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PARTIAL RELEASE OF MORTGAGE AND COLLATERAL ASSIGNMENT OF LEASES AND RENTS

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KNOW ALL MEN BY THESE PRESENTS, that the undersigned, THE LOMAS & NETTLETON COMPANY, a Connecticut corporation ("Mortgagee"), in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby RELEASE, REMISE, CONVEY AND QUITCLAIM unto TOWNE NORTH LIMITED PARTNERSHIP, an Illinois limited partnership ("Mortgagor"), its successors in interest and assigns, all the right, title, interest, claim or demand whatsoever that Mortgagee may have acquired in, through or by that certain Land Acquisition and Development Mortgage (the "Mortgage") dated as of April 30, 1986 and recorded May 8, 1986 in the Office of the Recorder of Deeds of Cook County, Illinois as document number 86183387, made by LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated January 15, 1986 and known as Trust Number 110919 to Mortgagee and that certain Collateral Assignment of Leases and Rents (the "Collateral Assignment of Leases") dated as of April 30, 1986 and recorded May 8, 1986 in the Office of the Recorder of Deeds of Cook County, Illinois as document number 86183388, made by the aforesaid Trustee and Mortgagor to Mortgagee, in and only to the following described portion (the "Released Premises") of the premises described in the Mortgage and Collateral Assignment of Leases, to wit:

Lot 31 in Lake Arlington Towne Unit 2, being a Subdivision in the Southeast 1/4 of Section 16, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 2250 Charter Point Drive
Arlington Heights, Illinois

Permanent Index Number: 03-16-400-005,

together with all appurtenances and privileges thereunto belonging and appertaining, TO HAVE AND TO HOLD forever, freed, exonerated and discharged of and from the lien and encumbrance of the Mortgage and the Collateral Assignment of Leases.

PROVIDED, nevertheless, that nothing herein contained shall in any way impair, alter or diminish the effect, lien or encumbrance of, or affect in any manner, the Mortgage or the Collateral Assignment of Leases as to the remaining portion of the premises therein described not hereby or heretofore expressly released.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Partial Release this 31 day of May, 1988.

THE LOMAS & NETTLETON COMPANY,
a Connecticut Corporation

ATTEST:

BY: [Signature]
Its Asst. Secretary

BY: [Signature]
Its Authorized Officer

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STATE OF TEXAS)
) SS
COUNTY OF DALLAS)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Authorized Officer RHONDA E. PARKER and Asst. Secretary PEGGI A. WILSON, respectively, of The Lomas & Nettleton Company, a Connecticut corporation, personally known to me the same persons whose names are subscribed to the foregoing Partial Release, appeared before me this day in person and acknowledged that they as such Authorized Officer ~~XXXXXXXX~~ and Asst. Secretary of The Lomas & Nettleton Company signed, sealed and delivered said Partial Release as their free and voluntary act and as the free and voluntary act of The Lomas & Nettleton Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of May, 1988.


NOTARY PUBLIC
EILLEENE K. MCCUTCHEN

Commission Expires: 7-23-88

This instrument prepared by, and after recording return to:

Bruce D. Loring, Esq.
Rudnick & Wolfe
30 North LaSalle Street
Chicago, Illinois 60602

Box 333 70703-CC

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Notary of Cook County Clerk's Office