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TERMINATION OF LEASE AGREEMENT

THIS AGREEMENT, is made this 20th day of September, 1991, by and between VILLAGE OF MCCOOK, ILLINOIS, an Illinois municipal corporation, hereinafter designated "Landlord", and CROUSE CARTRIDGE COMPANY, an Iowa corporation, hereinafter designated "Tenant."

RECITALS:

WHEREAS, Landlord and Tenant entered into a written lease dated as of April 1, 1979, recorded with the Cook County Recorder on June 5, 1979 as Document No. 24988646 (the "Lease"), in which Landlord leased to Tenant, and Tenant leased from Landlord, the Project located in the Village of Hodgkins, County of Cook, State of Illinois, the legal description of which is attached hereto as Exhibit A and is a part hereof.

WHEREAS, by letter dated September 11, 1991, Tenant notified Landlord and Trustee of Tenant's desire to exercise its options to terminate the Lease Term and to purchase the Project pursuant to Section 11.1 of the Lease.

WHEREAS, pursuant to Section 11.2 of the Lease, Tenant has deposited a sufficient amount of funds with Landlord and Trustee necessary to exercise such options.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. TERMINATION DATE. The Lease shall terminate on September 30, 1991 (the "Termination Date"), in the same manner and with the same effect as if that date had been originally fixed in the Lease for the expiration of the term conditioned on the performance by the parties of the provisions of this Agreement.
2. REPRESENTATION OF PARTIES. Except as otherwise provided herein, each party represents that it has not made any assignment, sublease, transfer, conveyance, or other disposition of the Lease, or interest in the Lease, or any claim, demand, obligation, liability, action, or cause of action arising from the Lease.

THIS DOCUMENT PREPARED BY:  
Mark S. Friedman  
D'Annunzio & Pflaum  
30 N. LaSalle, Ste. 2900  
Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:  
MR. GERALD M. OFFUTT  
MC. DERMOTT WILLY & EMERY  
227 W. MONROE ST.  
CHICAGO, IL 60606 5096

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3. FURTHER ASSUPANCES. Each party agrees to cooperate with the other and to execute and deliver all such further instruments and documents and do all such further acts and things as such party may be reasonably requested to do from time to time by the other party in order to carry out the provisions and objectives of this Agreement.
4. SUCCESSORS. This Agreement shall be binding on and inure to the benefit of the parties and their successors.
5. DEFINED TERMS. The capitalized terms contained herein shall have the same meaning ascribed to them in the Lease.

This Agreement is executed as of the day and year first written above.

LANDLORD:

VILLAGE OF MCCOOK, ILLINOIS

By: *E. D. I. Deane*

Title: Mayor

ATTEST:

*E. D. I. Deane*  
Village Clerk (Deputy)

TENANT:

CROUSE CARRIAGE COMPANY

By: *Larry Crouse*

Title: C.E.O.

ATTEST:

*Larry Crouse*  
~~Secretary~~ SOLE DIRECTOR

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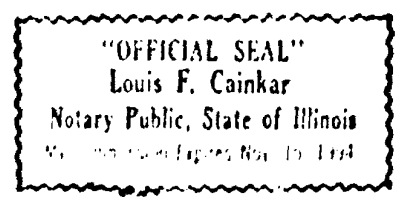
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, LOUIS F. CAINKAR, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EMIL T. BERCO of the VILLAGE OF MCCOOK, ILLINOIS, and ELISE HEATKIN of said Village, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Mayor and Deputy Clerk, 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 Village, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22 day of September, 1991.

*Louis F. Cankar*  
Notary Public

My commission expires: 12/15/94



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Charles Hudek, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Coase, President of CROUSE CARTAGE COMPANY, and \_\_\_\_\_ Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, 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.

GIVEN under my hand and Notarial Seal this 20 day of September, 1991.

*Charles Hudek*  
Notary Public

My commission expires: 7-11-02

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EXHIBIT A

## DESCRIPTION OF LEASED LAND

Attached to Lease Agreement between Village of McCook, Illinois and Crouse Cartage Company, dated as of April 1, 1979.

That part of lot 9 in school trustees subdivision of Section 16 and also that part of the north half of the southeast quarter of the southeast quarter of section 16, all in township 38 north, range 12 east of the third principal meridian, described as follows: commencing at the southwest corner of the north half of the southeast quarter of the southeast quarter of section 16; thence north 0 degrees, 03 minutes, 40 seconds west along the west line of the north half of the southeast quarter of the southeast quarter of said section 16 for 174 feet to a point in the north line of the south 174 feet of the north half of the southeast quarter of the southeast quarter of Section 16 for a place of beginning; thence north 0 Degrees, 03 minutes, 40 seconds west along the west line of the north half of the southeast quarter of the southeast quarter of section 16 for 380.46 feet to a point in the south line of the north 109.55 feet of the north half of the southeast quarter of the southeast quarter of section 16; thence south 89°, 59 minutes, 09 seconds east along the south line of the aforesaid north 109.55 feet for 380.56 feet to a point in the east line of the west 380.56 feet of the north half of the southeast quarter of the southeast quarter of section 16; thence north 0 degrees, 03 minutes, 40 seconds west along the east line of the west 380.56 feet of the north half of the southeast quarter of the southeast quarter of section 16 and a continuation of said line for 159.50 feet to a point in the north line of the south 49.95 feet of lot 9; thence south 89°, 59 minutes, 09 seconds east along the north line of the south 49.95 feet of lot 9 for 225 feet; thence south 0 degrees, 03 minutes, 40 seconds east for 539.72 feet to a point in the north line of the south 174 feet of the north half of the southeast quarter of the southeast quarter of section 16; thence south 89°, 59 minutes, 30 seconds west along the north line of the aforesaid south 174 feet for 605.56 feet to the place of beginning, all in Cook County, Illinois.

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DESCRIPTION OF LEASED EQUIPMENT

All machinery, equipment, fixtures, furnishings, and furniture located on or to be located on the land described in Exhibit "A", including without limitation scales, conveyor belts, fuel tanks, carts, dock loaders, and heating and cooling equipment.

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