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THIS INDENTURE, made March 7, 1990, between

TRM, Ltd., an Illinois corporation
c/o Randall S. Rapp, Foley & Lardner

70 W. Madison Chicago Illinois 60602
(NO. AND STREET) (CITY) (STATE)

herein referred to as "Mortgagors," and George Reimer, Sr.

1104 Rose Avenue

Park Ridge, Illinois 60062
(NO. AND STREET) (CITY) (STATE)

herein referred to as "Mortgagee," witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of One Hundred Twenty Thousand and 00/100 DOLLARS (\$ 120,000.00), payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagors promise to pay the said principal sum and interest at the rate of 10% installments as provided in said note, with a final payment of the balance due on the 7th day of September 1991 and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at 1104 Rose Avenue, Park Ridge, Illinois 60062

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Village of Streamwood, COUNTY OF Cook AND STATE OF ILLINOIS, ~~xxx~~ and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

which, with the property hereinafter described, is referred to herein as the "premises,"

Permanent Real Estate Index Number(s): See Exhibit A attached hereto

Address(es) of Real Estate: Vacant land, see Exhibit A attached hereto

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto including, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, in-door beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever for the purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner is: Mortgagor

This mortgage consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this mortgage) are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witness the hand and seal of Mortgagors the day and year first above written.

Attest: _____ (Seal) TRM, Ltd., an Illinois corporation (Seal)

By: [Signature] (Seal) By: [Signature] (Seal)
Its: [Signature] Its: [Signature]

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public in and for said County

in the State aforesaid, DO HEREBY CERTIFY that

TRM, Ltd., an Illinois corporation

personally known to me to be the same person as whose name is subscribed to the foregoing instrument;

appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as

their free and voluntary act, for the uses and purposes therein set forth, including the uses and purposes set forth in

Given under my hand and official seal, this 7th day of March 1990

Commission expires 6/23 1990 [Signature] Notary Public

This instrument was prepared by Darlene C. Coring, Foley & Lardner, 70 W. Madison, Ste. 4950, Chicago, IL 60602

Mail this instrument to Darlene C. Coring, Foley & Lardner, 70 W. Madison, Ste. 4950 Chicago, IL 60602

(CITY) (STATE) (ZIP CODE)

OR RECORDER'S OFFICE BOX NO. _____

(CITY) (STATE) (ZIP CODE)

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THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 OF THE REVERSE SIDE OF THIS MORTGAGE.

Mortgagors shall (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or charges of lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinance with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. In the event of the enactment after this date of any law of Illinois deducting from the value of land for the purpose of taxation any lien thereon, or imposing upon the Mortgagee the payment of the whole or any part of the taxes or assessments or charges or liens herein required to be paid by Mortgagors, or changing in any way the laws relating to the taxation of mortgages or debts secured by mortgages or the mortgagee's interest in the property, or the manner of collection of taxes, so as to affect this mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagors, upon demand by the Mortgagee, shall pay such taxes or assessments, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagors to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in such event, the Mortgagee may elect, by notice in writing given to the Mortgagors, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

4. If, by the laws of the United States of America or of any state having jurisdiction in the premises, any tax is due or becomes due in respect of the issuance of the note hereby secured, the Mortgagors covenant and agree to pay such tax in the manner required by any such law. The Mortgagors further covenant to hold harmless and agree to indemnify the Mortgagee, and the Mortgagee's successors or assigns, against any liability incurred by reason of the imposition of any tax on the issuance of the note secured hereby.

5. At such time as the Mortgagors are not in default either under the terms of the note secured hereby or under the terms of this mortgage, the Mortgagors shall have such privilege of making prepayments on the principal of said note (in addition to the required payments) as may be provided in said note.

6. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the Mortgagee, under insurance policies payable, in case of loss or damage, to Mortgagee, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to the Mortgagee, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.

7. In case of default thereon, Mortgagee may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or context any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Mortgagee to protect the mortgaged premises and the lien hereof, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the highest rate now permitted by Illinois law. Inaction of Mortgagee shall never be considered as a waiver of any right accruing to the Mortgagee on account of any default hereunder on the part of the Mortgagors.

8. The Mortgagee making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

9. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the Mortgagee and without notice to Mortgagors, all unpaid indebtedness secured by this mortgage shall, notwithstanding anything in the note or in this mortgage to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.

10. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches, and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to the same as Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the highest rate now permitted by Illinois law, when paid or incurred by Mortgagee in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which the Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any actual or threatened suit or proceeding which might affect the premises or the security hereof.

11. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

12. Upon or at any time after the filing of a complaint to foreclose this mortgage the court in which such complaint is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a homestead or not, and the Mortgagee may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual, in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

13. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured.

14. The Mortgagee shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

15. The Mortgagors shall periodically deposit with the Mortgagee such sums as the Mortgagee may reasonably require for payment of taxes and assessments on the premises. No such deposit shall bear any interest.

16. If the payment of said indebtedness or any part thereof be extended or varied or if any part of the security be released, all persons now or at any time hereafter liable therefor, or interested in said premises, shall be held to assent to such extension, variation or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such persons being expressly reserved by the Mortgagee, notwithstanding such extension, variation or release.

17. Mortgagee shall release this mortgage and lien thereof by proper instrument upon payment and discharge of all indebtedness secured hereby and payment of a reasonable fee to Mortgagee for the execution of such release.

18. This mortgage and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein and the holder or holders, from time to time, of the note secured hereby.

19. The Rider attached hereto, consisting of paragraphs 20 through 30, is an intergral part of this Mortgage.

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THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26 AND PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE SOUTH WEST CORNER OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, SAID CORNER BEING THE NORTH EAST CORNER OF THE OAKS UNIT NUMBER 2 SUBDIVISION, RECORDED AS DOCUMENT NUMBER 19801129 BOOK 711 OF PLATS, PAGE 25 IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY,

ILLINOIS; THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, WHICH IS ALSO THE NORTH LINE OF THE OAKS SUBDIVISION UNIT NUMBER 2, A DISTANCE OF 1177.35 FEET TO THE SOUTH EAST CORNER OF THE OAKS UNIT NUMBER 1 SUBDIVISION RECORDED AS DOCUMENT NUMBER 19801128, BOOK 711 OF PLATS, PAGES 10 AND 11 IN THE OFFICE OF THE COUNTY RECORDER OF COOK COUNTY, ILLINOIS; THENCE NORTH 1 DEGREE 20 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF THE OAKS UNIT NUMBER 1 A DISTANCE OF 1115.69 FEET TO THE SOUTH EAST CORNER OF A PARCEL OF LAND OWNED BY LUCY BENSON; THENCE CONTINUING NORTH 1 DEGREE 20 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF THE PARCEL OWNED BY LUCY BENSON, A DISTANCE OF 213.64 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26; THENCE NORTH 89 DEGREES 51 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF THE PARCEL OWNED BY LUCY BENSON AND THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, A DISTANCE OF 162.71 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 0 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 26, WHICH IS ALSO THE EAST LINE OF A PARCEL OF LAND OWNED BY LEROY FORD, A DISTANCE OF 417.51 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF SECTION 26 AND THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD AND THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE ON A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 747.67 FEET WHOSE ARC IS 470.33 FEET AND WHOSE CHORD BEARS SOUTH 61 DEGREES 52 MINUTES 21 SECONDS EAST, A DISTANCE OF 462.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 53 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 306.85 FEET TO A POINT CURVE; THENCE ALONG SAID RIGHT OF WAY LINE ON A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 510.00 FEET WHOSE ARC IS 211.00 FEET AND WHOSE CHORD BEARS NORTH 88 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 209.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 76 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 551.48 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES EAST 226.14 FEET; THENCE NORTH 90 DEGREES 0 MINUTES EAST 456.67 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD; THENCE ALONG THE WESTERLY LINE OF PARK BOULEVARD WHICH IS ALONG A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 450.00 FEET AN ARC DISTANCE OF 172.97 FEET AND WHOSE CHORD BEARS SOUTH 22 DEGREES 57 MINUTES 59 SECONDS EAST 171.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE WESTERLY LINE OF PARK BOULEVARD, A DISTANCE OF 925.31 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS WEST PARALLEL WITH AND 460.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1179.97 FEET TO THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 26; THENCE SOUTH 1 DEGREE 06 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 26, A DISTANCE OF 460.00 FEET TO THE PLACE OF BEGINNING OF COOK COUNTY, ILLINOIS; (EXCEPT THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26 AND PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 4

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26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 0 DEGREES 15 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 26, WHICH IS ALSO THE EAST LINE OF A PARCEL OF LAND OWNED BY LEROY FORD, A DISTANCE OF 417.51 FEET TO THE POINT OF INTERSECTION OF THE WEST LINE OF SECTION 26 AND THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD AND THE SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE; THENCE ALONG SOUTH RIGHT OF WAY LINE OF CAMBRIDGE AVENUE ON A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 747.67 FEET WHOSE ARC IS 470.33 FEET AND WHOSE CHORD BEARS SOUTH 61 DEGREES 52 MINUTES 21 SECONDS EAST, A DISTANCE OF 462.61 FEET TO A POINT OF TANGENCY; THENCE SOUTH 73 DEGREES 53 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 306.85 FEET TO A POINT OF CURVE; THENCE ALONG SAID RIGHT OF WAY LINE ON A TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 510.0 FEET, WHOSE ARC IS 211.0 FEET AND WHOSE CHORD BEARS NORTH 88 DEGREES 15 MINUTES 15 SECONDS EAST A DISTANCE OF 209.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 76 DEGREES 24 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 242.83 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 76 DEGREES 24 MINUTES 03 SECONDS EAST, 308.65 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES EAST 226.14 FEET; THENCE NORTH 90 DEGREES 0 MINUTES EAST 436.67 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD; THENCE ALONG THE WESTERLY LINE OF PARK BOULEVARD WHICH IS ALONG A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 450.0 FEET AN ARC DISTANCE OF 172.97 FEET AND WHOSE CHORD BEARS SOUTH 22 DEGREES 57 MINUTES 59 SECONDS EAST 171.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE WESTERLY LINE OF PARK BOULEVARD, A DISTANCE OF 291.49 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES WEST 1346.65 FEET; THENCE NORTH 0 DEGREES 00 MINUTES EAST, 342.26 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH WEST 1/4 OF SECTION 26; THENCE SOUTH 39 DEGREES 51 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH WEST 1/4 OF SECTION 26, 360.0 FEET; THENCE NORTH 0 DEGREES 00 MINUTES EAST, 214.09 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF EVANS COURT AND PARK BOULEVARD, ACCORDING TO THE PLAT THEREOF RECORDED AS WOODLAND HEIGHTS UNIT NO. 10, AS RECORDED IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT 1825712; THENCE SOUTH 56 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF PARK BOULEVARD FOR THE PLACE OF BEGINNING; THENCE SOUTH 33 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PARK BOULEVARD, A DISTANCE OF 320.00 FEET TO A POINT; THENCE NORTH 90 DEGREES WEST, A DISTANCE OF 510.00 FEET TO A POINT; THENCE NORTH 0 DEGREES EAST A DISTANCE OF 215.00 FEET TO A POINT; THENCE ALONG A CURVE CONVEX TO THE SOUTH WHOSE RADIUS IS 360.0 FEET AND WHOSE CHORD BEARS NORTH 81 DEGREES 21 MINUTES 11 SECONDS EAST, AND WHOSE LENGTH IS 334.97 FEET TO THE WESTERLY LINE OF SAID PARK BOULEVARD AND THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 06-26-102-073; 06-26-300-012

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RIDER TO MORTGAGE dated March 7, 1990 by and between TRM, Ltd., an Illinois corporation ("Mortgagor") to George Riemer, Sr. (Mortgagee").

20. This Mortgage is given as security for payment of the indebtedness evidenced by the Promissory Note (the "Note") dated March 7, 1990, made by Mortgagor in the original principal amount of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00).

21. Use of Loan Proceeds.

(1) Business Loan. Mortgagor covenants and agrees that all of the proceeds of the Note secured by this Mortgage will be used solely for business purposes and in furtherance of the regular business affairs of the Mortgagor and the entire principal obligation secured hereby constitutes: (i) a "business loan" as that term is defined in, and for all purposes of, Section 4(a)(c) of paragraph 6404, Chapter 17 of the Illinois Revised Statutes; and (ii) "a loan secured by a mortgage on real estate" within the purview and operation of Section 4(1)(1) of paragraph 6404 of Chapter 17 of said Statutes.

(2) Usury. All agreements between Mortgagor and Mortgagee (including, without limitation, those contained in this Mortgage, the Note and any other Loan Documents) are expressly limited so that in no event whatsoever shall the amount paid or agreed to be paid to the Lender exceed the highest lawful rate of interest permissible under the laws of the State of Illinois. If, from any circumstances whatsoever, fulfillment of any provision hereof or of the Note or any other documents securing this indebtedness, at the time performance of such provision shall be due, shall involve the payment of interest exceeding the highest rate of interest permitted by law which a court of competent jurisdiction may deem applicable hereto, then ipso facto, the obligation to be fulfilled shall be reduced to the highest lawful rate of interest permissible under the laws of the State of Illinois; and if for any reason whatsoever, the Mortgagee shall ever receive as interest an amount which would be deemed unlawful, such interest shall be applied to the payment of the principal indebtedness.

22. Condemnation and Eminent Domain.

If all or any substantial part of the Premises is damaged, taken or acquired, either temporarily or permanently as a result of any condemnation proceeding or by exercise of the power of eminent domain, or by the alteration of the grade of any street affecting the Premises, or by private agreement or sale in lieu of any of the foregoing, the entire indebtedness shall, at Mortgagee's option, become immediately due and payable. As additional security for the payment of the indebtedness herein, the amount of any award or other payment for such taking or damages made in consideration thereof, to the extent of the full amount of the then remaining

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

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unpaid indebtedness is hereby assigned to Mortgagee, who is empowered to collect and receive the same and to give proper receipts therefor in the name of Mortgagor, and the same shall be paid forthwith to Mortgagee. Any award or payment so received by Mortgagee may, at the option of Mortgagee and after the payment of all its expenses in connection with the foregoing proceedings: (a) be retained and applied, in such manner as Mortgagee may determine, or (b) be released, in whole or in part and on such terms and conditions and according to such procedures as Mortgagee may require, to Mortgagor for the purpose of altering, restoring or rebuilding any part of the Premises which may have been altered, damaged or destroyed as the result of such taking, alteration or proceeding; provided, however, that Mortgagee shall not be obligated to see to the application of any amounts so released, and such release shall not affect the validity and priority of the lien of this Mortgage for the full indebtedness secured hereby before the release or payment took place.

For the purposes of this Section 22, reference to a "substantial part" of the Premises mean any portion of the land, the loss of which, in Mortgagee's reasonable judgment, would materially adversely affect the value of the security granted to Mortgagee hereby.

23. Environmental Matters. Mortgagor hereby warrants and certifies that the Premises does not fall into the categories of real property covered by the Illinois Responsible Property Transfer Act (the "Act"), Ill.Rev.Stat. Ch. 30, §903 (1989), as amended. Mortgagor shall protect, indemnify and hold Mortgagee and Mortgagee's employees, agents, successors and assigns harmless from and against any and all loss, damage, cost, expenses, liability and penalty (including without limitation reasonable attorneys' fees and costs) directly or indirectly arising out of or attributable to any violation of the statutory disclosure requirements of the Act. This indemnity shall survive the satisfaction, release or extinguishment of the lien of the Mortgage, including without limitation any extinguishment of the lien of the Mortgage by foreclosure or deed in lieu thereof.

24. Release and Waiver of Homestead and Right of Redemption. To the fullest extent allowed by applicable law, Mortgagor hereby releases and waives: (i) any and all rights under and by virtue of the homestead exemption laws of the State of Illinois; (ii) all rights to retain possession of the Premises after a default under this Mortgage, the Note or any other instrument securing this indebtedness; and (iii) any and all rights of redemption from sale under any or judgment of foreclosure of this Mortgage or under any sale or statute or order, decree or judgment of any court relating to this Mortgage, on behalf of itself and each and every person acquiring any interest in or title to any portion of the Premises, it being the intent hereof that any and all such rights of

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redemption of Mortgagor and of all such other persons are and shall be deemed to be hereby waived to the maximum extent and with the maximum effect permitted by the provisions of the Illinois Mortgage Foreclosure Law, including without limitation Section 15-1601 and 15-1602 and any other applicable sections thereof, and to the maximum extent and with the maximum effect permitted by the provisions of all other applicable laws or by any successor or replacement statutes.

25. No Merger. It being the desire and intention of the parties hereto that this Mortgage and the lien hereof shall not merge in fee simple title to the Premises, it is hereby understood and agreed that should Mortgagee acquire any additional or other interests in or to the Premises or the ownership thereof, then, unless a contrary intent is manifested by Mortgagee as evidenced by an appropriate document duly recorded, this Mortgage and the lien hereof shall not merge in the fee simple title, toward the end that this Mortgage may be foreclosed as if owned by a stranger to the fee simple title.

26. Assignment by Mortgagee. Mortgagee may assign all or any portion of its interest hereunder and its right granted herein and in the Note to any person, trust, financial institution or corporation as Mortgagee may determine; and upon such assignment, such assignee shall thereupon succeed to all the rights, interests and option of Mortgagee herein and in the Note contained. Until advised in writing of the transfer of the Note and of Mortgagee's interest in this Mortgage, Mortgagor shall regard Mortgagee named on page 1 hereof as the hold of the Note and as the mortgagee herein, and shall make payments accordingly and be protected in doing so.

27. Limitation on Liability. It is understood and agreed that in any action or proceeding brought on this Mortgage, the Note or on any of the Loan Documents in which a money judgment is sought, Mortgagee will look solely to the real estate, and the rents, issues, income and profits therefrom for payment of this obligation and, specifically, and without limitation, agrees to waive any right to seek or obtain a deficiency judgment against Mortgagor.

28. Applicable law. This Mortgage shall be governed by the laws of the State of Illinois, which laws shall also govern and control the construction, enforceability, validity and interpretation of this Mortgage.

29. Severability. In the event that any provision of this Mortgage or the application thereof to any person or circumstance shall be invalid or unenforceable or contrary to law, the remaining provisions of this Mortgage and the application of such provision or provisions to other persons or circumstances shall not be

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affected thereby and shall be fully effective and enforceable to the extent permitted by law.

30. Additional Financing. It is understood and agreed that Mortgagor shall have the right to seek and obtain additional financing from Mortgagee or any party and to create, execute and deliver a mortgage lien or security interest against the Premises to secure such additional financing in a principal amount not to exceed \$80,000.00. Said mortgage lien securing additional financing as defined herein shall be on a parity with the lien of this Mortgage, and in no way subordinate or inferior thereto.

31. General.

(1) Modification. No change, amendment, modification, waiver, cancellation or discharge hereof, or any part hereof, shall be valid unless in writing and signed by all of the Parties hereto or their respective successors and assigns.

(2) Notices. All notices, demands and requests given or required or desired to be given hereunder by Mortgagor or Mortgagee shall be in writing and shall be delivered by overnight express delivery or by United States certified mail, return receipt requested, postage prepaid, as follows:

If to Mortgagor:

TRM, Ltd., an Illinois corporation,
c/o Randall S. Rapp, Esq.
Foley & Lardner
Three First National Plaza
Suite 4950
Chicago, Illinois 60602

With a copy to:

Riemer Bros., Inc.
c/o Mark D. Manetti, Esq.
Manetti & Griffith, Ltd.
Two Oak Brook Place
2311 West 22nd St., Suite 217
Oak Brook, IL 60521

And a copy to:

River Steel, Inc.
c/o Howard M. Bain, Esq.
Emalfarb, Swan & Bain
660 LaSalle Place
P. O. Box 1430
Highland Park, Illinois 60035

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IN SENATE, January 10, 1933.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
ON JANUARY 4, 1933, RELATIVE TO THE
LANDS BELONGING TO THE STATE OF ILLINOIS.

CHAS. W. BROWN, COMMISSIONER OF LANDS.

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CHAS. W. BROWN, COMMISSIONER OF LANDS.

CHAS. W. BROWN, COMMISSIONER OF LANDS.

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and a copy to:

Mr. Michael F. Burger
Hansen Lind Meyer, Inc.
Drawer 310
Plaza Centre 1
Suite 500
Iowa City, Iowa 52240


If to Mortgagee:

George Reimer, Sr.
1104 Rose Avenue
Park Ridge, Illinois 60062

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument as of the day and year first above written

TRM, Ltd., an Illinois corporation

By:


Vice President

ATTEST:

By:


Its: _____

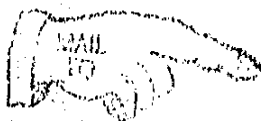
This instrument was prepared by and upon recording, please return to:

Darlene C. Goring
Foley & Lardner
Three First National Plaza
Suite 4950
Chicago, Illinois 60602

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Return To:

Foley & Hardner
70 W. Madison
Suite 4950
Chicago, Illinois
60602