

ausex1/reaajt/1047497-j/05:081292

ASSIGNMENT OF LEASES AND CONTRACTS

DATED AS OF AUGUST 7th, 1992 DEPT-01 RECORDING \$65.00
T38888 TRAN 3148 08/18/92 14:07:00
49423 \$ E * -92-612569
COOK COUNTY RECORDER

THE STATE OF ILLINOIS §
COUNTY OF COOK § KNOW ALL PERSONS BY THESE PRESENTS THAT:

Concurrently with the execution and delivery of this Assignment of Leases and Contracts (this "Assignment"), and pursuant to a certain Settlement Agreement dated as of the date hereof (the "Settlement Agreement"), by and among NBD TRUST COMPANY OF ILLINOIS, an Illinois corporation, as successor trustee to NBD Park Ridge Bank (formerly known as Citizens Bank & Trust Company, not personally but solely as trustee under Trust Agreement dated March 3, 1986 and known as Trust Number 66-5392 ("Owner"), WILLIAM A. ROGERS, AS TRUSTEE OF THE WILLIAM A. ROGERS TRUST NO. 1 ("Beneficiary") and FORD MOTOR CREDIT COMPANY, a Delaware corporation ("Mortgagee"), the Owner is conveying to Philco Finance Corporation, a Delaware corporation, as designee of Mortgagee ("Assignee") by Trustee's Deed (the "Deed"), that certain tract of land lying and being situated in Cook County, Illinois, being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements located thereon and all easements and rights of way, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, franchises, appendages and appurtenances relating to said land and improvements, and all leases of said land and improvements (collectively, the "Project").

It is the desire of the Owner and Beneficiary (collectively the "Assignor") to hereby assign, transfer, and convey to the Assignee all right, title, interest, claim or demand of the Assignor in and to all leases listed on Exhibit B attached hereto and all contracts listed on Exhibit C attached hereto (all of such leases and contracts being collectively called the "Assigned Contracts", the Project and the Assigned Contracts are herein collectively referred to as the "Property").

This Instrument Prepared By:
John L. Tuohy, Esq.
Chapman and Cutler
111 West Monroe Street
Chicago, Illinois 60603

Return to:
Box 211

92612569

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Property of Cook County Clerk's Office

SECRET

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Any capitalized term used herein and not otherwise defined herein shall have the same definition as ascribed to such term in the Settlement Agreement.

NOW, THEREFORE, in consideration of the receipt of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Assignee to the Assignor, the receipt and sufficiency of which are hereby acknowledged and confessed by the Assignor, the Owner does hereby ASSIGN, SELL, TRANSFER, SET OVER, CONVEY and DELIVER, and the Beneficiary does hereby ASSIGN, SELL, TRANSFER, SET OVER, CONVEY and DELIVER to the Assignee, its successors and assigns, all of the Assigned Contracts, including, without limitation of the generality of the foregoing, the following:

The rights and interests of Assignor in and to, and existing under and by virtue of, the leases listed on Exhibit B and the contracts listed on Exhibit C attached hereto and made a part hereof for all purposes to which Assignor is now a party and which relate to the operation of the Project, including, without limitation; excluding any and all right, title and interest of the Assignor in any of the Unassumed Contracts, a list of which is attached hereto as Exhibit D.

TO HAVE AND TO HOLD the Assigned Contracts unto the Assignee, its successors, and assigns, forever.

The Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, with full power of substitution, for it and in its name, place, and stead, or otherwise, but on behalf of and for the benefit of the Assignee, to demand and receive from time to time any and all of the Assigned Contracts hereby sold, conveyed, assigned, transferred, set over, warranted and delivered, or intended so to be, and to get receipts and releases for and in respect of the same or any part thereof, and from time to time to institute and prosecute in the name of the Assignor or otherwise, but at the expense and for the benefit of the Assignee, any and all proceedings at law, in equity, or otherwise, that the Assignee may deem proper in order to collect, assert, or enforce any claim, right, or title, of any kind, in and to the Assigned Contracts, and to defend and compromise any and all actions, suits, or proceedings in respect of any of the said Assigned Contracts, and generally to do all and any such acts and things in relation thereto as the Assignee shall deem advisable.

The Assignor hereby agrees to perform, execute, and/or deliver or cause to be performed, executed, and/or delivered any and all such further acts and assurances as the Assignee may reasonably require to effect the assignment to the Assignee of the Assignor's interest in the Assigned Contracts.

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It is agreed that the Assignee shall not be responsible for the discharge and performance of any duties or obligations required to be performed and/or discharged in connection with the Assigned Contracts prior to the date hereof.

The Assignor specifically excludes and disclaims any express or implied warranty of merchantability or fitness for a particular purpose with respect to any of the Assigned Contracts, it being acknowledged that the Assigned Contracts are delivered "AS IS - WHERE IS" with a warranty of title only.

This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

Simultaneously with the execution and delivery of this Assignment, the Assignor has executed and delivered to the Assignee the Deed and the specific conveyances described in the recitals hereof. Nothing herein contained shall be deemed to limit or restrict the properties, assets, and rights conveyed, assigned, or transferred to or acquired by the Assignee pursuant thereto.

PROBATE
Cook County Clerk's Office

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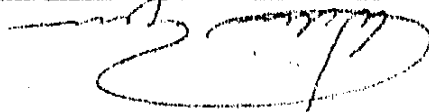
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Property of Cook County Clerk's Office

THE WILLIAM A. ROGERS TRUST NO. 1
WILLIAM A. ROGERS, AS TRUSTEE OF



BENEFICIARY:

Its: _____ Vice President

NOTARIAL PUBLIC
NBD TRUST COMPANY, AS TRUSTEE
EXEMPT FROM PAYMENT OF
ANY LIABILITY THROUGH
ILLINOIS ATTACHED HEREIN TO 86-5392
BY INSTRUMENT MADE A PART HEREOF.

OWNER:

ASSIGNOR:

IN WITNESS WHEREOF, the Assignor has caused this
Assignment to be executed effective as of the day and year first
above stated.

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RIDER ATTACHED TO AND MADE A PART OF ASSIGNMENT OF LEASES AND CONTRACTS
DATED August 7, 1992 UNDER TRUST NO. 66-5392

and Contracts

This Assignment of Leases executed by NBD TRUST COMPANY OF ILLINOIS, successor Trustee to NBD Park Ridge Bank, formerly known as Citizens Bank and Trust Company, not personally but as Trustee only. It is expressly understood and agreed by the parties hereto, anything contained therein to the contrary notwithstanding, that each and all of the promises, covenants, undertakings and agreements herein made are not intended as personal promises, covenants, undertakings and agreements of the said Trustee, nor as any admission that the said Trustee is entitled to any of the rents, issues, or profits under the said Trust, it being understood by all parties hereto that the Trustee at no time is entitled to receive any of the rents, issues, or profits of or from said trust property. This instrument is executed by NBD TRUST COMPANY OF ILLINOIS, as Trustee, solely in the exercise of the authority conferred upon it as said Trustee, and no personal liability or responsibility shall be assumed by, nor at any time be asserted or enforced against it, its agents or employees, on account hereof, or on account of any promises, covenants, undertakings or agreements herein or in said Note contained, either expressed or implied, all such liability, if any, being expressly waived and released by the mortgagee or holders of said Note and by all persons claiming by, through or under said mortgage or the holder or holders, owner or owners of said Note and by every person now or hereafter claiming any right or security thereunder. It is understood and agreed that NBD TRUST COMPANY OF ILLINOIS, individually or as Trustee, shall have no obligation to see to the performance or nonperformance of any of the covenants or promises herein contained, and shall not be liable for any action or nonaction taken in violation of any of the covenants herein contained.

It is also expressly understood and agreed by every person, firm or corporation claiming any interest under this document that NBD TRUST COMPANY OF ILLINOIS shall have no liability, contingent or otherwise, arising out of, or in any way related to (i) the presence, disposal, release or threatened release of any hazardous materials on, over, under, from or affecting the property, soil, water, vegetation, building, personal property, persons or animals thereof; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such hazardous materials; (iii) any lawsuit brought or threatened, settlement reached or government order relating to such hazardous materials, and/or (iv) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of the Trustee which are based upon or in any way related to such hazardous materials including, without limitation, attorneys' and consultants' fees, investigation and laboratory fees, court costs, and litigation expenses.

NBD TRUST COMPANY OF ILLINOIS, successor Trustee to NBD Park Ridge Bank, formerly known as Citizens Bank and Trust Company, as Trustee under Trust No. 66-5392, and not individually

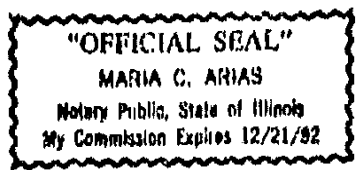
By: Suzette A. Jennings
Assistant Vice President and Trust Officer

ATTEST:
Sally Griffin
Trust Officer

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that the above Officers of NBD TRUST COMPANY OF ILLINOIS, who are personally known to me to be the said persons whose names are subscribed to the foregoing instrument as such Assistant Vice President/Trust Officer and Trust Officer, 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, as Trustee, as aforesaid, for the uses and purposes therein set forth; and the said Trust Officer then and there acknowledged that he/she, as custodian of the Corporate Seal of said corporation, did affix the said seal to said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of July, 1992

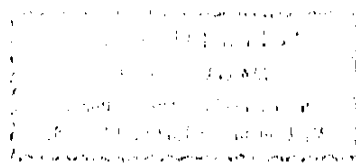


Maria C. Arias
Notary Public

92-121-3

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EXHIBIT A

PARCEL 1:

Those portions of Section 33 and Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at a point of the East Line of Section 33, Township 41 North, Range 12 East of the Third Principal Meridian, 290.40 feet North of the South East corner of the North East 1/4 of said Section 33; thence North 88 Degrees and 34 Minutes East 214.97 feet; thence South 24 Degrees 20 Minutes East 308.87 feet; thence South 45 Degrees 06 Minutes East 70.74 feet; thence South 87 Degrees 28 Minutes 30 Seconds West 392.70 feet; thence South 87 Degrees 33 Minutes West 1,323.30 feet to the West Line of the East 1/2 of the South East 1/4 of Section 33; thence North 00 Degrees 03 Minutes 30 Seconds West 311.50 feet; thence North 87 Degrees 33 Minutes East 1,134.91 feet; thence South 26 Degrees 25 Minutes East 184.73 feet; thence North 87 Degrees 33 Minutes East 106.51 feet to the Point of Beginning (except those portions of Section 33 and Section 34 aforesaid described as follows:

Beginning at a point 290.4 feet North of the South East corner of the North East 1/4 of Section 33, aforesaid and running thence North 88 Degrees 34 Minutes East 214.97 feet; thence South 24 Degrees 20 Minutes East 308.87 feet; thence South 45 Degrees 06 Minutes East 70.74 feet; thence South 87 Degrees 28 Minutes 30 Seconds West 332.45 feet to the center of River Road; thence North West along the center line of said road 374.50 feet to a point therein South 87 Degrees 33 Minutes and 106.51 feet West of the Point of Beginning, thence Northeasterly to the Point of Beginning and also excepting that part thereof described as follows:

Commencing at a point on the East Line of Section 33, 52.68 feet South of the North East corner of the South East 1/4 thereof; thence South 87 Degrees 33 Minutes West 185.42 feet; thence North 180 feet; thence North 87 Degrees 33 Minutes East 164.29 feet more or less to the center line of River Road; thence Southeasterly along the center line of said River Road, 194.35 feet; thence South 87 Degrees 28 Minutes 30 Seconds West 60.25 feet to the Point of Beginning, and also excepting from said tract that part thereof described as follows and all that part thereof lying West of the West line of that part thereof described as follows:

Commencing at a point on the West Line of the East 1/2 of the South East 1/4 of the aforesaid Section 33, 52.14 feet South of the South West corner of the South East 1/4 of the North East 1/4

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of said Section 33; thence running Easterly 722.98 feet on a line parallel to the South Line of the South East 1/4 of the North East 1/4 of said Section 33 produced for a Point of Beginning, thence Northwesterly 265.99 feet along a line which makes an angle of 105 Degrees 46 Minutes 52 Seconds to the left of the aforesaid Easterly Line, extended to a Point of Curve; thence continuing Northwesterly on a curved line 261.92 feet, said curve being to the right having a radius of 2,739.79 feet; thence Southeasterly 555.04 feet along a line which makes an angle of 167 Degrees 19 Minutes 47 Seconds to the right of the tangent of the aforesaid curved line, extended to a point on a line that is 52.14 feet South of and parallel with the South Line of the South East 1/4 of the North East 1/4 of Section 33; thence Westerly 85.22 feet to the Point of Beginning, all in Cook County, Illinois.

PARCEL 2:

That part of Sections 33 and 34, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at a point on the East Line of Section 33, 52.88 feet South of the North East corner of the South East 1/4 thereof; thence South 87 Degrees 33 Minutes West 185.42 feet; thence North 180 feet; thence North 87 Degrees 33 Minutes East 164.29 feet more or less to the center line of River Road; thence Southeasterly along the center line of said River Road, 194.35 feet; thence South 87 Degrees 28 Minutes 30 Seconds West 60.25 feet to the Point of Beginning, all in Cook County, Illinois.

Address of Property: 2720-80 River Road
Des Plaines, Illinois

PIN# 09-33-203-007-0000
09-33-203-011-0000
09-33-401-006-0000
09-33-401-017-0000
09-34-300-001-0000

This instrument prepared by:
John L. Tuohy
Chapman and Cutler
111 West Monroe Street
Chicago, Illinois 60603

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EXHIBIT B

to

ASSIGNMENT OF LEASES AND CONTRACTS

(ASSIGNED LEASES)

Various Leases delivered herewith

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Property of Cook County Clerk's Office

8/10/92

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William A. Rymer, Inc.

12:33 pm

User: JANIE

Detailed Rent Roll Report

Page: 11

Property : T O T A L S

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
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GRAND TOTALS:

RNT	Monthly Rent	124,553.00
SRM	Storage Room Rental	724.00
SDA	Security Deposit Adjustment	3,884.00
LST	Light Bulb Installation	20.00
TEL	Central Refund Account	9.23
OTH	Other Charges	75.00
SIG	Sign Income	323.00
ESC	Escalation	200.00

Total Current Charges	129,770.23
Previous Balance	15,968.86
Cash Receipts	(57,484.78)
Checks Removed	0.00
Deposits Forfeited	0.00
NSF Checks	0.00
Deposits Decreased	0.00
Open Credits Refunded	0.00

Accounts Receivable Balance 89,254.11

Security Deposits Held 107,623.00

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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8/10/92

William A. Hoffmann, Inc. 1 2 3 4 5

12:20 pm

User: JANIE

Detailed Rent Roll Report

Page: 1

Property : 2720 River Road
DownPlains, Illinois 60018

Report Date From : 9/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposit Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount	Description
100-1	The Marketwork 2720 River Road Suite 1	679.00	78.50	853.50	679.00 98.00	Monthly Rent Storage Room Rental
100-2	H.S.S. Development 2720 River Road Suite 2	2,900.00	30.00	3,458.00	3,428.00	Monthly Rent
100-4	V A C A N T					
100-5	V A C A N T					
100-7	Moss Graphics, Inc. 2720 River Road Suite 7	1,826.00	0.00	1,828.00	1,828.00	Monthly Rent
100-12	IDS Marketing 2720 River Road Suite 12	0.00	(4,268.92)	0.00	4,342.00 (75.08)	Monthly Rent Pymt. Batch 740 Check 13851223
100-16	G.Mel. Cole Company 2720 River Road Suite 16	503.00	(503.00)	0.00	503.00	Monthly Rent
100-18	V A C A N T					
100-21	Doboy Packaging 2720 River Road Suite 21	1,181.00	(1,031.00)	0.00	1,031.00	Monthly Rent
100-23	V A C A N T					
100-25	Andrin Financial Group Ltd. 2720 River Road	730.00	13.08	0.00	622.00 (665.08)	Monthly Rent Pymt. Batch 738 Check
100-26	Kobrand Corp. 2720 River Road Suite 26	1,597.00	0.00	1,211.00	1,211.00	Monthly Rent
100-27	V A C A N T					
100-30	Deata, Mazzoni & Assoc. 2720 River Road Suite 30	1,433.00	3.43	438.45	1,433.00 (988.01)	Monthly Rent Pymt. Batch 738 Check 1840

Property of Cook County Clerks Office

6-512-200

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8/10/92

Detailed Rent Roll Report

User: JANIE

Property : 2720 River Road
 DesPlaines, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	Transactions in Selected Range Amount	Description
100-31	Oberwise and Associates 2720 River Road Suite 31	737.00	21.50	0.00	644.00 (665.50)	Monthly Rent Pymt. Batch 737 Check 314
100-32	Besteel Industries 2720 River Road	1,392.00	0.00	0.00	868.00 (868.00)	Monthly Rent Pymt. Batch 737 Check 93681
100-33	V A C A N T					
100-34	Kawco Sales, Inc. 2720 River Road	0.00	0.00	959.00	959.00	Monthly Rent
100-38	Southwestern Publishing Inc. 2720 River Road Suite 38	1,179.00	(999.00)	0.00	999.00	Monthly Rent
100-40	Schneiderman & Perenzi, Ltd. 2720 River Road	1,971.00	0.00	0.00	1,842.00 (1,842.00)	Monthly Rent Pymt. Batch 735 Check 2545
100-41	Positive Image Hair Center 2720 River Road Suite 41	1,348.00	0.00	1,348.00	1,348.00	Monthly Rent
100-44	Resource Technology Assoc 2720 River Road Suite 44	0.00	0.00	0.00		
100-45	Resource Technology Associates 2720 River Road	3,087.00	0.00	0.00	3,087.00 (3,087.00)	Monthly Rent Pymt. Batch 737 Check 3788
100-50	F.D.I.C. 2720 River Road Suite 50	0.00	0.00	2,500.00	2,500.00	Security Deposit Adjustment
100-55	RJB & Associates 2720 River Road Suite 55	2,359.00	0.00	0.00	2,359.00 (825.65) (825.95) (707.70)	Monthly Rent Pymt. Batch 737 Check 1141 Pymt. Batch 737 Check 1682 Pymt. Batch 737 Check 3189
100-58	Anthony Buckun/David Holland 2720 River Road Suite 58	875.00	0.00	869.00	869.00	Monthly Rent

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8/10/92

William A. Rogers, Inc.

12:23 pm

User: JANIE

Detailed Rent Roll Report

Page: 3

Property : 2720 River Road
DesPlaines, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
100-80	William A. Rogers, Inc. 2720 River Road Suite #080	0.00	0.00	0.00	
100-100	Travel Quarters, Inc. 3720 River Road Suite 100	827.00	0.00	0.00	827.00 Monthly Rent (827.00) Pymt. Batch 739 Check 3916
100-101	V A C A N T				
100-102	One On One Funding Corporation 2720 River Road	1,218.00	0.00	0.00	833.00 Monthly Rent (833.00) Pymt. Batch 738 Check 4980
100-106	Financial Search 2720 River Road Suite 106	1,045.00	4.13	0.00	1,787.00 Monthly Rent (1,791.13) Pymt. Batch 735 Check 4021
100-108	American Service Bureau, Inc. 2720 River Road Suite 108	4,079.00	3,358.00	0.00	3,356.00 Monthly Rent
100-110	AARP 2720 River Road Suite 110	0.00	0.00	0.00	
100-113	AARP American Association 2720 River Road Suite 113	9,720.00	288.00	9,487.00	9,084.00 Monthly Rent 124.00 Storage Room Rental
100-118	V A C A N T				
100-120	V A C A N T				
100-122	Shaffer/Rabiola & Str Service 2720 River Road Suite 122	1,200.00	0.00	0.00	1,005.00 Monthly Rent (1,005.00) Pymt. Batch 740 Check 2371
100-126	UTC Corporation 2720 River Road Suite 126	0.00	185.53	185.53	3,790.00 Monthly Rent (3,790.00) Pymt. Batch 740 Check 17806
100-129	V A C A N T				
100-130	Banco Associates, Inc. 2720 River Road	322.00	115.00	337.00	822.00 Monthly Rent

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8/10/92

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12:24 pm

User: JANIE

Detailed Rent Roll Report

Page: 4

Property : 2720 River Road
NewPlaines, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
	Suite 130				
100-131	V A C A N T				
100-132	ACD Enterprises 2720 River Road Suite 132	913.00	0.00	0.00	859.00 Monthly Rent (859.00) Pymt. Batch 739 Check 8203
100-134	James Keilley 2720 River Road Suite 134	0.00	0.00	2,180.00	2,180.00 Monthly Rent
100-136	V A C A N T				
100-138	Regency Thermographers 2720 River Road Suite 138	388.00	20.00	20.00	20.00 Electricity 400.00 Monthly Rent (20.00) Pymt. Batch 738 Check 205577 (400.00) Pymt. Batch 738 Check 60517
100-140	Print Mgmt Group/Daton Promo. 2720 River Road Suite 140	1,886.00	0.00	0.00	1,547.00 Monthly Rent 83.00 Storage Room Rental (173.50) Pymt. Batch 738 Check 668 (888.50) Pymt. Batch 738 Check 8322
100-141	Infoays, Inc. 2720 River Road Suite 141	2,786.00	223.00	2,290.00	2,087.00 Monthly Rent
100-144	Automate Auto Rental 2720 River Road Suite 144	958.00	28.50	28.50	958.00 Monthly Rent (958.00) Pymt. Batch 735 Check 833658
100-146	Akzo Salt Inc. 2720 River Road	3,317.00	(2,986.74)	320.28	3,317.00 Monthly Rent
100-148	Pella Computer Leasing 2720 River Road Suite 148	1,698.00	0.00	0.00	1,304.00 Monthly Rent (1,304.00) Pymt. Batch 739 Check 504303
100-150	Sun Chemical 2720 River Road Suite 150	0.00	(1,054.00)	0.00	1,054.00 Monthly Rent
100-151	Action Auto Rental	1,026.00	27.00	0.00	

Property of Cook County Clerk's Office

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8/10/92

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William A. Rogers, Inc.

12:28 pm

User: JANIE

Detailed Rent Roll Report

Page: 5

Property : 2720 River Road
DesPlaines, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
	2720 River Road Suite 151				858.00 Monthly Rent (986.00) Pymt. Batch 739 Check 315318
100-154	Bruce J. Frazier & Assoc Inc 2720 River Road Suite 151	1,938.00	1,908.00	4,581.00	1,809.00 Monthly Rent 884.00 Security Deposit Adjustment
100-155	Chicago Title Institute 2720 River Road	1,731.00	0.00	1,618.00	1,618.00 Monthly Rent
100-157	V A C A N T				
100-200	Baniak Assoc/Vahoy Const 2720 River Road Suite 200	1,016.00	45.00	994.00	940.00 Monthly Rent
100-202	Cansara World Marketing Corp. 2720 River Road Suite 202	3,050.00	8.38	0.00	2,864.00 Monthly Rent (2,872.38) Pymt. Batch 738 Check 31754
100-204	Dynatech Communications inc. 2720 River Road Suite 204	1,878.00	(1,731.00)	0.00	1,640.00 Monthly Rent 94.00 Storage Room Rental
100-208	JSG Electric 2720 River Road Suite 208	1,415.00	10.34	0.00	1,329.00 Monthly Rent (1,393.34) Pymt. Batch 730 Check 9960
100-207	Mid America Bargaining Assoc. 2720 River Road Suite 207	998.00	0.00	0.00	958.00 Monthly Rent (898.00) Pymt. Batch 735 Check 4768
100-208	John Fraibor & Associates, Inc 2720 River Road Suite 208	2,475.00	523.00	2,998.00	2,475.00 Monthly Rent
100-210	Quality Managed Care, Inc. 2720 River Road Suite 210	0.00	0.00	0.00	
100-212	Logotype 2720 River Road Suite 212	1,780.00	0.00	1,883.00	1,883.00 Monthly Rent
100-213	V A C A N T				

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8/10/92

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12:27 pm

User: JANIE

Detailed Rent Roll Report

Page: 8

Property : 2720 River Road
DesPlaines, Illinois 80018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
100-218	Upham & Walsh Lumber 2720 River Road Suite 218	0.00	3.87	2,040.67	2,037.00 Monthly Rent
100-218	Venezueian Line 2720 River Road	1,970.00	(1,595.00)	0.00	1,595.00 Monthly Rent
100-219	Interox America 2720 River Road Suite 219	724.00	15.70	15.70	676.00 Monthly Rent (676.00) Pymt. Batch 739 Check 18729
100-220	ADS Consultants, Inc. 2720 River Road Suite 220	1,513.00	4,390.00	5,804.00	1,414.00 Monthly Rent
100-222	Underground Contractors 2720 River Road Suite 222	1,838.00	0.00	0.00	1,838.00 Monthly Rent 82.00 Storage Room Rental (1,820.00) Pymt. Batch 737 Check 11889
100-225	Reflections Jewelers, Inc. 2720 River Road Suite 225	0.00	15.00	0.00	4,897.00 Monthly Rent (4,912.00) Pymt. Batch 739 Check 11238
100-229	V A C A N T				
100-231	V A C A N T				
100-232	Creative Distribution Inc. 2720 River Road Suite 232	2,887.00	122.28	0.00	5,336.00 Monthly Rent 50.00 Utility Room Storage Rental (5,586.28) Pymt. Batch 739 Check 14562
100-234	V A C A N T				
100-236	Automobile Dealer Services, Inc 2720 River Road Suite 236	2,021.00	24,855.50	28,823.50	3,898.00 Monthly Rent 72.00 Storage Room Rental
100-238	North American Advanced Tech. 2720 River Road Suite 238	500.00	0.00	0.00	500.00 Security Deposit Adjustment (1,000.00) Pymt. Batch 737 Check 1486 500.00 First Month's Rent, Aug.
100-239	Burns & Associates 2720 River Road	0.00	0.00	0.00	4,444.00 Monthly Rent

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8/10/02

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William A. Holder, Inc

12:29 pm

User: JANIE

Detailed Rent Roll Report

Page: 7

Property : 2720 River Road
DesPlaines, Illinois 60018

Report Date From : 8/01/02 To : 8/31/02

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount	Description
	Suite 240				(4,444.00)	Pynt. Batch 737 Check 12801
100-244	V A C A N T					
100-246	Sequence Support Svcs. Inc. 2720 River Road Suite 246	2,287.00	0.00	0.00	1,807.00	Monthly Rent (1,887.00) Pynt. Batch 740 Check 205687
100-248	V A C A N T					
100-249	V A C A N T					
100-251	V A C A N T					
100-253	V A C A N T					
100-254	Delicious Cookie Company 2720 River Road Suite 254	4,349.00	94.00	2,501.00	2,308.00	Monthly Rent 101.00 Storage Room Rental
100-256	Colorado Prime 2720 River Road Suite 256	2,930.00	230.00	1,429.00	1,198.00	Monthly Rent
100-260	Kubba Consultants, Inc. 2720 River Road Suite 260	950.00	(950.00)	0.00	950.00	Monthly Rent
100-900	V A C A N T					
100-950	Kobrand Corporation 2720 River Road	0.00	0.00	0.00		
100-981	Kobrand Corporation 2720 River Road	0.00	0.00	0.00		
100-982	United Parcel Service 2720 River Road	0.00	0.00	250.00	250.00	Annual Box Rental, UPS
100-983	Young Prof. Organization 2720 River Road	0.00	0.00	0.00		
100-994	Centel 2720 River Road Des Plaines	0.00	(9.23)	0.00	3.02	Centel Refund Account 3.73 Centel Refund Account 1.20 Centel Refund Account

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8/10/92

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William J. Lester, Inc.

12:30 pm

User: JANIE

Detailed Rent Roll Report

Page: 8

Property : 2720 River Road
DesPlaines, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
					(.28 Cont) Unfund Account
100-993	Mico Receipts 2720 River Road Des Plaines, Illinois	0.00	0.00	0.00	
100-996	Federal Express Corporation 2720 River Road	0.00	0.00	0.00	
100-997	North Shore Vending Company 2720 River Rd Des Plaines, Il. 60018	0.00	0.00	0.00	
100-998	Lincoln National 2720 River Road Des Plaines, Il. 60018	0.00	0.00	0.00	
100-999	National Advertising Company 2720 River Road	0.00	0.00	0.00	
100-218A	V A C A N T				
100-218B	V A C A N T				
100-218C	V A C A N T				
100-218D	V A C A N T				
100-218E	V A C A N T				
100-218G	V A C A N T				
100-218H	V A C A N T				
100-2750	V A C A N T				
100-2752	Sardisnn Assoc. (Felic Press) 2752 River Road	4,362.00	541.00	5,341.00	75.00 Garbage Pick Up 4,362.00 Monthly Rent 162.00 Sign 200.00 Pre-Payment '90 Escalation
100-2762	Dr. Alan R. Olson 2762 River Road	1,387.00	0.00	0.00	1,387.00 Monthly Rent 108.00 Sign (1,495.00) Pymt. Datch 736 Check 3911

60018000

8/16/92

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William A. Regier, Inc.

12:31 pm

User: JANIE

Detailed Roll Report

Page: 9

Property : 2720 River Road
DesPlaines, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount Description
100-2770	V A C A N T				
100-2780	J.B. Graphics, Inc. 2780 River Road	5,720.00	0.00	0.00	5,403.00 Monthly Rent 55.00 Sign (5,458.00) Pymt. Batch 738 Check 6835
100-957A	Dynatech Communications 2720 River Road	0.00	0.00	0.00	
100-957B	Underground Contractors Assoc. 2720 River Road	0.00	0.00	0.00	
100-957C	Automobile Dealer Services 2720 River Road	0.00	0.00	0.00	
100-957D	Delicious Cookie Company 2720 River Road	0.00	0.00	0.00	
100-957E	Print Management Group, Inc. 2720 River Road	0.00	0.00	0.00	
100-957F	AARF 2720 River Road	0.00	0.00	0.00	
100-957G	Marketworks 2720 River Road	0.00	0.00	0.00	
100-134001	John A. Talocies 2720 River Road Suite 134001	0.00	600.00	1,200.00	800.00 Contractual Agreement
100-411111	New Man Retail Association 2720 River Road	0.00	0.00	0.00	
100-99991A	Amings Conference Room 2720 River Road	0.00	0.00	0.00	
100-99991T	TEC Conference Room 2720 River Road	0.00	55.00	55.00	
100-99992T	Paranet Conference Room 2720 River Road	0.00	0.00	0.00	

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8/16/92

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William L. Rogers, Inc.

12:32 pm

Owner: JAMIK

Detailed Rent Roll Report

Page: 10

Property : 2720 River Road
DeerPineau, Illinois 60018

Report Date From : 8/01/92 To : 8/31/92

Unit Ref. Number	Occupant Name and Address	Deposits Held	Previous Balance	Current Balance	----- Transactions in Selected Range ----- Amount	Description
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PROPERTY TOTALS :

RNT	Monthly Rent			124,553.00		
SRM	Storage Room Rental			724.00		
SDA	Security Deposit Adjustment			3,884.00		
LCT	Light Bulb Installation			20.00		
TEL	Control Refund Account			9.23		
OTB	Other Charges			75.00		
SIG	Sign Income			325.00		
ESC	Escalation			200.00		

Total Current Charges				129,770.23		
Previous Balance				15,988.68		
Cash Received				(57,484.78)		
Checks Removed				0.00		
Deposits Forfeited				0.00		
NSF Checks				0.00		
Deposits Decreased				0.00		
Open Credits Refunded				0.00		

Accounts Receivable Balance				43,254.11		
Security Deposits Held				107,023.00		

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EXHIBIT C

to

ASSIGNMENT OF LEASES AND CONTRACTS

(ASSIGNED CONTRACTS)

Various Contracts delivered herewith

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EXHIBIT "C"

CONTRACTS

Anderson Lock Co.
Fire Marshall Inspection Report
White Way Signs- 2 contracts
Per Mur Security Services
Arc Disposal
Amlings Flowerland
Tenacious Cleaning Service
Otis Elevator
UPS - weekly delivery
North Shore Industrial Vending
National Cleaning Contractors
Federal Express Box
Elmers Union Service
Red's Body Shop
Thomas Carpetmasters, Inc.
Fritz Roofing - have original contract to build with guaranty

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9 2 6 1 2 1 0 7

EXHIBIT "D"

AGREEMENTS WITHOUT A CONTRACT

Alpin Sprinkler
Dahl Electric
Dean & Sons
Bellmont Door Closure Service
Bernard Movers
Deli Nosh
Fredricksen & Sons
Jeff's Signs
Muzak
Kooiker Tile
Pat Brennan
The Painter
Hydronics Piping Corporation

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