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COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS COLLATERAL ASSIGNMENT OF LEASES AND RENTS ("Assignment") is made as of December 18, 1991, by Artaius Corporation, an Illinois corporation ("Borrower"), with a mailing address at 1530 Artaius Parkway, Libertyville, Illinois 60048, Attention: Leonard Sandberg, to Continental Bank N.A., a national banking association ("Lender"), with a mailing address at 231 South LaSalle Street, Chicago, Illinois 60697, and pertains to the real estate described in Exhibit A attached hereto and made a part hereof ("Premises").

DEPT-01 RECORDING \$26.00
T45555 TRAN 5130 12/20/91 09:25:00
42764 E *-91-670741
COOK COUNTY RECORDER

I

RECITALS

1.1 Note. Borrower has executed and delivered to Lender a Mortgage Note ("Note") of even date herewith, wherein Borrower and/or Beneficiary promises to pay to the order of Lender the principal amount of ONE MILLION FOUR HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,400,000.00) in repayment of a loan from Lender in like amount or so much thereof as may now or hereafter be disbursed by Lender under the Note (the "Loan"), together with interest thereon.

1.2 Other Loan Documents. As further security for the repayment of the Loan, Borrower has executed and delivered to Lender a Mortgage, Assignment of Leases and Rents, and Security Agreement ("Mortgage") of even date herewith, granting to Lender a lien on the Premises, and Borrower has executed and delivered certain other documents further evidencing or securing the Loan (the Note, the Mortgage, this Assignment, and all such other loan documents, whether now or hereafter existing, and as amended, modified, extended or restated from time to time, are collectively referred to herein as the "Loan Documents").

1.3 This Assignment. As further security for the repayment of the Loan and for the payment and performance of all other Liabilities, in addition to the other Loan Documents, Assignor is required by the Loan Documents to execute and deliver to Lender this Assignment.

BOX 15

This instrument was prepared by
~~and should be returned to:~~
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603
Attention: Alan W. Van Dellen

RETURN TO:
J. Michael Weikman
TICOR TITLE
STE 1400
203 N. LaSalle ST.
Chicago, ILL. 60601

BOX 15

TTC - 024-20891-14

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II

THE GRANT

Now, therefore, as additional security for the prompt payment when due of all principal of and interest on the Note; payment in full and performance of all obligations of Borrower under the Loan Documents; payment in full of all expenses and charges, legal or otherwise, including attorney's fees and expenses paid or incurred by Lender in realizing or protecting this Assignment or the Loan; and any and all obligations, indebtedness, and liability of Borrower (and of any other borrower for whose indebtedness this Assignment is pledged as collateral) to Lender, whether such obligations, indebtedness, or liability are now existing or hereafter created, direct or indirect, absolute or contingent, joint and several or joint or several, due or to become due, however created, evidenced, or arising and however acquired by Lender, and all renewals and extensions thereof (all collectively, the "Liabilities") and in consideration of the matters recited above, Assignor hereby grants, sells, assigns, and transfers to Lender all of Assignor's right, title and interest in, to, and under the following (collectively, the "Assigned Security"):

- (a) That certain lease or those certain leases described in Exhibit B attached hereto and made a part hereof (collectively "Identified Leases");
- (b) any and all leases, options, contracts for sale, or other agreements executed hereafter for the occupancy, sale or use (including concessions) of all or any part of the Premises (collectively "Future Leases");
- (c) any and all addenda, extensions, renewals, amendments, and modifications, to or of the Identified Leases and Future Leases, whether now or hereafter existing (being referred to herein collectively with the Identified Leases and Future Leases as the "Leases," and each of the Leases being referred to herein as a "Lease");
- (d) all rents, escrow deposits, income, revenues, issues, profits, condemnation awards, use and occupancy payments, damages, monies and security payable or receivable under or with respect to the Leases or pursuant to any of the provisions thereof, whether as rent or otherwise, and profits arising from the Leases or from the use and occupation of all or any portion of the Premises described in any of the Leases or in the Mortgage (collectively "Rents");

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- (e) all proceeds payable under any policy of insurance covering loss of Rents for any cause ("Insurance Proceeds");
- (f) all rights, powers, privileges, options and other benefits of Assignor as lessor under such Leases (collectively "Assignor's Rights"), including, without limitation, (a) the immediate and continuing right to receive and collect all Rents, and (b) the right to make all waivers, agreements and settlements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement, conduct and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which the Assignor is or may become entitled to do under any of the Leases; and
- (g) all guaranties of the tenants' performance of the Leases ("Guaranties")

This Assignment constitutes a present, perfected and absolute assignment. This Assignment confers upon Lender a power coupled with an interest and cannot be revoked by Assignor. However, Assignor shall have the right to collect at the time of, but not prior to, the payment dates provided in the Leases, all Rents, and to retain, use, and enjoy the same prior to a Default hereunder (as hereinafter defined).

III

GENERAL AGREEMENTS

- 3.1 Present Status. Borrower represents and warrants that:
- (a) Assignor is the sole owner of the entire lessor's interest in the Identified Leases;
 - (b) the Identified Leases are and will remain valid and enforceable and have not been altered, modified, or amended in any manner whatsoever except as may be herein set forth;
 - (c) neither Assignor nor any lessee is in default under any of the terms, covenants, or conditions of the Identified Leases;

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- (d) other than this Assignment and the Mortgage, no Rent has been assigned or anticipated and no Assignor's Rights or Guaranties have been assigned;
- (e) no Rent for any period subsequent to the date of this Assignment, other than security or other deposits provided for in the Leases, has been collected in advance of the times when due under the terms of the respective Identified Leases; and Assignor shall not claim or permit any lessee or any person in possession of any portion of the Premises to claim any right of set-off against any such Rent; and
- (f) Assignor has delivered to Lender true and complete copies of all Identified Leases described in Exhibit B and that such Identified Leases are all of the Leases currently in effect affecting the Premises.

3.2 Future Performance. Assignor covenants:

- (a) to observe and perform all of the obligations imposed upon the lessor under the Leases and not to do or permit to be done anything to impair the security thereof;
- (b) not to consent to or allow the assignment or subletting of the lessee's interest in any of the Leases without the prior written consent of Lender;
- (c) not to collect any of the Rents, other than security or other deposits provided for in the Leases, in advance of the time when the same becomes due; however, Rents voluntarily paid by tenants not in excess of five (5) days in advance of the due date, and Rents collected pursuant to an acceleration of rent caused by a default under any Lease shall not result in a breach of this covenant, provided that in the latter instance Rents collected must be deposited in an interest bearing strict joint order escrow account at Continental Bank with interest paid to and investment fees paid by the Borrower, such escrowed funds to be used, when necessary, to satisfy debt service on the Loan, and to be released to the Borrower when a replacement tenant is located;
- (d) not to hereafter assign, sell, pledge, or encumber any of the Assigned Security except as hereinafter set forth;
- (e) not to alter, modify, or change the terms of any Lease, Assignor's Rights or Guaranty, cancel or terminate the same, accept a surrender thereof, or in any manner release or discharge any lessee from any obligation or

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covenant of any Lease, Assignor's Rights or Guaranty, without the prior written consent of Lender;

- (f) at Lender's request, to assign and transfer to Lender specifically in writing any and all Future Leases and to execute and deliver, at the request of Lender, all such further assurances and assignments pertaining to the Premises as Lender may from time to time require;
- (g) to warrant and defend the Assigned Security against all adverse claims, whether now or hereafter arising;
- (h) to enforce or secure the performance of each and every obligation, covenant, condition and agreement to be performed by the tenant under each and every Lease, Assignor's Right and Guaranty;
- (i) to observe and comply with all provisions of law applicable to the operation, use, occupancy, maintenance and ownership of the Premises;
- (j) to give prompt, written notice to the Lender of any notice given by a lessee claiming default on the part of the Assignor with respect to any Lease, Assignor's Rights or Guaranty, and to also appear in and defend any action or proceeding arising under, growing out of or in any manner connected with any Assigned Security;
- (k) not to lease or otherwise permit the use of all or any portion of the Premises for rent that is below the fair market rent for such property, provided that the lease identified in Exhibit B hereto is expressly deemed by the Lender to be not below fair market rate;
- (l) if any of the Leases provide for the abatement of rent during repair of the premises demised thereunder by reason of fire or other casualty, the Assignor shall furnish rental insurance to Lender in amount and form, and written by insurance companies, as shall be satisfactory to Lender; and
- (m) not hereafter permit any of the Assigned Security to become subordinate to any lien other than the lien of the Mortgage and any liens to which the Mortgage is now, or may pursuant to its terms become, subordinate; nor terminate, modify or amend any of the Leases, Assignor's Rights or Guaranties or any of the terms thereof without the prior written consent of Lender, and any attempted termination, modification or amendment of any of the Leases, Assignor's Rights or Guaranties without such written consent shall be null and void.

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IV

DEFAULTS AND REMEDIES

4.1 Absence of Default. Each of the following events shall constitute a default ("Default") hereunder:

- (a) Assignor's failure to pay any amount due herein or secured hereby, which failure continues for more than five (5) days after notice from the Lender pursuant to the notice provisions hereof;
- (b) Assignor's failure to timely perform or observe any other provision of this Assignment which remains uncured for twenty-one (21) days after the earlier of Assignor's becoming aware of such failure or the effective date of notice thereof from Lender;
- (c) a default uncured within the applicable cure period, if any, in the payment or performance of the Liabilities;
- (d) Lender's finding that any statement, representation or warranty made herein by Borrower is untrue or incomplete in any material respect; or
- (e) a default, "Event of Default" or "Default" pursuant to the Note or any of the other Loan Documents, subject to applicable cure periods, if any.

All Rents which accrue prior to a Default but are paid thereafter shall be paid to the Lender.

4.2 Exercise of Lender's Rights. Any time after the occurrence of a Default, Lender may, at its option, take the actions described below, without in any way waiving such Default, without notice and without regard to the adequacy of the security for the Liabilities. Lender may act either in person or by an agent or by a receiver appointed by a court to:

- (a) take possession of all or any part of the Premises or any other property described in any or all of the Leases, the Mortgage and the other Loan Documents, to have, hold, manage, lease, sell, and operate the same on such terms and for such periods of time as Lender may deem proper;
- (b) either with or without taking possession of such Premises, in Lender's own name, sue for or otherwise collect and receive all Rents, including those past due and unpaid, with full power to make, from time to time, all alterations, renovations, repairs, or replacements to

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or of any part of the Premises as may seem proper to Lender and to apply such Rents, in payment of any or all of the following, in such order and manner as Lender may in its sole discretion determine, any statute, law, custom, or use to the contrary notwithstanding:

- (i) all expenses of managing the Premises, including, without limitation, the salaries, fees, and wages of any managing agent and such other employees as Lender may deem necessary or desirable;
 - (ii) all expenses of operating and maintaining the Premises, including, without limitation, all taxes, charges, claims, assessments, water rents, sewer rents, any other liens, and premiums for all insurance that Lender may deem necessary or desirable, and the cost of all alterations, renovations, repairs, or replacements;
 - (iii) all expenses incident to taking and retaining possession of the Premises; and
 - (iv) the liabilities, including, without limitation, all costs and attorneys' fees;
- (c) at Lender's option, perform Assignor's obligations hereunder or pursuant to any of the Assigned Security, or cure Assignor's default, in such manner and to such extent as Lender deems appropriate;
- (d) make, enforce, modify and accept surrender of the Leases, Assignor's Rights and Guaranties;
- (e) perform any and all other acts necessary or proper to protect the security of this Assignment;
- (f) apply for, and the Assignor hereby consents to, the appointment of a receiver of the Premises or any portion thereof, whether or not foreclosure proceedings have been commenced under the Mortgage, and if such proceedings have been commenced, whether or not a foreclosure sale has occurred; and
- (g) avail itself of any rights, powers or remedies granted in the other Loan Documents, which remedies are cumulative to those granted herein.

The Assignor hereby appoints irrevocably the Lender its true and lawful attorney in its name and stead and authorizes Lender to

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take any or all of the actions described above. Powers of attorney conferred upon Lender pursuant to this Assignment are powers coupled with an interest and cannot be revoked, modified or altered without Lender's written consent. The exercise by Lender of the rights, powers and remedies granted it in this Paragraph 4.2, collection of the Rents and their application as provided herein, shall not be considered a waiver of any Default. Assignor's obligations hereunder shall survive foreclosure of the Mortgage, and Assignor covenants to observe and comply with all its obligations under this Assignment and the other Loan Documents throughout any period of redemption after foreclosure of the Mortgage.

4.3 Non-Liability of Lender and Indemnity. Lender shall not be liable for any loss sustained by Assignor resulting from Lender's failure to let the Premises after a Default or from any other act or omission of Lender in managing, using, occupying or maintaining the Premises after a Default unless such loss is directly and solely caused by the willful misconduct and bad faith of Lender. Nor shall Lender be obligated to perform or discharge, nor does Lender hereby undertake to perform or discharge, any obligation, duty, or liability of Assignor or any other party under any Assigned Security or under or by reason of this Assignment. This Assignment shall not operate to make Lender responsible for (i) the control, care, management, or repair of the Premises; (ii) the carrying out of any of the terms and conditions of any Lease; (iii) any waste committed on the property by the lessees or by any other parties or for any dangerous or defective conditions of the Premises; or (iv) any negligence in the management, upkeep, repair, or control of the Premises resulting in loss or injury or death to any lessee, licensee, employee, or stranger. This Assignment shall not be construed as constituting the Lender a "mortgagee in possession" of the Premises. Lender has not received any security deposit with respect to any Lease, and assumes no responsibility for any such security deposit until such time such security deposit (specified as such with specific reference to the Lease pursuant to which deposited) may be transferred to Lender and accepted by Lender by notice to the tenant under such Lease.

Assignor shall, and does hereby agree to, protect, defend, indemnify, and hold Lender harmless from and against any and all claims, liability, loss, cost, damage or expense, including reasonable attorney's fees, which Lender may or might incur by reason of (a) the Leases, Lessor's Rights or Guaranties; (b) this Assignment; (c) any alleged obligations or undertakings on Lender's part to perform or discharge any of the terms, covenants, or agreements contained in the Leases; or (d) any action taken or omitted by Lender or its agents under this Assignment, unless constituting willful misconduct or gross negligence. Should Lender incur any such liability, loss or damage, the amount thereof, including costs, expenses, and reasonable attorneys' fees, shall be

paid by Assignor upon demand of Lender and shall constitute a part of the Liabilities.

4.4 Collection of Rent. Assignor hereby and irrevocably authorizes and directs the lessee named in any Lease, whether now or hereafter existing, the occupant of all or any part of the Premises, or the obligor named in any Guaranty, upon receipt from Lender of written notice to the effect that Lender is then the holder of the Note and that a Default exists, to pay over to Lender all Rents, arising or accruing under such Lease or from all or any part of the premises described therein and to continue so to do until otherwise notified by Lender. Assignor agrees that lessees shall have the right to rely upon such demand and notice from Lender and shall pay such Rents to Lender without any obligation or right to determine the actual existence of any such Default or the Lender's right to receive such Rents, notwithstanding any notice from or claim of Assignor to the contrary, and without the need for a judicial determination that a Default has occurred. Lender agrees to provide Assignor notice of its collection of Rents hereunder within ten (10) days after its initial collection of Rents. Assignor shall have no right or claim against such lessees for any such Rents so paid by tenants to Lender. Assignor agrees that it will at Lender's request take such action as Lender may from time to time request to assist Lender in exercising any rights hereunder, including joining in a written direction to lessees to pay Rents to Lender.

4.5 Other Security. Lender may take or release other security for the Liabilities, release any party primarily or secondarily liable therefor, apply any other security held by it to the satisfaction thereof; all without prejudice to any of its rights under this Assignment.

4.6 Waivers. Nothing contained in this Assignment and no act done or omitted by Lender pursuant to the rights, powers and remedies granted it shall be deemed to be a waiver by Lender of its rights, powers and remedies under the other Loan Documents. This Assignment is made and accepted without prejudice to any of the rights, powers and remedies possessed by Lender under any of the other Loan Documents. The right of Lender to collect the Liabilities and to enforce any other security held by it may be exercised by Lender either prior to, simultaneously with, or subsequent to any action taken by it hereunder.

4.7 Amounts Held in Trust for Lender. Any amounts received by Assignor or its agents for performance of any actions prohibited by the terms of this Assignment, including any amounts received in connection with any cancellation, modification or amendment of any of the Leases prohibited by the terms of this Assignment, and any amounts received by Assignor as Rents, from and after the date of any Default, shall be held by Assignor as trustee for Lender and

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all such amounts shall be accounted for to Lender and shall not be commingled with other funds of the Assignor. Any person acquiring or receiving all or any portion of such trust funds shall acquire or receive the same in trust for Lender as if such person had actual or constructive notice that such funds were impressed with a trust in accordance herewith. By way of example, such notice may be given by an instrument recorded with the Recorder of Deeds of the county in which the Premises are located stating that Assignor has received or will receive such amounts in trust for Lender.

V

MISCELLANEOUS

5.1 Notices. Any notice that Lender or Borrower may desire or be required to give under any of the Loan Documents to any other party hereto shall be in writing and shall be deemed to have been properly given, served and received (i) if delivered by messenger, when delivered, (ii) if mailed in the United States certified or registered mail, postage prepaid, return receipt requested, on the third business day after mailing, (iii) if telexed, telegraphed or telecopied, six (6) hours after being dispatched by telex, telegram or telecopy if such sixth hour falls on a business day within the hours of 8:00 a.m. through 5:00 p.m. of the time in effect at the place of receipt, or at 8:00 a.m. on the next business day thereafter if such hour is latter than 5:00 p.m., or (iv) if delivered by reputable express carrier, freight prepaid, the next business day after delivery to such carrier, addressed to such party as follows:

(a) if to Borrower:

Artaius Corporation
1530 Artaius Parkway
Libertyville, Illinois 60048
Attention: Leonard Sandberg

with a copy to:

Miller, Shakman, Hamilton & Kurtzon
208 South LaSalle Street, Suite 1200
Chicago, Illinois 60604
Attention: Bernard A. Schlifke

(b) if to Lender:

Continental Bank N.A.
231 South LaSalle Street
Chicago, Illinois 60697

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By
Date

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Attention: Delbert W. Jones

with a copy to:

Mayer, Brown & Platt
190 South LaSalle Street
Chicago, Illinois 60603
Attention: Ivan P. Kane

Any party may change the address to which notices may be sent by notice to the other party or parties as provided herein.

5.2 Governing Law. The place of negotiation, execution, and delivery of this Assignment, the location of the Premises, and the place of payment and performance under the Loan Documents being Illinois, this Assignment shall be construed and enforced according to the laws of Illinois.

5.3 Severability. If any provision of this Assignment, or any paragraph, sentence, clause, phrase, or word, or their application, in any circumstance, is held invalid, the validity of the remainder of this Assignment shall be construed as if such invalid part were never included.

5.4 Headings. The headings of sections and paragraphs in this Assignment are for convenience or reference only and shall not be construed in any way to limit or define the content, scope, or intent of the provisions of this Assignment.

5.5 Grammar. As used in this Assignment, singular and plural nouns, and masculine, feminine, and neuter pronouns, shall be fully interchangeable where the context so requires.

5.6 Successors and Assigns. This Assignment shall be binding upon Borrower, its successors, assigns, legal representatives, and all other persons or entities claiming under or through Borrower. The word "Lender," when used herein, shall include Lender's successors, assigns, and legal representatives, including all other holders, from time to time, of the Note.

5.7 Conflicts. In case of any conflict between the terms of this Assignment and those of the Mortgage, the terms of the Mortgage shall prevail.

5.8 Waiver of Jury Trial. BORROWER WAIVES THE RIGHT TO A TRIAL BY A JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE LOAN DOCUMENTS. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY BORROWER AND BORROWER ACKNOWLEDGES THAT NEITHER BANK NOR ANY PERSON ACTING ON BEHALF OF BANK HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS

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EFFECT. BORROWER FURTHER ACKNOWLEDGES THAT IT HAS BEEN REPRESENTED (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THE LOAN DOCUMENTS AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL. BORROWER FURTHER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTANDS THE MEANING AND RAMIFICATIONS OF THIS WAIVER PROVISION AND AS EVIDENCE OF THIS FACT SIGNS ITS INITIALS.

In Witness Whereof, Borrower has caused this Assignment to be executed as of the date stated above.

BORROWER

ARTAIUS CORPORATION, an Illinois corporation

By: LEONARD SANDERSON

Name: Leonard Sanderson

Title: Pres

Attest:

By: _____

Its: _____

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STATE OF ILL)
COUNTY OF COOK) SS.

I, MARGARET BRAUN, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LEONARD SANDBERG and LEONARD SANDBERG, personally known to me to be the same persons whose names are, respectively, as PRESIDENT and _____

of Artains Corporation, an Illinois corporation, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged to me that they, being thereunto duly authorized, signed, sealed with the corporate seal of said corporation and delivered said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes set forth therein, all pursuant to authority granted by the Board of Directors of said corporation.

GIVEN under my hand and notarial seal this 18th day of December, 1991.

Margaret Braun
Notary Public

My Commission expires:

5-5-92

" OFFICIAL SEAL "
MARGARET BRAUN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/5/92

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EXHIBIT A

Block 7 (except the West 27 feet) in Harlem 63rd Resubdivison in the West 1/2 of the South West 1/4 of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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PIN: 19-18-308-029

COMMON STREET ADDRESS: 7131 West 61st Street
Chicago, Illinois

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EXHIBIT B

IDENTIFIED LEASE

Lessee: Glass Tempering of Chicago, Inc.

Lessor: Artaius Corporation

Dated: June 1, 1991

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