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PREPARED BY: MALATO
STEPHEN A. MALATO, ESQ.
222 N. LaSalle
Chicago, Illinois 60601

TIC Loan No. 502199

Address: 846-860 W. Algonquin Rd.
Schaumburg, Illinois

Tax No.: 02-34-102-053 to 056

Box 332

EXTENSION AND MODIFICATION AGREEMENT

THIS AGREEMENT made this 30th day of August, 1989 ("Date Hereof"), but effective as of September 29, 1988 ("Effective Date"), among THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation ("Travelers"), FIRST UNITED TRUST COMPANY formerly known as MOUNT PROSPECT STATE BANK, an Illinois banking corporation, not personally but solely as trustee pursuant to Trust Agreement dated August 29, 1983 and known as Trust Number 1336 ("Trust"), and SCHAUMBURG ATRIUM CENTER, an Illinois general partnership, the owner of one hundred per cent (100%) of the beneficial interest in Trust ("Beneficiary");

R E C I T A L S:

A. Travelers is the legal owner and holder of Note dated September 24, 1985 ("Note"), executed and delivered by Trust in favor of Travelers, in the principal amount of THIRTEEN MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($13,600,000.00) ("Original Principal Balance"), which provides, among other things, for the payment of the "Outstanding Principal Balance" (as such term is defined in the Note) and all unpaid & accrued interest thereon and other sums due to Travelers on September 29, 1988 ("Maturity Date").

B. Note is secured by Mortgage and Security Agreement of even date with Note, conveying the land and improvements commonly identified as 846-86 W. Algonquin Rd. Schaumburg, Illinois and legally described on Exhibit "A" attached hereto and made a part hereof ("Land and Improvements"), recorded in the office of the Recorder of Deeds of Cook County, Illinois ("Recorder's Office") as Document Number 85210936 ("Mortgage"), and other "Loan Documents" (as such term is defined in Mortgage) (Mortgage and other Loan Documents collectively "Security Documents").

C. On the Maturity Date Trust failed to pay to Travelers the Outstanding Principal Balance, accrued and unpaid interest thereon.

D. Trust and Beneficiary have requested that the Maturity Date be extended and that the Note, Mortgage and other Loan Documents be modified in certain respects and Travelers has agreed to extend the Maturity Date and to modify the same upon the terms and conditions hereafter set forth.

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NOW, THEREFORE, in consideration of the payments made and to be made by Trust and Beneficiary, as hereinafter provided, and the performance of the terms, covenants, conditions and agreements hereafter set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, IT IS HEREBY AGREED AS FOLLOWS:

1. WARRANTIES AND REPRESENTATIONS: Trust represents and Beneficiary warrants and represents as follows (collectively Warranties and Representations"):

(a) the execution and delivery of Note and Security Documents were duly authorized;

(b) Note and Security Documents, and each of the terms, covenants, conditions and agreements contained therein, are in full force and effect, are the valid and legally binding obligations of Trust and Beneficiary, as the case may be, and are free from all legal and equitable defenses, offsets and counterclaims;

(c) no person, firm or corporation has or claims any interest in Land and Improvements which does not appear in loan policy Number 701-36-31 dated February 4, 1986, issued by CHICAGO TITLE INSURANCE COMPANY ("Loan Policy") (other than tenants of Land and Improvements identified on rent roll attached hereto and made a part hereof as Exhibit "B", pursuant to their respective leases ["Leases"]), nor is there any unrecorded deed, deed of trust, mortgage or other conveyance or any undelivered bill of sale, assignment or instrument of transfer relating thereto;

(d) no part of Land and Improvements is in receivership nor is any application for receivership pending and no petition in bankruptcy has been filed by or against Trust or Beneficiary;

(e) the only parties entitled to possession of Land and Improvements, or any part thereof, are Trust, Beneficiary and tenants pursuant to Leases;

(f) the first (1st) and second (2nd) installments of 1988 real estate taxes assessed against Land and Improvements have been paid in full; and

(g) there are no agreements, state of facts or circumstances presently existing which, with or without the service of notice, passage of time, or

both, would grant to Trust or Beneficiary the right to refuse to make or delay the payments or otherwise perform the terms, covenants, conditions and agreements required pursuant to Note and Security Documents.

2. ACKNOWLEDGMENT OF NON-PAYMENT AND AMOUNTS DUE AS OF EFFECTIVE DATE AND DATE HEREOF: Trust and Beneficiary acknowledge that Trust has defaulted in the payment of the Original Principal Balance due to Travelers pursuant to the terms and conditions of Note and Security Documents and, as of the Effective Date and the Date Hereof, the Outstanding Principal Balance is $13,600,000.00.

3. MODIFICATIONS: As of Effective Date, Note and Security Documents are modified as follows:

(a) The Maturity Date is changed to September 29, 1990 ("Extended Maturity Date").

(b) Trust and Beneficiary shall have the right to prepay the Note in whole (no partial payment is allowed) without premium or penalty upon thirty (30) days prior written notice to Travelers.

(c) No "Late Charge" (as defined in the Note) shall be applied to payment made on account of interest due on the Outstanding Principal Balance from the Effective Date to the Date Hereof and interest at the "Default Interest Rate" (as defined in the Note) shall not be charged on the Outstanding Principal Balance from the Effective Date to the Date Hereof, PROVIDED, HOWEVER, that Late Charges and Default Interest Rate shall be charged following the Date Hereof.

4. EXTENSION FEE: On the Extended Maturity Date or concurrently with the prepayment of Outstanding Principal Balance and accrued interest thereon whichever shall first occur, Trust and Beneficiary shall pay to Travelers, by wire transfer to a bank and for credit to an account designated by Travelers, the sum of SIXTY EIGHT THOUSAND and NO/100 DOLLARS ($68,000) as and for an extension fee which fee is deemed earned as of the Date Hereof, and the payment of which is secured by the lien of the Mortgage and other Loan Documents.

5. WAIVER OF CERTAIN RIGHTS: Trust and Beneficiary agree, in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, including the forbearance by Travelers from exercising the rights and remedies otherwise available to it under the Note, Mortgage and other Loan Documents, the receipt and adequacy of which are hereby acknowledged, that in the event Trust or Beneficiary (or any of

the partners thereof) shall make application for or seek relief or protection under any of the sections or chapters of the United States Bankruptcy Code (the "Code"), or in the event that any involuntary petition is filed against Trust or Beneficiary (or any of the partners thereof) under any section or chapter of the Code, Travelers shall thereupon be entitled to immediate relief from any automatic stay imposed by Sec. 362 of the Code, or otherwise, on or against the exercise of the rights and remedies otherwise available to Travelers as herein, and in the Note and Security Documents and by law provided.

6. ADDITIONAL PROVISIONS: Concurrently with the execution hereof:

(a) Beneficiary shall deliver to Travelers a satisfactory endorsement to Loan Policy insuring the continued validity and priority of the lien of Mortgage, following the recording of this Agreement (subject only to real estate taxes not yet due and payable and to other matters set forth on Schedule B of Loan Policy), confirming all endorsements thereto.

(b) Satisfactory evidence of payment of 1988 real estate taxes assessed against its land and improvements.

(c) Beneficiary shall pay all title and recording charges and other costs and expenses (including attorneys' fees) incurred by Travelers by reason of the matters specified herein and the preparation of this Agreement and all other documents necessary and required to effectuate the provisions hereof.

7. JOINT AND SEVERAL OBLIGATIONS: All obligations of Trust and Beneficiary pursuant hereto shall be joint and several and may be fully enforced against either Trust or Beneficiary in legal proceedings without any requirement that the other party be joined as a party defendant in such proceedings.

8. FAILURE OR DELAY: No failure by Travelers to exercise, or delay by Travelers in exercising, any right, power or privilege hereunder shall operate as a waiver thereof nor shall any single or partial exercise of any right, power or privilege hereunder preclude any other or further exercise thereof, or the exercise of any other right, power or privilege. The rights and remedies provided in this Agreement, Note and Security Documents are cumulative and not exclusive of each other or of any right or remedy provided by law or in equity. No notice to or demand upon Trust or Beneficiary, in any instance, shall, in itself, entitle Trust or Beneficiary to any other or further notice or demand in similar or other circumstances or constitute a waiver of the right of Travelers to any other or further action in any circumstance

without notice or demand.

9. EFFECT OF AGREEMENT: Trust and Beneficiary acknowledge that:

(a) they have thoroughly read and reviewed the terms and provisions of this Agreement and are familiar with the same;

(b) the terms and provisions contained herein are clearly understood by Trust and Beneficiary and are fully and unconditionally consented to by them;

(c) they have had full benefit and advice of counsel of their own selection or the opportunity to obtain the benefit and advice of counsel of their own selection with regard to understanding the terms, meaning and effect of this agreement;

(d) they have executed this Agreement freely, voluntarily, with full knowledge and without duress and in executing this Agreement, Trust and Beneficiary have relied on no other representations, either written or oral, express or implied, made to Trust or Beneficiary by any other party hereto; and

(e) the consideration received by Trust and Beneficiary hereunder is actual and adequate.

10. RELEASE: As additional consideration for the extension of the Maturity Date and modification of the Note and Security Documents, as herein provided, Trust and Beneficiary hereby release and forever discharge Travelers, its agents, servants, employees, directors, officers, attorneys, branches, affiliates, subsidiaries, successors, assigns and all persons, firms and corporations acting in its behalf, of and from all damage, loss, claims, demands, liabilities, obligations, actions and causes of action whatsoever which Trust or Beneficiary may now have or claim to have against Travelers as of the Date Hereof and whether presently known or unknown and of every nature and extent whatsoever on account of or in any way concerning, arising out of or founded upon the Note and Security Documents, as modified hereby, including, but not limited to, all such loss or damage of any kind heretofore sustained or which may arise as a consequence of the transactions between Trust, Beneficiary and Travelers to and including the date hereof, and this release and covenant by Trust and Beneficiary is contractual and not a mere recital and Trust, Beneficiary and Travelers acknowledge and agree that no liability whatsoever is admitted by Trust, Beneficiary or Travelers, except for the indebtedness of Trust due and owing to Travelers pursuant to the Note and Security Documents, as modified hereby, and that all agreements and understandings among Trust, Beneficiary and Travelers are expressed

and embodied in the Note and Security Documents, as modified hereby.

11. NOTICES: All notices to be served pursuant hereto shall be deemed properly delivered if delivered personally or by Federal Express or comparable "over-night" courier service (which shall be deemed received on the date of delivery thereof), or served by United States certified or registered mail, postage prepaid (which shall be deemed received on the third (3rd) business day following the postmark date thereof), to Trust, Beneficiary and Travelers at the addresses set forth below or to such other addresses as Trust, Beneficiary and Travelers may direct in writing:

If to Trust, at 111 Busse Ave., Mt. Prospect, Illinois 60056, Attn: Land Trust Department, with copies thereof to Beneficiary and to Harvey X. Koloms, Esq., 145 E. Algonquin Road, Arlington Heights, Illinois 60005-4617.

If to Beneficiary, c/o Peter M. Tsolinas, 145 E. Algonquin Road, Arlington Heights, Illinois 60005-4617; c/o Robert F. Kern at 3520 Piedmont Rd. N.E., Atlanta, GA/ 30305; and c/o Lincoln National Development Corporation, 3520 Piedmont Road, N.E., Suite 300, Atlanta Georgia 30305, with a copy thereof to Harvey X. Koloms, Esq., 145 E. Algonquin Road, Arlington Heights, Illinois 60005-4617 and a copy thereof to Joseph B. Foltz, Esq., 3520 Piedmont Road, N.E., Suite 350, Atlanta, Georgia 30305.

If to Travelers, at 2215 York Road, Oak Brook, Illinois 60521, Attn: Mr. Richard G. Griffith, Regional Vice President, with a copy thereof to John C. Murray, Esq., The Travelers Insurance Company, 2215 York Road, Suite 504, Oak Brook, Illinois 60521.

12. WHEN EFFECTIVE: This Agreement shall become effective as of Effective Date, concurrently with the execution and delivery hereof by Travelers, Trust and Beneficiary and upon performance by Trust and Beneficiary of all of the terms, covenants, conditions and agreements required of them pursuant hereto provided that no "Default" as defined in the Note is associated between the effective date and the date hereof.

13. GOVERNING LAW: This Agreement has been negotiated, executed and delivered at Chicago, Illinois and shall be construed in accordance with the laws of the State of Illinois.

14. CONSTRUCTION: This Agreement shall not be construed more strictly against Travelers than against Trust and Beneficiary merely by virtue of the fact that the same has been prepared by counsel for Travelers, it being recognized that both Beneficiary and Travelers have contributed substantially and materially to the

preparation of this Agreement, and Trust, Beneficiary and Travelers each acknowledges and waives any claim contesting the existence and the adequacy of the consideration given by the others in entering into this Agreement.

15. GENDER: All words herein which are expressed in the neuter gender shall be deemed to include the masculine, feminine and neuter genders and any word herein which is expressed in the singular or plural shall be deemed, whenever appropriate in the context, to include the plural and the singular.

16. ENTIRE AGREEMENT: Trust, Beneficiary and Travelers each acknowledge that there are no other agreements or representations, either oral or written, express or implied, not embodied in this Agreement, Note and Security Documents, which, together, represent a complete integration of all prior and contemporaneous agreements and understandings of Trust, Beneficiary and Travelers and, except to the extent modified herein, the provisions of Note and Security Documents are hereby ratified and confirmed.

17. BENEFIT: Except as provided herein, this Agreement shall be binding upon and shall inure to the benefit of Trust, Beneficiary and Travelers, their respective successors, assigns, grantees and legal representatives.

18. EXCULPATION OF TRUST AND BENEFICIARY: This Agreement is executed by Trust, not personally but solely as Trustee pursuant to the terms of the aforesaid Trust Agreement, solely in the exercise of the power and authority conferred upon and vested in it as such trustee (and Trust hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed that (1) nothing herein contained shall be construed as establishing any personal liability upon Trust, its agents or employees, and/or the Beneficiary, all such personal liability being hereby expressly waived by Travelers, Travelers' only recourse against Trust being limited to Mortgaged Premises and the collateral or other property given as security for the payments evidenced and secured by Note and Security Documents; and (2) except to the extent specified in the Security Documents, Travelers, for itself and its successors, grantees and assigns, hereby, forever, releases Beneficiary and any and all employees, agents, shareholders, partners, directors and officers thereof from all personal liability with respect to any money or deficiency judgment upon Note and Security Documents.

IN WITNESS WHEREOF, Travelers, Trust and Beneficiary have caused this Agreement to be executed by their respective duly authorized officers and partners as of the day and year first above written.

THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation

By _____ RICHARD G. GRIFFITH
Title: REGIONAL VICE PRESIDENT

ATTEST:
_____ GEORGE PSARAS
Title: ASSISTANT SECRETARY

FIRST UNITED TRUST COMPANY, as successor trustee to ~~THE FIRST CHICAGO BANK OF MOUNT PROSPECT, formerly known as~~ MOUNT PROSPECT STATE BANK, not personally but solely as trustee as aforesaid

By _____
Title: Assistant Vice President

ATTEST:
Peter D. Walter
Title: Assistant Secretary

SCHAUMBURG ATRIUM CENTER, an Illinois general partnership

BY: _____
PETER M. TSOLINAS, General Partner

BY: LINCOLN NATIONAL LIFE INSURANCE COMPANY, General Partner

By: _____
Title: Executive Vice President

ATTEST:

_____
Title:

BY: _____
ROBERT F. KERN, General Partner

IN WITNESS WHEREOF, Travelers, Trust and Beneficiary have caused this Agreement to be executed by their respective duly authorized officers and partners as of the day and year first above written.

THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation

By _____ RICHARD G. GRIFFITH
Title: REGIONAL VICE PRESIDENT

ATTEST:

_____ GEORGE PSARAS
Title: ASSISTANT SECRETARY

FIRST UNITED TRUST COMPANY as successor trustee to
MOUNT PROSPECT STATE BANK
~~THE FIRST CHICAGO BANK OF MOUNT PROSPECT, formerly known as MOUNT PROSPECT STATE BANK~~, not personally but solely as trustee as aforesaid

By _____
Title:

ATTEST:

_____
Title:

SCHAUMBURG ATRIUM CENTER, an Illinois general partnership

BY: _____
PETER M. TSOLINAS, General Partner

BY: LINCOLN NATIONAL LIFE INSURANCE COMPANY, General Partner

By: _____
Title:

ATTEST:

_____
Title:

BY: _____
ROBERT F. KERN, General Partner

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Richard G. Griffith, Regional Vice President of THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation ("Travelers"), and George Psaras, Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Regional Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of Travelers, for the uses and purposes therein set forth; and the said George Psaras did also then and there acknowledge that he, as custodian of the corporate seal of Travelers, did affix the same to said instrument as his own free and voluntary act, and as the free and voluntary act of Travelers, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of October, 1989.

Marilyn L. Weisbrodt
Notary Public

My Commission Expires 3/5/90

"OFFICIAL SEAL"
Marilyn L. Weisbrodt
Notary Public, State of Illinois
My Commission Expires 3/5/90

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STATE OF ILLINOIS }
} SS.
COUNTY OF C O O K }

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Paul M. Greene, Asst. Vice President of FIRST UNITED TRUST COMPANY formerly known as MOUNT PROSPECT STATE BANK OF CHICAGO, an Illinois banking corporation ("Trust") and Peter D. Walter, Asst. Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and Asst. Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of Trust, for the uses and purposes therein set forth; and the said Asst. Secretary did also then and there acknowledge that he, as custodian of the corporate seal of Trust, did affix the same to said instrument as his own free and voluntary act, and as the free and voluntary act of Trust, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25th day of September, 1989.

Evelyn H. Hacy
Notary Public

My Commission Expires

"OFFICIAL SEAL"
Evelyn Hacy
Notary Public - State of Illinois
My Commission Expires 7-30-1993

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that PETER M. TSOLINAS, a general partner of SCHAUMBURG ATRIUM CENTER, an Illinois general partnership ("Beneficiary"), and personally known to me to be the same person whose names 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 acts, and as the free and voluntary act of Beneficiary, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of September, 1989.

Malley Pokorny
Notary Public

My Commission Expires May 14 1990

OFFICIAL SEAL
MALLEY POKORNY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 14, 1990

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Alex Tokay, Executive Vice-President and _____, _____ of LINCOLN NATIONAL LIFE INSURANCE COMPANY, a general partner of SCHAUMBURG ATRIUM CENTER, an Illinois general partnership ("Beneficiary"), personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of said general partner appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of Beneficiary, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of September, 1989.

Malley Pokorny
Notary Public

My Commission Expires May 14 1990

OFFICIAL SEAL
MALLEY POKORNY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 14, 1990

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that [illegible] and [illegible] of LAKEVIEW NATIONAL TRUST [illegible] CHICAGO, a general partner of EDGEWATER ACADEMY CENTER, [illegible] partnership ("Beneficiary"), personally known to me to be the persons whose names are subscribed to the [illegible] on behalf of said general partner appeared before me [illegible] persons and acknowledged that they signed and [illegible] instrument as their own free and voluntary act [illegible] and voluntary act of Beneficiary, for the uses and purposes [illegible] set forth.

GIVEN under my hand and notarial seal this [illegible] day of [illegible] 1989.

Notary Public

My Commission Expires [illegible]

OFFICIAL SEAL
MALLEY ROKOSNY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 11, 1990

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that ROBERT P. KERN, a general partner of SCHAUMBURG ATRIUM CENTER, an Illinois general partnership ("Beneficiary"), and personally known to me to be the same 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 Beneficiary, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of September, 1989.

Malley Pokorny
Notary Public

My Commission Expires May 14, 1990

OFFICIAL SEAL
MALLEY POKORNY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 14, 1990

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EXHIBIT A

PARCEL 1: THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PLUM GROVE ROAD (ALSO KNOWN AS OLD PLUM GROVE ROAD) WITH THE NORTHERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT NO. 11195798; THENCE NORTH 066 DEGREES, 50 MINUTES, 41 SECONDS WEST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD, 89.04 FEET TO THE MOST WESTERLY CORNER OF PROPERTY CONDEMNED FOR ROAD PURPOSES AS PER CASE NO. 71L11410; THENCE NORTH 057 DEGREES, 00 MINUTES, 18 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND CONDEMNED FOR ROAD PURPOSES, 38.99 FEET TO A LINE 50.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PLUM GROVE ROAD; THENCE NORTH 000 DEGREES, 51 MINUTES, 17 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING ALSO THE WEST LINE OF LAND CONDEMNED FOR ROAD PURPOSES AS PER CASE NO. 71L11410, 659.03 FEET; THENCE NORTH 069 DEGREES, 32 MINUTES, 09 SECONDS WEST 895.0 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 069 DEGREES, 32 MINUTES, 09 SECONDS WEST 925.47 FEET; THENCE SOUTH 020 DEGREES, 27 MINUTES, 51 SECONDS WEST, 600.15 FEET TO THE NORTHERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT NO. 11195798; THENCE SOUTH 069 DEGREES, 32 MINUTES, 09 SECONDS EAST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD, 116.52 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD, BEING A CURVED LINE, CONVEX TO THE NORTH EAST, HAVING A RADIUS OF 21535.94 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT THE LAST DESCRIBED POINT, AN ARC DISTANCE OF 780.24 FEET TO AN INTERSECTION WITH A LINE BEARING SOUTH 023 DEGREES, 09 MINUTES, 19 SECONDS WEST FROM THE AFOREDESCRIBED POINT OF BEGINNING (THE CHORD OF SAID ARC BEARS SOUTH 068 DEGREES, 29 MINUTES, 52 SECONDS EAST 780.20 FEET); THENCE NORTH 023 DEGREES, 09 MINUTES, 19 SECONDS EAST 614.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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PARCEL 2: EMSE FOR THE BENEFIT OF PARCEL 1 FOR STORM SEWERS OVER AND ACROSS THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PLUM GROVE ROAD (ALSO KNOWN AS OLD PLUM GROVE ROAD) WITH THE NORTHERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT NO. 11195798; THENCE NORTH 066 DEGREES, 50 MINUTES, 41 SECONDS WEST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD 89.04 FEET TO THE MOST WESTERLY CORNER OF PROPERTY CONDEMNED FOR ROAD PURPOSES; AS PER CASE NO. 71L11410; THENCE NORTH 057 DEGREES, 00 MINUTES, 18 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND CONDEMNED FOR ROAD PURPOSES; 38.99 FEET TO A LINE 50.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PLUM GROVE ROAD; THENCE NORTH 000 DEGREES, 51 MINUTES, 17 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING ALSO THE WEST LINE OF LAND CONDEMNED FOR ROAD PURPOSES AS PER CASE NO. 71L11410, 659.03 FEET; THENCE NORTH 069 DEGREES, 32 MINUTES, 09 SECONDS WEST, 855.44 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 069 DEGREES, 32 MINUTES, 09 SECONDS WEST, 10.0 FEET; THENCE NORTH 020 DEGREES, 27 MINUTES, 51 SECONDS EAST 250.0 FEET; THENCE SOUTH 069 DEGREES, 32 MINUTES, 09 SECONDS EAST 10.0 FEET; THENCE SOUTH 020 DEGREES, 27 MINUTES, 51 SECONDS WEST 250.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, AS CREATED BY RESERVATION IN THE DEED FROM SHELL OIL COMPANY TO FRANK F. STARK BUILDERS, INC., A CORPORATION OF ILLINOIS RECORDED JUNE 2, 1971 AS DOCUMENT [illegible]

Report Date - 01-~~Aug~~ SEPT.-89
SCHAUMBURG ATRIUM CENTER
846-860 ALGONQUIN ROAD
SCHAUMBURG, IL 60173

LAMCO LEASING REPORT

Total Building Area - 153312 RSF
Building/Project Completion Date - 11/01/84

Unit ID	Lessee	Rentable Square Footage	Lease Start Date	Lease Expiry Date	Next Escalation Date	Monthly Rent	Rate p/RSF	1989 Annual Rental	% Bldg Ocpd
846-100	STUJOHN	6,708	09/01/86	07/31/93	08/01/90	5,802.42	10.38	68,455.14	4.38%
846-100A	STUJOHN	6,345	04/01/87	07/31/93	04/01/90	5,529.80	10.08	63,497.58	4.14%
846-101	MACMILLAN	13,053	03/01/88	02/28/98	03/01/90	13,314.06	12.24	159,246.60	8.51%
846-102	WCI	13,053	01/01/87	12/31/92	01/01/90	12,694.04	11.67	152,328.48	8.51%
850-100	AIGNER	24,195	12/01/84	11/30/95	12/01/89	22,178.75	11.00	267,153.12	15.78%
850-100A	AIGNER	2,482	07/01/86	11/30/95	12/01/89	2,275.17	11.00	27,405.41	1.62%
850-105	MIDSTATES	5,073	04/01/88	03/31/95	02/01/90	0.00	0.00	0.00	3.31%
850-103	MIDSTATES	2,822	02/01/85	03/31/95	07/01/90	2,824.35	12.01	33,442.48	1.84%
850-101	MIDSTATES	1,679	10/01/86	03/31/95	07/01/90	1,680.40	12.01	19,879.35	1.09%
850-106	MERIDIAN	1,668	03/01/87	08/31/90	03/01/90	1,697.19	12.21	20,266.20	1.08%
854-100	MERRILLLYNCH	17,887	01/01/85	12/31/96	01/01/90	17,141.71	11.50	205,700.50	11.67%
854-100A	MERRILLLYNCH	2,769	11/15/88	12/31/96	01/01/90	2,653.62	11.50	31,843.50	1.81%
854-110	CODEX	10,500	04/01/86	05/31/94	06/01/90	10,062.50	11.50	119,437.50	6.85%
854-110A	CODEX	2,289	11/01/86	05/31/94	06/01/90	2,193.63	11.50	26,037.42	1.49%
854-110B	CODEX	5,697	06/01/89	05/31/94	06/01/90	5,459.62	11.50	38,217.34	3.72%
860-100	IRS	* 30,380	09/30/94	10/01/99	09/30/94	42,177.56	16.66 **	126,532.68	19.82%
	TOTAL	146,600				$147,484.82	$11.05	$1,359,443.30	95.62%

LIST OF VACANCIES AT SCHAUMBURG ATRIUM CENTER

Suite Number	RSF	% Building
850-102	1,882	1.23%
860-101	4,830	3.15%
TOTAL	6,712	4.38%

General Comments

* IRS square footage is useable
**IRS rental rate is gross

EXHIBIT 2

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