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#### FIRST AMENDMENT TO MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

This First Amendment, dated as of June 1, 1990, is entered into between Industrial Maintenance Welding & Machining Company, Inc., an Indiana corporation (the "Mortgagor"), and LaSalle National Bank, a national banking association (the "Mortgagee").

WHEREAS, the Mortgagor and the Mortgagee have previously entered into a Mortgage, Assignment of Rents and Security Agreement dated as of May 25, 1989 and recorded June 5, 1989 as Document No. 89253529 and filed in the Office of the Registrar of Titles June 5, 1989 as Document No. LR3799665 (the "Agreement") to provide collateral security for the Mortgagor's obligations to the Mortgagee, including, without limitation, the Mortgagor's obligations arising under the Second Amended and Restated Revolving Credit and Term Loan Agreement dated as of May 25, 1989; and

WHERFAS, the Mortgagor and the Mortgagee have agreed to, inter alia, restructuring the collateral documents securing the Mortgagor's obligations to the Mortgagor's to associate specified collateral with specified loans, all pursuant to the terms of a Third Amended and Restated Revolving Credit and Term Loan Agreement dated concurrently herewith (the "Loan Agreement"); and

WHEREAS, the Mortgagee's commitments under the Loan Agreement are conditioned on the Mortgagor's execution of this First Amendment;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements set forth herein, the parties agree as follows:

- Capitalized terms used herein without definition will have the meanings given such terms in the Agreement.
- The recital paragraph is amended in its entirety to read and provide as follows:

"WHEREAS, Mortgagor is justly inlebted to Mortgagee in the principal sum of One Million Dollars (\$1,000,000) on a term loan basis as evidenced by a term role dated as of May 25, 1989 (the "Term Note IV" or the "Notes", which term shall include any and all renewals, refinancings and replacements thereof and therefor), whereby Mortgagor promises to pay said principal sums, together with interest thereon, from the date thereof, as set forth therein, at 'no office of the Mortgagee, or at such other place as may be designated in writing by the legal holder thereof, until the entire principal balances and accrued interest thereon have been paid."

3. The paragraph of the Agreement immediately following the recital paragraph (beginning "NOW, THEREFORE..." and preceding "CORTHER WITH:") is amended in its entirety to read and provide as follows:

"NOW, THEREFORE, to secure the payment of the principal sum and interest thereon as evidenced by the Notes, and any and all renewals, refinancings and replacements thereof and therefor, the performance of the covenants and agreements contained in this Mortgage, the Notes and any other documents executed pursuant thereto (the "Other Documents") and any advances made by Mortgagee as provided herein, Mortgagor does by these presents grant, transfer, bargain, set over, remise, release, assign, alien, warrant, pledge, sell, convey, and mortgage unto Mortgagee, its successors and assigns forever, the real estate described in Exhibit A attached hereto and made a part hereof (the "Real Estate") and all of Mortgagor's estate, right, title, and interest therein situated in the County of Cook and State of Illinois;"

4. References in the Loan Agreement to the "Loan Agreement" shall hereafter be deemed to refer to the Third Amended and Restated

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Revolving Credit and Term Loan Agreement dated as of June 1, 1990, as the same may hereafter be amended.

- Terms used herein and in the Mortgage in the plural should be deemed to include the singular, and the singular, the plural.
- The Mortgagor represents and warrants to the Mortgagee that:
  - On the date hereof, the Mortgagor is in compliance with all of the terms and provisions set forth in the Agreement (as modified by this First Amendment) on its part to be observed or performed, and no event of default specified in Section 21 of the Agreement. nor any event which, upon notice or lapse of time, or both, would constitute such an event of default, has occurred.
  - b. On the date hereof, the representations and warranties set forth in the Agreement (as modified by this First Amendment) are true and correct with the same effect as if such representations and warranties had been made on the date hereof, except to the extent that such representations and warranties expressly relate to an earlier date.
  - on the date hereof, the Mortgagor has complied with and is in compliance with all of the covenants set forth in the Agreement.
- The Agreement, as modified by this First Amendment, is ratified and confirmed in all respects as though re-executed on the date hereof.

IN WITNESS WHEREOF, the Mortgagor executes this First Amendment as of the date first above written.

> INDUSTRIAL MAINTENANCE WELDING AND MACHINENG COMPANY, INC.

By:

Secretary

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STATE OFINDIANA	
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COUNTY OF LAPORTE )	
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I Denessa L. Hamilton	, a Notary Public, in said County,
in the State eferenced do hereby	certify that Gene Berchem, who is
In the State aloresaid, do hereby t	Description of Telephone, who is
personally known to me to be the	President of Industrial
Maintenance Welding and Machining (	Company, Inc., and Matthew Sularski,
who is personally known to me to be	the of
said corporation, each of whom are	personally known to me to be the same
	to the foregoing instrument appeared before
me this day in person and acknowled	iged that they signed and delivered the said
	in the second of
	etary of said corporation, as their own free
	and voluntary act of said corporation, for
the uses and purposes therein set i	forth.
Given under my hand and Seal of	of Office this 23 day of July .
1990.	
100	Weness L. Hamieton
(V <sub>4</sub>	Notary Public
CX.	Nocary Public
My commission expires.	Denessa L. Hamilton
1/25/93	(Type in full name of Notary Public)
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Return upon filing to:
Kirk P. Flores, Esq.
LaSalle National Bank
135 South LaSalle Street, Suite 1125
Chicago, Illinois 60603

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LOTS 52, 53 AND 54 IN FOWLER'S RESUBDIVISION OF PART OF THE SOUTH SIDE HOMESTEAD ASSOCIATION ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

BLOCK 3 IN GOODMAN MANUFACTURING COMPANY'S CONSOLIDATION OF SUNDRY TRACTS OF LAND IN THE NORTH EAST 1/4 OF SECTION 8 AND THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCTL 3:

THAT PART OF VARIOUS LOTS, VACATED WEST 48TH STREET AND VACATED ALLEYS IN NEWLERRY'S SURDIVISION OF THE NORTH 1,162.65 FEET OF THE EAST 1/2 OF THE NORTH EAST 1/4 (ENCEPT RAILROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 1/2 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF SLOCKS 1 AND 2 IN GOODMAN MANUFACTURING COMPANY'S CONSOLIDATION OF SUNDRY TRACTS OF LAND IN THE NORTH EAST 1/4 OF SECTION 8 AND THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 1 IN BLOCK 4 IN NEWBERRY'S SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, ALONG THE NORTH LINE OF BLOCK 4, A DISTANCE OF 316.00 FEET TO THE NORTH WEST CORNER OF LUT 28 IN BLOCK 4; THENCE SOUTH OD DEGREES, OO MINUTES, OO SECONDS EAST, Along THE WEST LINE OF SAID LOT 28 AND ITS SOUTHERLY EXTENSION, 140.73 FEFT; THENCE SOUTH B9 DIGREES, 53 MINUTES, 30 SECONDS EAST 0.50 FEET; THENCE SOUTH OO DEGREES, 00 MINUTES, OO SECONDS WEST 105.03 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST 16.51 FEET; THENCE SOUTH OD DEGREES, 00 MINUTES, OO SECONDS EAST 100.97 FEET; THENCE SCOTY 39 DEGREES, 53 MINUTES, 30 SECONDS EAST 4.76 FEET; THENCE SOUTH OF DEGREES, 00 MINUTES, OO SECONDS EAST 139.69 FEET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST 121.78 FEET; THENCE NORTH OO DIGREES, 00 MINUTES, OO SECONDS EAST 10.53 FEET; THENCE SOUTH 89 DEGREE 53 MINUTES, 30 SECONDS EAST 205.47 FEET TO A POINT ON THE EAST LISE OF BLOCK I IN GOODMAN MANUFACTURING COMPANY'S CONSOLIDATION AFORESAID, AT A POINT 475.89 FEET SOUTH OF THE HEREINAROVE DESCRIBED POINT OF BEGINNING; THENCE NORTH OD DEGREES, OD MINUTES, OD SECONDS WEST. ALONG THE WEST LINE OF SOUTH HALSTED STREET, 475.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 3 AS RESERVED IN DEED FROM GOODMAN EQUIPMENT COMPANY TO BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1986 AND KNOWN AS TRUST NUMBER 25-8327 DATED JANUARY 1, 1987 AND RECORDED FEBRUARY 5, 1987 AS DOCUMENT 87074093 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF VARIOUS LOTS, VACATED WEST 48TH STREET AND VACATED ALLEYS

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IN NEWBERRY'S SUBDIVISION OF THE NORTH 1,162.63 FEET OF THE EAST 1/2 OF THE NORTH EAST 1/4 (ENCEPT KAILROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHLE WITH THAT PART OF BLOCKS 1 AND 2 IN GOODMAN MANUFACTURING COMPANY'S CONSOLIDATION OF SUNDRY TRACTS OF LAND IN THE NORTH EAST 1/4 OF SECTION 8 AND THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF LOT 1 IN BLOCK 4 IN NEWBERRY'S SUBDIVISION AFORESAID; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST, ALONG THE NORTH LINE OF BLOCK 4, A DISTANCE OF 316.00 FEET TO THE NORTH WEST CORNER OF LOT 28 IN BLOCK 4; THENCE SOUTH OO DEGREES, OO MINUTES, OO SECONDS EAST ALONG THE WEST LINE OF SAID LOT 28 AND ITS SOUTHERLY EXTENSION, 140.73 FEET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST 0.50 OF A FOOT, THENCE SOUTH OO DEGREES. 00 MINUTES, 00 SECONDS WEST 105.03 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST 16.51 FEET THENCE SOUTH OO DEGREES, 00 MINUTES, OO SECONOS SAST 100.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST, 4.76 FELT; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 139 69 FEET: PHENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS WEST 43.28 FEET: THENCE NORTH OF DEGREES, OF MINUTES, OF SECONDS EAST 347.65 FEET; THENCE NORTH 13 DEGREES, 03 MINUTES, 32 SECONDS EAST 142.39 FEET TO THE NOITH LINE OF BLOCK 4 IN NEWBERRY'S SUBDIVISION AFORESAID; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST, ALONG SAID NORTH LINE, 18.01 FEET; THENJE SOUTH 13 DEGREES, 03 MINUTES, 32 SECONDS WEST 144.42 FEET; THENCE SOUTH OO DEGREES, OO MINLTES, OO SECONDS EAST 205.98 FEET; THENCE SOUTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST 20.37 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 5: (WHICH IS INCLUDED IN PARCEL 3)

LOT 28 IN BLOCK 4 IN NEWBERRY'S SUBDIVISION OF THE NORTH 1162.65 FEET OF THE EAST 1/2 OF THE NORTH EAST 1/4 (EXCEPT RAILROAD) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Kirk I Flores.

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135 South La Salle Street

Suite 1125

Chicago, Il 60603

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