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AMENDMENT OF MORTGAGE

BETWEEN

OHIO DECORATIVE PRODUCTS, INC.,

as Mortgagor,

AND

SECURITY PACIFIC BUSINESS CREDIT INC.,

as Mortgagee

County: Cook  
State: Illinois

Record and Return to:  
Albert M. Fenster, Esq.  
Kaye, Scholer, Fierman, Hays & Handler  
425 Park Avenue  
New York, NY 10022

R88-0442-14

Property of Cook County Clerk's Office

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## AMENDMENT OF MORTGAGE

AGREEMENT made this 29<sup>th</sup> day of June, 1988 between OHIO DECORATIVE PRODUCTS, INC., 220 South Elizabeth, Spencerville, Ohio 45887 ("Mortgagor") and SECURITY PACIFIC BUSINESS CREDIT INC., 228 East 45th Street, New York, New York 10017 ("Mortgagee").

### W I T N E S S E T H:

WHEREAS, by quitclaim deed dated December 26, 1984, Burkart Foam, Inc. ("Burkart"), formerly known as Grand Sheet Metal Products Company, conveyed to Mortgagor, the parent company of Burkart, all of Burkart's interest in certain real property (the "Property") located in the City of Melrose Park, County of Cook and State of Illinois and more particularly described in Exhibit A annexed hereto and made a part hereof; and

WHEREAS, prior to said conveyance, the Property was mortgaged by Burkart (prior to the change in name) to A.J. Armstrong Co. Inc. ("A.J. Armstrong") pursuant to that certain Mortgage (the "Mortgage") in the maximum principal amount of \$450,000.00, dated September 10, 1980 and recorded on September 11, 1980 in the Recorder's Office of Cook County, Illinois (the "Recorder's Office") as Document Number 25580274, to secure all the present and future obligations of Burkart to A.J. Armstrong, to a maximum indebtedness of \$450,000.00; and

WHEREAS, Mortgagee is the present holder of the Mortgage;

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WHEREAS, pursuant to an Amendment of Mortgage dated December 30, 1985 and recorded in the Recorder's Office on February 4, 1986 as Document Number 86048506 Mortgagor assumed all of the obligations of Burkart under the Mortgage; and

WHEREAS, simultaneously with the execution hereof, Mortgagor, Ken-Dec, Inc., Edgerton Metal Products, Inc. and Flexible Foam Products, Inc. (collectively, the "Borrowers") and Mortgagee are executing and delivering a Loan and Security Agreement (the "Loan and Security Agreement") pursuant to which Mortgagee has agreed to lend the Borrowers a maximum principal amount of \$22,000,000 in the aggregate outstanding at any time (including currently outstanding indebtedness); and

WHEREAS, to induce Mortgagee to enter into said Loan and Security Agreement, Mortgagor has agreed to amend the Mortgage has herein provided.

NOW, THEREFORE, for ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. In addition to all the obligations secured by the Mortgage, the Mortgage shall secure, and shall be deemed to secure, the present and future obligations of the Borrowers to Mortgagee, up to a maximum principal indebtedness of \$22,000,000 outstanding at any time, together with interest thereon at the rate provided for in the loan documents evidencing said obligations (including, without limitation, the Loan and Security Agreement) and all fees, costs and charges

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incurred by Mortgagee in connection with said obligations.

2. Except as herein expressly amended, the Mortgage and all the terms, covenants and conditions thereof remain in full force and effect.

IN TESTIMONY WHEREOF, Mortgagor and Mortgagee have caused these presents to be subscribed to as of the 29<sup>th</sup> day of June, 1988

ATTEST:

OHIO DECORATIVE PRODUCTS, INC.

Steven Kender

By: [Signature]

Title:

Steven Kender

By: [Signature]

Title:

ATTEST:

SECURITY PACIFIC BUSINESS CREDIT, INC.

Steve Kender

By: [Signature]

Title: VP

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

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STATE OF New York )  
COUNTY OF New York ) ss.:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 1988 by Charles Moeller of OHIO DECORATIVE PRODUCTS, INC., an Ohio corporation, on behalf of the corporation.

Michael E. Gerzog  
Notary Public  
MICHAEL E. GERZOG  
NOTARY PUBLIC, State of New York  
No. 24-4903986  
Qualified in Kings County  
Commission Expires Aug. 24, 1989  
Serial Number (if any)

STATE OF New York )  
COUNTY OF New York ) ss.:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 1988 by Lawrence D. Powell of OHIO DECORATIVE PRODUCTS, INC., an Ohio corporation, on behalf of the corporation.

Michael E. Gerzog  
Notary Public  
MICHAEL E. GERZOG  
NOTARY PUBLIC, State of New York  
No. 24-4903986  
Qualified in Kings County  
Commission Expires Aug. 24, 1989  
Serial Number (if any)

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STATE OF New York  
COUNTY OF New York ; ss.:

The foregoing instrument was acknowledged before me  
this 29th day of June, 1988 by Alan F. McKay of  
SECURITY PACIFIC BUSINESS CREDIT INC., an Ohio corporation, on  
behalf of the corporation.

Michael E. Gerzog  
Notary Public

MICHAEL E. GERZOG  
NOTARY PUBLIC, State of New York  
No. 24-4903986  
Qualified in Kings County  
~~Commission Expires Aug 24, 19 89~~  
Serial Number (if any)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ; ss.:

The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 1988 by \_\_\_\_\_ of  
SECURITY PACIFIC BUSINESS CREDIT INC., an Ohio corporation, on  
behalf of the corporation.

~~Notary Public~~

~~Serial Number (if any)~~

This instrument was prepared by:

Louis J. Hait, Esq.  
Kaye, Scholer, Fierman,  
Hays & Handler  
425 Park Avenue  
New York, New York 10022

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## EXHIBIT A

### LEGAL DESCRIPTION RIDER

#### PARCEL 1:

That part of the East 230 feet of the West 414.10 feet of the South East fractional quarter North of the Indian Boundary Line of Section 33, Township 40 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning at a point on the East line of the West 414.10 feet of the aforesaid South East fractional quarter of Section 33 which is 765.20 feet North of the North line of North Avenue as dedicated; thence West at right angles to said East line of the West 414.10 feet, a distance of 212 feet; thence North at right angles to the last described line 30 feet; thence North Westerly 170.95 feet to a point on the East line of the West 184.10 feet of the aforesaid South East fractional quarter of Section 33 which is 200 feet North of the South line of the premises herewith described extended West; thence North along the East line of the aforesaid West 184.10 feet a distance of 161.45 feet; thence South Easterly a distance of 202.38 feet to a point 205.41 feet East of the West line of the South East fractional quarter of Section 33 aforesaid which is 160.20 feet North of the South line of the premises herewith described; thence East parallel to said South line 208.69 feet; thence South 160.20 feet to the place of beginning, in Cook County, Illinois.

#### PARCEL 2:

That part of the East 230 feet of the West 414.10 feet of the South East fractional quarter North of the Indian Boundary Line of Section 33, Township 40 North, Range 12, East of the Third Principal Meridian bounded and described as follows: Beginning at a point on the East line of the West 414.10 feet of the aforesaid South East fractional quarter of Section 33, which is 925.40 feet North of the North line of North Avenue as dedicated; thence West at right angles to said East line of said West 414.10 feet a distance of 208.69 feet; thence North Westerly 202.38 feet to a point on the East line of the West 184.10 feet of the aforesaid South East fractional quarter of Section 33 which is 201.25 feet North of the South line of the premises herewith described extended West; thence North along the East line of the aforesaid West 184.10 feet a distance of 248.35 feet; thence South Easterly 170.95 feet to a point on the East line of the West 302.10 feet of the aforesaid South East fractional quarter of Section 33 which is 279.60 feet North of the South line of premises herewith described; thence South along the East line of the aforesaid West 302.10 feet a distance of 30 feet; thence East parallel with the South line of the premises described 212 feet; thence South 249.60 feet to the place of beginning, in Cook County, Illinois.

#### PARCEL 3:

That part of the South half of fractional Section 33, Township 40 North, Range 12, East of the Third Principal Meridian, North of the Indian Boundary Line lying East of a line 460 feet East of the East line of Cornell Avenue as dedicated by Document Number 15459665 recorded October 15, 1952 in the Recorder's Office of Cook County, Illinois South of a line drawn at right angles to the East line of Cornell Avenue through a point on said line which is 878.52 feet North of the South line of the North 80 acres of the following described tract of land to wit: The East half of the South West quarter together with the West 10 acres of the South East fractional quarter North of the Indian Boundary Line of Section 33 aforesaid and North Westerly of a curved line convex to the South East radius of 265 feet, said curved line being tangent to a line forming a right angle with the East line of Cornell Avenue at a point 618.52 feet North of the South line of the North 80 acres of the tract of land above described and also tangent to the East line of the West 167.10 feet of the South East fractional quarter of said Section 33, excepting from said premises the North 30 feet of the West 90 feet thereof, in Cook County, Illinois.

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## EXHIBIT A

### LEGAL DESCRIPTION RIDER

#### PARCEL 4:

That part of the East 230 feet of the West 414.10 feet of the South East fractional quarter North of the Indian Boundary Line of Section 33, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of the West 414.10 feet of the aforesaid South East fractional quarter of Section 33 which is 795.20 feet North of the North line of North Avenue as dedicated; thence West at right angles to said East line of the West 414.10 feet a distance of 212 feet; thence North Westerly 170.95 feet to a point on the East line of the West 184.10 feet of the aforesaid South East fractional quarter of Section 33, which is 170 feet North of the last described course, for the point of beginning of the tract of land to be conveyed; thence South Easterly on the last described course for a distance of 113.7 feet; thence West .7 feet; thence North Westerly parallel to the first described course, to its intersection with the East line of the West 184.10 feet of the aforesaid South East fractional quarter of Section 33; thence North along the East line of said West 184.10 feet to the point of beginning, all in Cook County, Illinois.

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## LEGAL DESCRIPTION RIDER

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### PARCEL 2:

That part of the East 230 feet of the West 414.10 feet of the South East fractional quarter North of the Indian Boundary Line of Section 33, Township 40 North, Range 12, East of the Third Principal Meridian bounded and described as follows: Beginning at a point on the East line of the West 414.10 feet of the aforesaid South East fractional quarter of Section 33, which is 925.40 feet North of the North line of North Avenue as dedicated; thence West at right angles to said East line of said West 414.10 feet a distance of 208.69 feet; thence North Westerly 202.38 feet to a point on the East line of the West 184.10 feet of the aforesaid South East fractional quarter of Section 33 which is 201.25 feet North of the South line of the premises herewith described extended West; thence North along the East line of the aforesaid West 184.10 feet a distance of 248.35 feet; thence South Easterly 170.95 feet to a point on the East line of the West 202.10 feet of the aforesaid South East fractional quarter of Section 33 which is 279.60 feet North of the South line of premises herewith described; thence South along the East line of the aforesaid West 202.10 feet a distance of 30 feet; thence East parallel with the South line of the premises described 212 feet; thence South 249.60 feet to the place of beginning, in Cook County, Illinois.

### PARCEL 3:

That part of the South half of fractional Section 33, Township 40 North, Range 12, East of the Third Principal Meridian, North of the Indian Boundary Line lying East of a line 460 feet East of the East line of Cornell Avenue as dedicated by Document Number 15459665 recorded October 15, 1952 in the Recorder's Office of Cook County, Illinois South of a line drawn at right angles to the East line of Cornell Avenue through a point on said line which is 878.52 feet North of the South line of the North 80 acres of the following described tract of land to wit: The East half of the South West quarter together with the West 10 acres of the South East fractional quarter North of the Indian Boundary Line of Section 33 aforesaid and North Westerly of a curved line convex to the South East radius of 265 feet, said curved line being tangent to a line forming a right angle with the East line of Cornell Avenue at a point 618.52 feet North of the South line of the North 80 acres of the tract of land above described and also tangent to the East line of the West 167.10 feet of the South East fractional quarter of said Section 33, excepting from said premises the North 30 feet of the West 90 feet thereof, in Cook County, Illinois.

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EXHIBIT A

LEGAL DESCRIPTION RIDER

PARCEL 4:

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EXHIBIT A

LEGAL DESCRIPTION RIDER

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#### PARCEL 4:

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