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ASSIGNMENT AND ASSUMPTION OF LEASE

Pursuant to Sections 1.2(a) and 10.2(a)(ii)(A) of that certain Asset Purchase Agreement, dated July 28, 1988, by and among Metrocom Inc., an Illinois corporation (the "Assignor"), Metrocom Communications, Inc., a Delaware corporation ("the Assignee"), Industrial Electronics Service Co., an Illinois corporation ("IES"), and certain of its shareholders (the "Purchase Agreement"), for good and valuable consideration paid to it in hand, the receipt and sufficiency of which are hereby acknowledged, the Assignor hereby assigns, transfers and sets over to the Assignee, its successors and assigns, effective as of the date hereof, all of the Assignor's right, title and interest in and to that certain Lease Agreement, dated as of August 26, 1987, between Cosmopolitan National Bank of Chicago, as Trustee under Trust Agreement dated November 20, 1984, and known as Trust Number 27301, as Lessor (the "Lessor"), and the Assignor, as Lessee, relating to the lease of the land and property commonly known as 9264 West 159th Street, Orland Park, Illinois 60427, which land is described in Exhibit A hereto (the "Lease"), in accordance with the terms and provisions of Section 20 of the Lease.

Assignee hereby covenants and agrees with Assignor to assume and comply with each and every provision of the Lease and warrants to the Lessor that it will perform all duties required of it under the Lease.

The Assignor and Assignee hereby agree that the foregoing assignment of the Lease shall not become effective unless and until the Closing referred to in the Purchase Agreement takes place.

Dated this 10th day of August, 1988.

METROCOM INC.,
as Assignor

Attest:

By: Michael Rapchak
Print Name: Michael Rapchak
Its: Asst. Secretary

By: Walter Edgren
Print Name: WALTER EDGREN
Its: VICE P.

METROCOM COMMUNICATIONS, INC.,
as Assignee

Attest:

By: Dennis L. Myers
Print Name: DENNIS L. MYERS
Its: Asst. Secretary

By: Dennis L. Myers
Print Name: Dennis L. Myers
Its: Vice President Return to

Box 407,
To: Ting

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CONSENT

Pursuant to Section 20 of the Lease, the Lessor hereby consents to the foregoing assignment of the Lease as of the date of this instrument. The Lessor hereby agrees that the Assignee shall not be liable under the Lease for events occurring or rents accruing prior to the Closing Date referred to in the Purchase Agreement and in no event shall the Assignee be liable under the Lease unless and until the Closing referred to in the Purchase Agreement takes place.

Executed and delivered by The Cosmopolitan National Bank of Chicago, not in its individual capacity, but solely in the capacity herein described, for the purpose of binding the herein described property, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each article of the deed, assignments and agreements herein made, are made and intended to be made by the bank and agreements of the Trustee, or for the purpose of binding the Assignee personally, but executed and delivered by the Trustee in the exercise of the powers conferred upon it as such Trustee, and no personal liability or personal responsibility is assumed by, or shall at any time be asserted or enforced against said Trustee on account hereof or on account of any undertaking or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by all other parties hereto, and those claiming by, through, or under them.

COSMOPOLITAN NATIONAL BANK OF CHICAGO, as Trustee under Trust Agreement dated November 20, 1984 and known as Trust Number 27301, & not personally as Lessor

Attest:

By: Eileen F. Gamberdino
Print Name: Eileen F. Gamberdino
Its: Trust Officer

By: Rose M. Trulis
Print Name: Rose M. Trulis
Its: Vice President

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Exhibit A

Legal Description

A 3500 square feet, single story, free standing building located on a portion of the property described as follows:

A parcel of property located in the East Half of the Southwest Quarter of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 15, thence North $0^{\circ}-00'-18''$ East along the West line of the East Half of the Southwest Quarter of said Section 15 (also the Center line of 94th Avenue) for a distance of 64.99 feet to a point; thence South $89^{\circ}-38'-48''$ East along a line parallel to the South line of the East Half of the Southwest Quarter of said Section 15 for a distance of 50.00 feet to a point (said point lying on the East right-of-way line of 94th Avenue per document number 70L16926;); thence South $44^{\circ}-41'-27''$ East along the said East right-of-way line of 94th Avenue for a distance of 21.21 feet to the North right-of-way line of 159th Street per document number 70L16926; thence South $89^{\circ}-44'-09''$ East along the said North right-of-way line of 159th Street for a distance of 776.00 feet to a point in a line lying 500.00 feet West of and parallel to the East line of the Southwest Quarter of said Section 15 at the point of beginning; thence North $0^{\circ}-00'-45''$ East along the said line 500.00 feet West of and parallel to the said East line of the Southwest Quarter of Section 15 for a distance of 398.78 feet to a point in a line lying 450.00 feet North of and parallel to the South line of the East half of the Southwest Quarter of said Section 15; thence South $89^{\circ}-38'-48''$ East along the said line lying 450.00 feet North of and parallel to the said South line of the East Half of the Southwest Quarter of Section 15 for a distance of 250.00 feet to a line 250.00 feet West of and parallel to the East line of the Southwest Quarter of said Section 15; thence South $0^{\circ}-00'-45''$ West for a distance of 393.38 feet to the North right-of-way line of 159th Street; thence North $89^{\circ}-44'-09''$ West along said North right-of-way line of 159th Street for a distance of 172.05 feet; thence South $0^{\circ}-02'-12''$ West continuing along the North right-of-way line of 159th Street for a distance of 5.00 feet; thence North $89^{\circ}-44'-09''$ West continuing along the North right-of-way line of 159th Street for a distance of 77.92 feet to the point of beginning; containing 2.268 acres more or less; all in Cook County, Illinois.

PIN: 27-15-301-004-0000

Common Street Address: 9264 W. 159th Street
Orland Park, Illinois

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Maggie Champaneri, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DENNIS L MYERS personally known to me to be the VICE President of METROCOM COMMUNICATIONS, INC., a Delaware corporation, and VIRGINIA H. FOLDEN personally known to me to be the ASSISTANT Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE President and ASSISTANT Secretary of said corporation, they signed and delivered the said instrument pursuant to proper authority duly given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5TH day of August, 1988.

Maggie Champaneri
Notary Public

[SEAL]

My Commission expires:

OFFICIAL SEAL
MAGGIE CHAMPANERI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG 22, 1992

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Richard E. Schacht, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT WALTER EBERT personally known to me to be the VICE President of METROCOM INC., an Illinois corporation, and MICHAEL RAPPERTY personally known to me to be the ASSISTANT Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE President and ASSISTANT Secretary of said corporation, they signed and delivered the said instrument pursuant to proper authority duly given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of August, 1988.

Richard E. Schacht
Notary Public

[SEAL]

My Commission expires:

June 6, 1989

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, Sandra Steffens, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rose M. Trulis personally known to me to be the Vice President of COSMOPOLITAN NATIONAL BANK OF CHICAGO, as Trustee under Trust Agreement dated November 20, 1984 and known as Trust Number 27301, a national banking institution, as Trustee as aforesaid and Trust Officer ~~Secretary~~ of said bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Trust Officer ~~Secretary~~ of said bank, they signed and delivered the said instrument as Vice President and Trust Officer ~~Secretary~~ of said bank pursuant to authority given by the Board of Directors of said bank as Trustee as aforesaid, as their free and voluntary act, and as the free and voluntary act and deed of said bank as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of August, 1988.



Sandra Steffens
Notary Public
[SEAL]

My Commission expires:

August 10, 1988

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COOK COUNTY RECORDER

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