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EXHIBIT

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PARTS

LEASE TERMINATION AGREEMENT

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For and in consideration of the payment of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ARMANETTI, INC., an Illinois corporation (the "Tenant") and PIONEER BANK & TRUST COMPANY, formerly known as PIONEER TRUST & SAVINGS BANK, not individually but as Trustees under Trust Agreement dated March 27, 1956 and known as Trust No. 10527 (the "Landlord"), hereby agree to terminate any and all leases relating to the real estate commonly known as 7320 - 7340 North Western Avenue, Chicago, Illinois and legally described in Exhibit "A" hereto (the "Property"), including without limitation a certain Store Lease dated December 31, 1985 (collectively the "Leases"), and further agree that after the date hereof and delivery of possession of the Property to Landlord or its beneficiaries or agents, the Tenant shall have no further rights in the Property whatsoever, AND TENANT IS HEREBY RELEASED FROM ALL OBLIGATIONS UNDER THE LEASES.

BP

Dated: April 27, 1990

TENANT:

PIONEER BANK & TRUST COMPANY,
not individually but as Trustees
under Trust Agreement dated
March 27, 1956 and known as Trust
No. 10527

By: [Signature]
Its: TRUST OFFICER
ASST. SECRETARY

LANDLORD:

ARMANETTI, INC., an
Illinois corporation

By: [Signature]
George Paulik, President

BOX 333 - TH

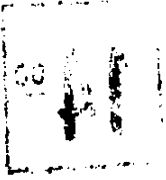
This instrument was prepared by and
return after recording to:

Mark M. Anderson, Esq.
Shaheen, Lundberg, Callahan and Orr
20 N. Wacker Drive, Suite 2900
Chicago, Illinois 60606

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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 SHARON JACKSON personally known to me to be the TRUST OFFICER ASST. SECRETARY of Landlord and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such TRUST OFFICER, he executed and delivered such instrument pursuant to authority given by the board of directors as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of April, 1990.

Rena M. Phillips
Notary Public
Commission Expires: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

OFFICIAL SEAL
RENA M. PHILLIPS
Notary Public, State of Illinois
My Commission Expires 4-03-93

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that GEORGE PAULIK personally known to me to be the President of Tenant and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, he executed and delivered such instrument pursuant to authority given by the board of directors of said corporation as his free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given my hand and official seal this 27th day of April, 1990.

Mark M. Anderson
Notary Public
Commission Expires: _____

OFFICIAL SEAL
MARK M. ANDERSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. DEC. 12, 1991

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1: Tax Number 10-25-420-041-0000

Lots 9, 10, 11 and 12 in George Taylor's Resubdivision of Lot 7 (except part taken for widening of Western Avenue) in Muno's Subdivision, also the East 16.65 feet of Lot 12 in Block 1 in Muno's Addition to Margaret Mary Manor all in the South East 1/4 of South East 1/4 of Section 25, Township 41 North, Range 13 lying East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: Tax Number 10-25-428-042-0000

Lots 8, 9, 10, 11 and 12 in George Taylor and Sons Construction Company Incorporation Resubdivision of Lot 6 in Muno's Subdivision, also part of Lots 1 to 7 both included in George Taylor's Resubdivision, all in the South East 1/4 of South East 1/4 of Section 25, Township 41 North, Range 13 lying East of the Third Principal Meridian in Cook County, Illinois.

7320-7340 N Western Ave
Chicago, IL

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