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MEMORANDUM OF LEASE

This Memorandum of Lease is made and entered into as of the 11th day of JUNE, 1990, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust Agreement dated March 1, 1989 and known as Trust No. 107754 and PWL VENTURE ("Landlord") and APEX ADHESIVES COMPANY, an Illinois corporation ("Tenant").

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WITNESSETH:

WHEREAS, Landlord and Tenant entered into an Industrial Building Lease dated as of June 8, 1990 ("Lease") for the Real Estate legally described on Exhibit A attached hereto and hereby made a part hereof which together with the improvements located thereon are referred to in the Lease and herein as the Leased Premises;

WHEREAS, pursuant to the Lease, Landlord and Tenant have agreed to prepare, execute and record a Memorandum of Lease containing certain terms and conditions of the Lease.

1. Leased Premises. Pursuant to the Lease, Landlord has leased to the Tenant the Leased Premises which Premises are commonly known as 2550 Edgington Street, Franklin Park, Cook County, Illinois.

2. Term of Lease. The term of the Lease consists of an initial term commencing on June 11, 1990 and terminating on June 30, 1995. The term may be extended at the option of the Tenant for one (1) additional period of five (5) years.

3. Options to Purchase. The Lease contains options to purchase the Leased Premises which may be exercised by Tenant on or before January 1, 1995.

4. Right of First Refusal. The Lease grants to Tenant a right of first refusal to purchase the Leased Premises in the event Landlord receives a written offer to purchase the Leased Premises.

THIS DOCUMENT PREPARED BY AND AFTER RECORDING SHALL BE RETURNED TO:

Gary L. Auerbach
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601
(312) 807-3800
P.I.N. 12-27-300-015-0000

• DEPT-01 RECORDING \$17.00
• T#3333 TRAN 3536 08/02/90 12:17:00
• #1499 + C * -90-373765
• COOK COUNTY RECORDER

Box 340
1/c 5324.000

1700

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5. The Lease. The provisions hereof are subject in all respects to the terms and provisions of the Lease which reference is to be made in connection with any matter affecting the Premises. In the event of any conflict between the terms and conditions of this Memorandum of Lease and the terms and conditions of the Lease, the terms and conditions of the Lease shall prevail.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed as of the day and year above first written.

LANDLORD:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally or individually, but as Trustee under Trust Agreement dated March 1, 1989 and known as Trust No. 107754-01

ATTEST:

Its: [Signature]
ASST SECY

By: [Signature]
Its: END VICEMRES

PWL VENTURE

By: [Signature]
CHARLES T. POWELL

By: [Signature]
GREGORY WRIGHT

By: [Signature]
JAMES E. LENTZ

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TENANT:

APEX ADHESIVES COMPANY, an Illinois corporation

By: [Signature]
Its: President

ATTEST:

Its: [Signature]
Secretary

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

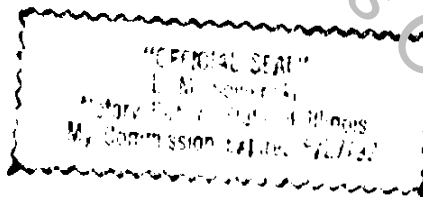
T. M. GRIENSKI

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that P. JOHANSEN, as 2ND VICE President and J. M. Whealan, as ASST Secretary of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, as Trustee under Trust Agreement dated March 1, 1989 and known as Trust No. 107754-01, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 2ND VICE President and ASST Secretary of said Bank, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth, and said ASST Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Bank did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of July, 1990.

L. M. Grienski

Notary Public



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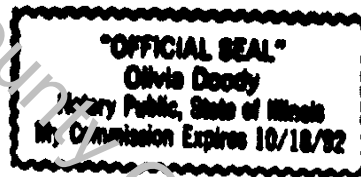
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, OLIVIA DOODY, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that, Charles T. Powell, Gregory Wright and James E. Lentz, the general partners of PWL Venture, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that each signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of July, 1990.

Olivia Doody
Notary Public

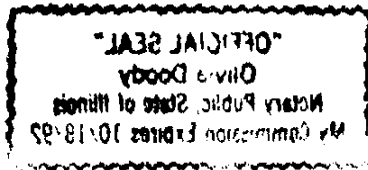
My Commission Expires:
October 18, 1992



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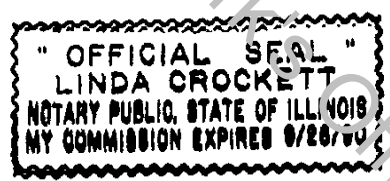
GLA 091260/5810V

STATE OF ILLINOIS)
)
COUNTY OF COOK.)

I, LINDA CROCKETT, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT GOLDSTEIN as President of APEX ADHESIVES COMPANY and FRANK BOZICK as Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary of said Corporation, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and said Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Corporation did affix the corporate seal of said Corporation to said instrument as his own 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 notarial seal this 5th day of July, 1990.

Linda Crockett
Notary Public



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EXHIBIT A

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, DESCRIBED AS FOLLOWS: THE NORTH 300 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, LYING BETWEEN THE EAST 680 FEET AND THE WEST 448.50 FEET THEREOF, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27 AFORESAID, LYING IMMEDIATELY NORTH OF AND ADJOINING THE ABOVE DESCRIBED TRACT OF LAND AND BETWEEN THE EAST AND WEST LINES THEREOF EXTENDED NORTH; AND SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 680 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27, THROUGH A POINT 27 FEET NORTH OF ITS INTERSECTION WITH THE SOUTH LINE OF SAID QUARTER SECTION, EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART OF THE NORTH 195 FEET OF THE WEST 18 FEET LYING WEST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID PARCEL TO A POINT ON THE EAST LINE THEREOF WHICH IS 30 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, ALL IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office

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