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COOK COUNTY, ILLINOIS

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Prepared by [redacted]

When Recorded Return to

Jeffrey J. Kanne, Esq.

Sherman, Dunn, Cohen, Leifer & Counts, P.C.

1125 15th Street, N.W., Suite 801

Washington, D.C. 20005

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ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made as of the 20th day of December 1989, by Bridgeview Limited Partnership, a Maryland limited partnership ("Assignor") to NECA/PBTF Mid-Western Properties, Inc. ("Assignee").

WHEREAS, Assignee is the owner of the land described on Exhibit A hereto ("Land"); and

WHEREAS, Assignee has on this date purchased from Assignor a fee interest in the improvements on the Land ("Improvements"); and

WHEREAS, as part of the same transaction, Assignor has agreed to assign to Assignee all its right and interest under a lease dated March 20, 1970 by and between the State Mutual Life Assurance Company, as lessor, and Southwest Forest Industries, Inc., as lessee, and covering the Land and Improvements (such lease, as it may have been amended, or assigned or subleased by the tenant thereunder, is hereinafter referred to as the "Lease").

NOW THEREFORE, in consideration of Assignee's purchase of the Improvements, and other good and valuable consideration, the receipt of which is hereby acknowledged, Assignor hereby agrees as follows:

1. Assignment. Assignor hereby assigns and transfers all of its right, title and interest in the Lease including, without limitation, its right and interest in and to all rents, income, and profits arising therefrom.

2. Representations by Assignor. Assignor represents that:

(a) Assignor and, to the best of Assignor's knowledge, the tenant under the lease are not in breach of any term or provision of the Lease;

(b) The tenant under the lease does not have and has not claimed any defense, offset, or counter-claim affecting the payment of rent or performance of the tenant's other obligations thereunder;

(c) Assignor has all requisite, right, title, and

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authority to assign the Lease to Assignee; and

(d) The party executing this assignment on behalf of the Assignor has been duly authorized to do so and all necessary consents and approvals from any party have been duly obtained by such party.

3. Binding Effect. This Assignment is binding upon Assignor and any subsequent owner of the Land and Improvements, and is binding upon and inures to the benefit of Assignee, its successors and assigns.

4. Governing Law. This Assignment shall be governed by the laws of the State of Illinois.

BRIDGEVIEW LIMITED PARTNERSHIP,
a Maryland limited partnership


By: Michael D. Parker
Its: General Partner

DISTRICT OF COLUMBIA) ss:

On this 21st day of Dec., 1989, before me, DEBORAH L. BRANZELL, personally appeared Michael D. Parker, signatory to a certain Assignment of Lease dated as of the 20th of December, 1989 known personally to me be the General Partner of Bridgeview Limited Partnership, and that he, being authorized to do so, executed the foregoing by signing his name on behalf of Assignor.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public

My Commission Expires:

DEBORAH L. BRANZELL, Notary Public
in and for the District of Columbia
My Commission Expires August 14, 1990

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Bridgeview, Illinois

EXHIBIT "A"

THAT PART OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 12 WHICH IS 1341.85 FEET SOUTH OF THE NORTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE WEST AT RIGHT ANGLES TO THE SAID EAST LINE A DISTANCE OF 190.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTH EAST 1/4 A DISTANCE OF 545.16 FEET; THENCE SOUTH A DISTANCE OF 28.90 FEET TO A POINT ON A LINE 300.0 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THAT LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION IN DOCUMENT 17286868; THENCE NORTH 86 DEGREES 03 MINUTES 55 SECONDS WEST ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES TO THE LEFT WITH SAID PARALLEL LINE A DISTANCE OF 424.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY; THENCE NORTH 41 DEGREES 03 MINUTES 55 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 400.0 FEET; THENCE NORTH 48 DEGREES 56 MINUTES 05 SECONDS EAST A DISTANCE OF 132.77 FEET TO A POINT ON A CURVED LINE THE LAST DESCRIBED LINE BEING A RADIAL LINE OF SAID CURVE; THENCE EASTERLY ALONG SAID CURVED LINE, CONVEX TO THE SOUTH AND HAVING A RADIUS OF 70.0 FEET A DISTANCE OF 158.74 FEET, ARC MEASURE; THENCE EAST A DISTANCE OF 1015.06 FEET TO A POINT ON A LINE 190.0 FEET WEST, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID PARALLEL LINE, 405.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Address: 9600 S. HARLSON AVE., BRIDGEVIEW, IL

PIN #: 23 12 210 006

MAIL TO:

CHICAGO TITLE INSURANCE COMPANY

11850 PENNOM HILLS RD.

FARMER, VA 22030

BOX 388

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