgamated,
and Affiliate

By: 
Its: General Partner
Name: Demetrios Dellaportas

TILLAND PARTNERSHIP, an Indiana
general partnership

By: VAN TIL'S SUPERMARKET,
INC., an Indiana corporation

By: 
Samuel N. Van Til,
Secretary

Box 15

7710 232262 (11-88) pgs-520

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Permanent Index Numbers: 30 19 300 005
30 19 301 003
30 19 301 005

Common Property Address: NEC of 170th and Torrence Avenue,
Lansing, Illinois

THIS INSTRUMENT PREPARED BY:

Sharon R. Glazer
Hess, Kaplan and McDowell, Ltd.
180 North LaSalle Street
Suite 2525
Chicago, Illinois 60601

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S
FILED FOR RECORD
1989 MAY 13 PM 2:06

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

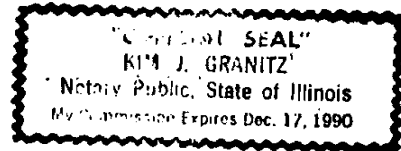
I, Kim S. Granitz, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Demetrius Delaportas General Partner of Lansing Landings Shopping Center Partnership, Ltd., an Illinois limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, as such General Partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of May, 1988.

Kim S. Granitz
NOTARY PUBLIC

My commission expires: _____

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)



I, Glenn R. Patterson, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Samuel N. Van Til, Secretary of Van Til's Supermarket, Inc., an Indiana corporation, known to me to be the person whose name is subscribed to the foregoing instrument, as such General Partner, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of May, 1988.

Glenn R. Patterson
NOTARY PUBLIC
GLENN R. PATTERSON

My commission expires: November 25, 1992

Resident of Lake County, Indiana

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EXHIBIT A

Lots 3, 4, 5, 7 and 10 through 17, both inclusive, in The Landings Planned Unit Development being a Subdivision of part of the Southwest 1/4 of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

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