

D. In order to finance the transactions contemplated in that certain Agreement for Acquisition of Certain Assets dated July 31, 1992 by and between Mortgagor and Fanny Farmer Candy Shops, Inc., a New York corporation and for working capital and other general corporate purposes, FNBC has agreed to make available to the Mortgagor additional loans and letters of credit in an aggregate principal amount of up to Ten Million Dollars (\$10,000,000) at any one time outstanding (the "New Bank

C. The Notes and the Existing Bank Facility are secured by, among other things, a mortgage executed by Mortgagor for the benefit of Mortgagee on the property described on Exhibit A attached hereto and made a part hereof (the "Mortgage").

B. Pursuant to that certain Credit Agreement dated as of October 30, 1991, among Mortgagor, the Lenders named therein and The First National Bank of Chicago, as agent, The First National Bank of Chicago ("FNBC") agreed to make available to Mortgagor loans in an aggregate principal amount of up to Ten Million Dollars (\$10,000,000) at any one time outstanding (the "Existing Bank Facility").

A. Pursuant to that certain Note Purchase Agreement dated as of October 30, 1991, Jackson National Life Insurance Company purchased an aggregate of Thirty Million Dollars (\$30,000,000) original principal amount of 10.25% Senior Secured Notes of Mortgagor (the "Notes").

RECITALS

This AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES, FIXTURE FILING AND FINANCING STATEMENT ("Amendment") is made as of this 14th day of September, 1992, by ARCHIBALD CANDY CORPORATION, a corporation organized and existing under the laws of the state of Illinois, having a principal office address at 1137 West Jackson Boulevard, Chicago, Illinois, and its successors and assigns ("Mortgagor"), in favor of WILMINGTON TRUST COMPANY, a Delaware banking corporation and WILLIAM J. WISE, each having a principal office address at Rodney Square North, Wilmington, Delaware 19890 Attention: Corporate Trust Administration, not personally, but solely as security trustees (together with their respective successors and assigns, "Mortgagee").

AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES, FIXTURE FILING AND FINANCING STATEMENT

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EXHIBIT

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5. All references in the Note Purchase Agreement, the Amended and Restated Credit Agreement or any of the other Financing Documents to the Mortgage shall be deemed to refer to the Mortgage as amended hereby.

4. Mortgagor hereby remakes and reaffirms all of its covenants and obligations contained in the Mortgage as of the date hereof.

3. Mortgagor hereby remakes and reaffirms all of its representations and warranties contained in the Mortgage as of the date hereof.

2. The indebtedness secured by the Mortgage is hereby increased to include the New Bank Facility, including, without limitation, any and all Facility Letter of Credit obligations (as defined in the Amended and Restated Credit Agreement), all letter of credit fees and any and all other Secured Obligations (as defined in the Amended and Restated Credit Agreement) owing by Mortgagor to the Lenders under the Amended and Restated Credit Agreement.

1. The foregoing Recitals are incorporated herein and made a part hereof.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

F. All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Mortgage.

E. Mortgagor and Mortgagee desire to amend the Mortgage to increase the amount secured thereby to include the New Bank Facility as provided herein.

Facility") as more particularly set forth in that certain Amended and Restated Credit Agreement of even date herewith among Mortgagor, the Lenders named therein and The First National Bank of Chicago, as Agent (the "Amended and Restated Credit Agreement").

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THE PROPERTY OF THE STATE OF ILLINOIS
AS DEPOSITED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT
AT SPRINGFIELD, ILLINOIS, ON FEBRUARY 10, 1904

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the
said Court, at Springfield, Illinois, this 10th day of February, 1904.

CLERK OF THE SUPREME COURT

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

Gregory A. Thorpe, Esq.
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, Illinois 60606
(312) 876-8000

THIS INSTRUMENT WAS PREPARED BY
AND RECORDED COUNTERPARTS SHOULD
BE RETURNED TO:

Property of Cook County Clerk's Office

WILLIAM J. WADE, not
personally, but solely
as security trustee

Its Financial Services Officer

By:

WILMINGTON TRUST COMPANY, not
personally, but solely as
security trustee

MORTGAGEE:

Its

By:

ARCHIBALD CANDY CORPORATION,
an Illinois corporation

MORTGAGOR:

IN WITNESS WHEREOF, the parties hereto have caused this
Amendment to be signed on the day and year first written above.

6. This Amendment may be executed in one or more
counterparts which together shall constitute one and the same
instrument.

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September 15, 1992

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92702272

ROCKWELL TENNEY
Notary Public, State of New York
No. 4827415
Qualified in New York County
Term Expires December 31, 1992

[Signature]
Notary Public

I, ROCKWELL TENNEY, a Notary Public in and for the
said County and State aforesaid, DO HEREBY CERTIFY, that
ADAM M. H. X, the VICE-PRESIDENT of Archibald
Candy Corporation, an Illinois corporation, personally known to
me to be the same person whose name is subscribed to the
foregoing instrument as such ADAM M. H. X appeared
before me this day in person and acknowledged that (s)he signed
and delivered the said instrument as his(her) 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 18TH day of
SEPTEMBER, 1992.

STATE OF NEW YORK
COUNTY OF NEW YORK

SS.

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MY COMMISSION EXPIRES AUGUST 9, 1993
NOTARY PUBLIC
ANNE C. MATTHEWS
Notary Public

Anne C. Matthews

I, Anne C. Matthews, a Notary Public in and for the
said County and State aforesaid, DO HEREBY CERTIFY, that
Ralph H. Cella, the Financial Services Officer of Wilmington
Trust Company, a Delaware banking corporation, personally known
to me to be the same person whose name is subscribed to the
foregoing instrument as such Financial Services Officer appeared
before me this day in person and acknowledged that (s)he signed
and delivered the said instrument as his(her) 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 19th day of
September, 1992.

STATE OF Illinois
COUNTY OF New Castle
SS.)
)

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1/1/2025 10:00 AM

1/1/2025

1/1/2025

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1/1/2025

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 2025.

CLERK OF COOK COUNTY

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001

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September 15, 1992

-6-

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Notary Public
NOTARIAL SEAL
ROSEMARIE DIANGELO NOTARY PUBLIC
State of Delaware
Date of Appointment: October 17, 1990
My Commission Expires: October 17, 1992

Rosemarie DiAngelo

Given under my hand and notarial seal this 10th day of September, 1992.

I, Rosemarie DiAngelo, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY, that William J. Wade, 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 he signed and delivered the said instrument as his own free and voluntary act as security trustee as aforesaid for the uses and purposes therein set forth.

STATE OF Delaware)
COUNTY OF New Castle)
SS.)

22702272

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STATE OF ILLINOIS

CLERK

COOK COUNTY

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1900.

JOHN W. WATSON, Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1900.

JOHN W. WATSON, Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1900.

JOHN W. WATSON, Clerk

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1900.

JOHN W. WATSON, Clerk

STATUTE

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Common Address: 7001 N. Lincoln Avenue
Lincolnwood, Illinois 60646

Permanent Index No.: 10-34-200-008

LOT 2 IN BRADY'S SUBDIVISION OF THAT PART OF THE SOUTH 10 ACRES LYING EAST OF
LINCOLN AVENUE OF THE WEST 30 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 34, TOWNSHIP NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

SHOP NO. 248

LEGAL DESCRIPTION

EXHIBIT A

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COUNCIL MEMBER DISTRICT 11 11th Street

BOARD OF SUPERVISORS 1000 N. Dearborn St.

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COOK COUNTY CLERK

EMILY W.