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May 10, 1988

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FIRST AMENDMENT TO EASEMENT

MEMORANDUM OF AGREEMENT made and executed this 14 day of May, 1988, by and between LaSalle National Bank, a national banking association, not personally but solely as Trustee, under Trust Agreement dated August 7, 1987, and known as Trust No. 111806, whose address is 135 South LaSalle Street, Chicago, Illinois, hereinafter sometimes referred to as "LaSalle", and Frank's Nursery & Crafts, Inc., a Michigan corporation, whose address is 6399 East Nevada, Detroit, Michigan, hereinafter sometimes referred to as "Frank's".

WITNESSETH:

WHEREAS, LaSalle is the owner of certain premises commonly known as 7440 South Cicero Avenue, Bedford Park, Cook County, Illinois, (the "LaSalle Parcel") more particularly described in Exhibit A hereto attached; and

WHEREAS, Frank's is the owner of certain premises commonly known as 7456 State Road, Bedford Park, Cook County, Illinois (the Frank's Parcel") more particularly described in Exhibit B hereto attached; and

WHEREAS, a certain indenture (the "Indenture") dated November 14, 1979 between LaSalle National Bank, a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and

BOX 15

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delivered to said Bank in pursuance of a trust agreement dated August 1, 1972, and known as Trust No. 44261, party of the first part, and Plywood Minnesota Midwestern, Inc., party of the second part, which indenture was recorded December 6, 1979 as document No. 25270445, created surface ingress and egress easements over the north fifty feet of the LaSalle Parcel and the Frank's Parcel, respectively, described in Exhibit A and Exhibit B; and

WHEREAS, the parties are desirous of amending said easement as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the payment of the sum of Ten ($10.00) Dollars by the parties, one to the other, and other good and valuable considerations, receipt whereof is hereby confessed and acknowledged, the parties do hereby agree a follows:

1. The legal description of the Easement for the Benefit of Parcel A (the LaSalle Parcel) contained in paragraph 1 of the Indenture (therein referred to as "Easement Parcel") is hereby amended to be as described in Exhibit C hereto attached.

2. The legal description of the Easement for the Benefit of Parcel B (the Frank's Parcel) contained in paragraph 2 of the Indenture is hereby amended to be as described in Exhibit D hereto attached.

3. Neither party shall erect or permit to be erected any building, wall, fence or other surface obstruction in the easement area on its respective parcel. Vehicle parking shall not be permitted in the respective easement areas.

4. Each of the parties shall, at its sole cost and expense, repair and maintain the easement area located on its own respective parcel.

5. It is the intention of the parties that neither the indenture (Document No. 25270445) nor this First Amendment thereto shall be construed or intended as a dedication of the easement areas for public use as a street, right of way or otherwise, or as an agreement by the parties to dedicate. The parties expressly reserve the right to close the easement area one day a year or such other period required to prevent any dedication for public use.

6. It is expressly understood and agreed that the easements herein contained are non-exclusive and are intended for common use and that the easement areas may be subject to other recorded easements of record.

7. Except as herein expressly amended, all of the remaining terms, provisions and agreements set forth in the Indenture shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seals as of the day and date first above written.

WITNESSED BY

LaSALLE NATIONAL BANK, a national banking association, not personally but solely as Trustee, under Trust Agreement dated August 7, 1987, and known as Trust No. 111806

By _____

Its ASSISTANT VICE PRESIDENT

Attest: _____

Assistant Secretary

A PART HEREOF

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RIDER ATTACHED TO AND MADE A PART OF DOCUMENT
DATED 6-14-88 UNDER TRUST NO. 111806

This instrument is executed by LA SALLE NATIONAL BANK, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LA SALLE NATIONAL BANK are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against LA SALLE NATIONAL BANK by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

FORM XX 0421

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SEE RIDER ATTACHED HERETO AND MADE

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FRANK'S NURSERY & CRAFTS, INC., a Michigan corporation

By Charles P. Hueston
Charles P. Hueston

Its Vice President

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I HARRIET DENISEWICZ, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Corinne Bex Assistant, Vice President for LA SALLE NATIONAL BANK, and Clifford Scott-Rudnick Assistant, Assistant 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 Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free act 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; and said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own 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 13 day of June, 1988.

Harriet Denisewicz
Notary Public

My commission expires:

"OFFICIAL SEAL"
Harriet Denisewicz
Notary Public, State of Illinois
My Commission Expires Oct. 30, 1991

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

On this 23rd day of May, 1988 before me personally appeared CHARLES P. HUESTON and JOHN P. FIGNERO to me personally known, who being by me sworn, each for himself say that they are respectively the VICE PRESIDENT and ASST. SECRETARY of FRANK'S NURSERY & CRAFTS, INC., the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors;

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and said CHARLES P. HUDSTON and JOHN R. FICARRO acknowledged said instrument to be the free act and deed of said corporation.

Janet K. Sinetay
Notary Public

My commission expires: 7-8-89

This instrument prepared by:
Norman W. Stern
Stern, Alpert and Alpert
27200 Lahser Road, Suite 200
Southfield, Michigan 48037

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EXHIBIT A

The LaSalle Parcel

The Easterly 475 feet, as measured along the North and South lines thereof, of the following described tract of land: That part of the North East 1/4 of Section 28, Township 38 North, Range 13 East of the Third Principal Meridian, lying South East of the center of State Road, West of the West line of the East 57 feet of the aforesaid North East 1/4 of Section 28 and South of a line drawn at right angles through a point on the West line of said East 57 feet which is 300 feet North of the South line of the North East 1/4 of said Section 28 (except the Westerly 50 feet of the tract described, being a part of State Road), in Cook County, Illinois.

PIN 19-28-202-015

Address: 7440 S. Cicero Ave.
Bedford Park, IL

EXHIBIT B

The Frank's Parcel

The Easterly 475 feet, as measured along the North and South lines thereof, of the following described tract of land: That part of the North East quarter of Section 28, Township 38 North, Range 13, East of the Third Principal Meridian, lying South East of the Center of State Road, West of the West line of the East 57 feet of the aforesaid North East quarter of Section 28, and South of a line drawn at right angles through a point on the West line of said East 57 feet which is 300 feet North of the South line of the North East quarter of said Section 28 (except the Westerly 50 feet of the tract described, being a part of State Road), in Cook County, Illinois.

EXHIBIT C

Easement Over the Frank's Parcel
for the Benefit of the LaSalle Parcel

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 57.00 FEET OF SAID NORTHEAST QUARTER THROUGH A POINT 300.00 FEET NORTH (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 57.00 FEET) OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT OF BEGINNING BEING 475.00 FEET WEST (AS MEASURED ALONG SAID RIGHT ANGLE LINE) OF THE SAID WEST LINE OF THE EAST 57.00 FEET THEREOF; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES TO LAST DESCRIBED RIGHT ANGLE LINE) 24.00 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (24.00 FEET SOUTH OF AND PARALLEL WITH THE FIRST DESCRIBED RIGHT ANGLE LINE) A DISTANCE OF 222.00 FEET TO A POINT; THENCE SOUTH 61 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 56.47 FEET TO A POINT ON A LINE 51.25 FEET SOUTH OF AND PARALLEL WITH THE FIRST DESCRIBED RIGHT ANGLE LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 146.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF STATE ROAD (BEING A LINE 50 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD); THENCE NORTH 49 DEGREES 33 MINUTES 10 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF STATE ROAD 36.94 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 27.25 SOUTH OF AND PARALLEL WITH THE HEREIN FIRST DESCRIBED RIGHT ANGLE LINE A DISTANCE OF 111.76 FEET TO A POINT; THENCE NORTH 61 DEGREES 08 MINUTES 52 SECONDS EAST A DISTANCE OF 56.48 FEET TO A POINT ON THE FIRST DESCRIBED RIGHT ANGLE LINE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG FIRST SAID RIGHT ANGLE LINE A DISTANCE OF 228.17 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT D

Easement Over the LaSalle Parcel
for the Benefit of the Frank's Parcel

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 57.00 FEET OF SAID NORTHEAST QUARTER THROUGH A POINT 300.00 FEET NORTH (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 57.00 FEET) OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT OF BEGINNING BEING 475.00 FEET WEST (AS MEASURED ALONG SAID RIGHT ANGLE LINE) OF THE SAID WEST LINE OF THE EAST 57.00 FEET THEREOF; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLE TO LAST DESCRIBED RIGHT ANGLE LINE) 24.00 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (24.00 FEET SOUTH OF AND PARALLEL WITH THE FIRST DESCRIBED RIGHT ANGLE LINE) A DISTANCE OF 429.58 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT DATED DECEMBER 20, 1965; THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY LINE OF EASEMENT A DISTANCE OF 59.62 FEET TO A POINT ON THE FIRST DESCRIBED RIGHT ANGLE LINE; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT ANGLE LINE 375.00 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED;

ALSO

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 57.00 FEET OF SAID NORTHEAST QUARTER THROUGH A POINT 300.00 FEET NORTH (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 57.00 FEET) OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT ANGLE LINE A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY LINE OF AND EASEMENT AGREEMENT DATED DECEMBER 20, 1965; THENCE SOUTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG SAID WESTERLY LINE OF EASEMENT A DISTANCE OF 71.00 FEET TO CURVED LINE, CONVEX NORTHERLY HAVING A RADIUS OF 49.42 FEET, A DISTANCE OF 38.89 FEET (THE CHORD OF SAID CURVE BEARING SOUTH 67 DEGREES 27 MINUTES 30 SECONDS EAST) TO A POINT ON THE WEST LINE OF THE EAST 57.00 FEET, AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 57.00 FEET, A DISTANCE OF 43.11 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

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