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PROPERTY RECORDER

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WHEREAS, to secure (a) the payment of (1) the Note, (2) any renewals, extensions, substitutions or modifications of the Note, (3) the liabilities (as such term is defined in the Loan and Security Agreement), (4) the Milwaukee Guaranty, (5) any amendments, modifications, restatements, confirmations and/or reaffirmations of the Milwaukee Guaranty, (5) the SRG Guaranty and (6) any amendments, modifications, restatements, confirmations and/or reaffirmations of the SRG Guaranty and (b) the performance of all other obligations of Assignor under the Documents (as such term is defined in the Loan and Security Agreement) (collectively, the "Obligations"), Assignor desires to collateralize assign the Leases to Assignee;

WHEREAS, (a) that certain lease dated July 1, 1987 (as amended, modified, restated, renewed, replaced, collectively substituted for, replaced, renewed, amended, modified, restated, substituted for, replaced, renewed and/or extended, collectively the "SRG Lease") has been entered into by and between Silver Real Estate Management & Development Corporation, as Lessor, and Assignor, as Lessee, a copy of which is attached hereto as Exhibit B, which SRG Lease demises the premises located at, and legally described on Exhibit B attached hereto (the "SRG Premises") (the Milwaukee Lease and the SRG Lease shall hereinafter be referred to individually as a "Lease" and collectively as the "Leases"); and

WHEREAS, pursuant to and as described in that certain Loan and Security Agreement dated as of the date of this Assignment entered into by and among Assignor, Assignee and the other parties named therein (as the same may be amended, supplemented and/or restated from time to time, the "Loan and Security Agreement"), that certain Revolving Note made by Assignor (the "Note"), the Milwaukee Guaranty executed by Assignor and others (the "Milwaukee Guaranty"), the SRG Guaranty executed by Assignor and others (the "SRG Guaranty") (all as such terms are defined in the Loan and Security Agreement) have been, or may be, executed and delivered by Assignor to Assignee; and

This Collateral Assignment of Lease (the "Assignment") is made as of May 27, 1992, by Logan Square Aluminum Supply, Inc. ("Assignor"), with a mailing address at 2600 N. Pulaski, Chicago, IL 60639 to Lasalle National Bank ("Assignee"), with a mailing address at 120 S. LaSalle, Chicago, IL 60603.

COLLATERAL ASSIGNMENT OF LEASES - LOGAN SQUARE ALUMINUM SUPPLY, INC.

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COOK COUNTY RECORDER

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(a) To faithfully abide by, perform and discharge all of Assignor's obligations, covenants, conditions and agreements pursuant to the Lease, at the sole cost of Assignor. Except with Assignor's prior written agreement, Assignor agrees to protect the security of this Assignment, Assignor agrees:

Nothing herein contained shall be construed as deeming Assignor a "party in possession" in the absence of the taking of actual possession of the Milwaukee premises and/or the SRB premises by Assignor pursuant to the provisions hereinafter contained. In the exercise of the powers herein granted Assignor, no liability shall be asserted or enforced against Assignor, all such liability being expressly waived and released by Assignor.

It is the express intention of Assignor to establish, conditioned upon the occurrence and continuance of an Event of Default (as defined in the Loan and Security Agreement), and subject to the terms and provisions of this Assignment, an absolute transfer and assignment of each Lease (together with all the aforesaid thereto) to Assignor. Upon the occurrence of an Event of Default, and so long as such Event of Default is continuing, Assignor does hereby irrevocably appoint Assignor as its true and lawful attorney in the name and stead (with or without taking possession of either the Milwaukee premises or the SRB premises), to assign each Lease, rent, sublease, or let all or any portion of either the Milwaukee premises or the SRB premises to any party or parties at such price and on such terms, in its discretion as it may determine, and to collect all of said aforesaid rents, issues, deposits and profits arising from or accruing at any time hereafter, and all now due, or that may hereafter become due under either lease, with the same rights and powers and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as Assignor would have upon taking possession of the Milwaukee premises and/or the SRB premises pursuant to the provisions hereinafter set forth.

NOW, THEREFORE, subject to the provisions of this Assignment, Assignor, for and in consideration of these presents (which are incorporated herein by this reference as an integral part of this Assignment) and the mutual agreements herein contained and as security for the payment and performance of the obligations and the performance of the covenants and obligations hereinafter set forth, and in consideration of the sum of Ten Dollars (\$10.00) to Assignor in hand paid, the receipt whereof is hereby acknowledged, Does Hereby grant, sell, convey, Assign and transfer unto Assignor all of the right, title and interest of Assignor in, to and under each Lease, together with all purchase options, rents, income and profits arising therefrom, and all modifications, restatements, substitutions, replacements, renewals and extensions thereof.

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Although it is the intention of the parties that this Assignment shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that Assignee shall not exercise any of the rights and powers conferred upon it herein until and unless an Event of Default (as defined in the Loan and Security Agreement) shall occur and nothing herein contained shall be deemed to

(d) To pay immediately upon demand all sums expended by Assignee under the authority hereof, together with the interest thereon at the highest rate set forth in the Notes until repaid to Assignee.

(c) In the event Assignor fails to make any payment or perform any obligation pursuant to the obligations, or to perform or discharge any of Assignor's duties or obligations under the Lease or this Assignment, Assignee at Assignor's option upon 10 days written notice to Assignor (or such lesser notice, as may be reasonable under the circumstances) and without Assignor's duties or obligations under the Lease in the manner and to the extent Assignee deems necessary to protect Assignee's security interest, including without limitation, the right to appear in and defend any action or proceeding which may affect Assignee's security interest or Assignee's rights and powers pursuant to this Assignment; in exercising any such powers, Assignee may pay necessary costs and expenses, employ counsel and incur and pay reasonable attorneys' fees and costs; and

(b) To appear in and defend any action or proceeding arising under, growing out of or in any manner connected with the Lease or the obligations, duties or liabilities of Lessor and Lessee thereunder, at Assignor's sole cost and expense, and to pay all costs and expenses of Assignee in any action or proceeding in any matter connected with either Lease in which Assignee must appear through no fault of Assignee, including reasonable attorneys' fees and costs;

authoritly and consent (which consent shall not be unreasonably withheld or delayed), Assignor shall not cancel or terminate either Lease or materially amend, modify, extend (except on substantially the same terms as currently in effect with a fair market rental increase), renew (except on substantially the same terms as currently in effect with a fair market rental increase), or in any material way alter the terms or provisions of either Lease;

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Assignee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligations, duty or liability under the Leases relating to either the Milwaukee Premises or the SRB Premises, and Assignor shall and does hereby agree to indemnify and hold the Assignee harmless of and from any and all liability, loss or damage which

Upon the occurrence and continuation of an Event of Default (as defined in the Loan and Security Agreement), Assignor hereby grants to Assignee full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to Assignor, including, without limitation, full power to make all the necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Milwaukee Premises and/or the SRB Premises that may seem judicious, in its discretion, insure and reinsure the same for all risks, incidental to Assignee's possession, operation and management thereof and to receive all such avails, rents, issues, deposits and profits.

Upon or at any time after an Event of Default (as defined in the Loan and Security Agreement) which is continuing, Assignor agrees that Assignee shall be entitled to (a) take actual possession of the Milwaukee Premises and/or the SRB Premises and/or any part thereof personally, or by its agents or attorneys, and Assignee in its discretion may enter upon and take and maintain possession of all or any part of the Milwaukee Premises and/or the SRB Premises, together with all the documents, books, records, papers and accounts of the Assignor, and may exclude the Assignor, its agents or servants, wholly therefrom and may, as attorney-in-fact or agent of the Assignor, or in its own name as Assignee and under the powers herein granted, hold, operate, manage and control the Milwaukee Premises and the SRB Premises and conduct the business, if any, thereof, either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment or security of the avails, rents, issues, deposits and profits of the Milwaukee Premises and/or the SRB Premises, (b) with or without taking actual possession of either the Milwaukee Premises or the SRB Premises, (1) cancel, amend, modify, extend, renew, terminate or in any way alter either Lease, for any cause or on any ground which would entitle Assignor to do the same, and (ii) obtain or evict tenants, collect, sue for, fix or modify the rents under either Lease and enforce all rights of the Assignor under either Lease; and (c) perform any and all other acts that may be necessary or proper to protect the security of this Assignment.

Affect or impair any rights which Assignee may have under the documents or any other instrument herein mentioned.

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In the event Assignor exercises any purchase option contained in either Lease, this Assignment shall be deemed to be a mortgage of the Milwaukee Premises or the SRB Premises, as applicable, given by Assignor to Assignee and Assignor hereby

It is expressly understood that no judgment or decree which may be entered on any debt secured or intended to be secured by this Assignment shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect until any and all indebtedness secured by this Assignment (in whatever form the said indebtedness may be) shall have been paid in full and all bills incurred by virtue of the authority contained herein have been fully paid out of the rents, issues, deposits, profits or proceeds of sale of the Milwaukee Premises and/or the SRB Premises, or by Assignor, or until such time as this Assignment may be voluntarily released.

Whenever the word "Assignee" is mentioned herein, it is hereby understood that the same includes, and shall be binding upon, successors and assigns (including successors by consolidation) of Assignee, and any party or parties acquiring an interest in either Lease or to the Milwaukee Premises or the SRB Premises by, through, or under Assignor. All of the rights, powers, privileges and immunities herein granted and assigned to Assignee shall also inure to its successors and assigns, including all holders, from time to time, of any of the Notes.

It is understood and agreed that the provisions set forth in this Assignment shall be deemed as a special remedy given to Assignee, and shall not be deemed exclusive of any of the remedies granted in the Loan and Security Agreement or any document entered pursuant thereto, but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted.

It may or might incur under this Assignment, either Lease or under or by reason of the assignment of the Leases and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or conditions contained in the Leases or this Assignment, except for claims or demands based upon Assignee's gross negligence, willful breach of contract or willful misconduct. Should Assignee incur any such liability, loss or damage under either Lease, or under or by reason of the assignment thereof, or in the defense of any claims or demands, except for claims or demands based upon Assignee's gross negligence, willful breach of contract or willful misconduct, Assignor agrees to reimburse Assignee for the amount thereof, including costs, expenses and reasonable attorneys' fees and costs, immediately upon demand.

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Edward H. Soderstrom II  
Boehm & Pearlstein, Ltd.  
Suite 3500  
33 North LaSalle Street  
Chicago, Illinois 60602  
(312) 782-7474

This Document Prepared By:

By: *[Signature]*  
Title: (Assistant) Secretary

ATTEST:

By: *[Signature]*  
Title: President

Logan Square Aluminum Supply, Inc.

UPON PAYMENT AND PERFORMANCE IN FULL OF THE OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, THE NOTES, THE LIABILITIES AND THE GUARANTEES, AND THE PERFORMANCE OF THE COVENANTS AND OBLIGATIONS OF ASSIGNOR UNDER THIS ASSIGNMENT AND OF ASSIGNOR UNDER THE DOCUMENTS, THIS ASSIGNMENT SHALL BECOME VOID AND OF NO EFFECT, BUT ASSIGNEE'S AFFIDAVIT SHOWING ANY PART OF THE OBLIGATIONS OR THE AFORESAID OBLIGATIONS REMAINING UNPAID OR UNPERFORMED SHALL CONSTITUTE REBUTABLE PRESUMPTIVE EVIDENCE OF THE VALIDITY, EFFECTIVENESS AND CONTINUING FORCE OF THIS ASSIGNMENT.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed as of the date hereinafter first written.

mortgages to Assignee the Milwaukee Premises and the SRP Premises, as applicable.

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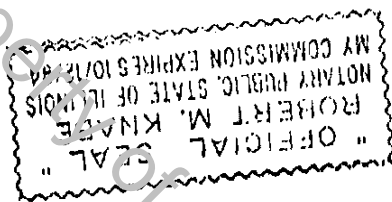
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[ S E A L ]

My Commission Expires:

NOTARY PUBLIC

*R. Kinabe*

GIVEN under my hand and Notarial Seal this 27th day of May, A.D., 1932.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Logan Square Aluminum Supply, Inc. personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such *Assistant Secretary* and *Assistant Secretary*, respectively, appeared before me this day in person and acknowledged that they signed and delivered 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 *Assistant Secretary* did also then and there acknowledge that she, as custodian of the corporate seal of said corporation, did affix said corporate seal of said corporation to said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

STATE OF ILLINOIS )  
) SS. )  
COUNTY OF COOK )

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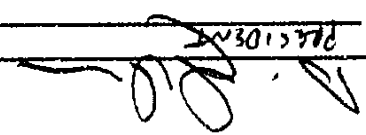
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The undersigned hereby consents to the foregoing collateral Assignment of Leases and agrees to give to Assignee a copy of any notice of any default of Lessee under its Lease concurrently with the giving of such notice to Lessee. The undersigned hereby certifies to Assignor and Assignee that as of this date the undersigned is the title holder of record to the Milwaukee premises subject to that Lease or the 100% beneficiary of the trust which is the title holder of record to the Milwaukee Premises.

Dated: May 27, 1992

LANDLORD:

2470 North Milwaukee Corp.

By  Title: President

CONSENT TO COLLATERAL ASSIGNMENT

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The undersigned hereby consents to the foregoing collateral assignment of leases and agrees to give to Assignee a copy of any notice of any default of Lessee under its lease concurrently with the giving of such notice to Lessee. The undersigned hereby certifies to Assignor and Assignee that as of this date the undersigned is the title holder of record to the SRB Premises subject to that lease or the 100% beneficiary of the trust which is the title holder of record to the SRB Premises.

Dated: May 27, 1992

Silver Real Estate Management & Development Corporation

By  Title: President

CONSENT TO COLLATERAL ASSIGNMENT

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LEASE, LOCATION AND  
LEGAL DESCRIPTION

EXHIBIT A

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AMENDED INDUSTRIAL BUILDING LEASE

| DATE OF LEASE  | TERM OF LEASE            | MONTHLY RENT                                |
|--|--------------------------|---|
| July 1, 1987   | BEGINNING<br>May 1, 1992 | \$60,000 - subject to Rider attached herein |
| Location of Premises: See attached Exhibit A               |                          |   |
| Purpose: Bala, Service and Manufacturing of Metal Products |                          |   |

**LESSOR**  
 NAME AND ADDRESS: Logan Square Aluminum Supply, Inc., 2500 North Pulaski, Chicago, Illinois 60639

**LESSEE**  
 NAME AND ADDRESS: 2470 North Milwaukee Corp., 2500 North Pulaski, Chicago, Illinois 60639

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above term.

1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledged that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense, and will, without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises, and upon the termination of this lease, in any way, will pick up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys thereof at the place of payment of said rent.

3. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, not for any purpose other than that heretofore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign this lease without the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in the Premises acquired through this lease, and will not permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to be vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any part of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Les or unless otherwise provided in the consent aforesaid.

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such a lien Lessee will promptly pay the same, if default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee; the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amount so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

5. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whatsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

6. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipe, tank or plumbing fixture, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trapdoor or other openings, nor for any damage arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

7. Lessee will pay, in addition to the rent above specified, all water rent, gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted, and in case of said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to shut off the water, gas, electric light and power, together with any sums paid by Lessor to keep the Premises in a clean and healthful condition, and Lessee shall be liable to Lessor for the cost of such shut-off.

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WATER, GAS AND ELECTRIC CHARGES  
 NON-LIABILITY OF LESSOR  
 ACCIDENTS FOR INDEMNITY  
 MECHANICS LIEN  
 ASSIGNMENT SUBJECT TO ASSUMPTION OF PREMISES  
 CONDITION AND REPAIR AND UPKEEP OF PREMISES  
 RENT

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8. Lessor shall not be obliged to incur any expense for repairing any improvements upon said premises or connected therewith, and the Lessee at his own expense will keep all improvements in good repair by fire, or other causes beyond Lessee's control excepted as well as in a good tenable and whole some condition, and will comply with all local or general regulations, laws and ordinances applicable thereto, as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, keep said improvements from deterioration due to ordinary wear and from falling temporarily out of repair. Lessee does not make repairs as required hereunder promptly and adequately. Lessor may but need not make such repairs and pay the cost thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

9. Lessee will allow Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any needed repairs, or alterations thereof which Lessor may see fit to make and will allow Lessor to have placed upon the Premises at all times notice of "For Rent", and "To Rent", and will not interfere with the same.

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a different sum shall not thus be received, the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of recovery as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent affirmation of tenancy, operate as a waiver of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of an of the covenants herein.

11. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids, materials, or such as may be necessary for use in the business of the Lessee, and in such case, any such materials shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

12. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said lease ended and re-let the Premises or any part thereof, with or (to the extent permitted by law) without notice process of law, and remove Lessee or any persons occupying the same, without prejudice; or any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, as shall have a valid lien upon all personal property which Lessee now owns, or may hereafter acquire herean interest in, which is by law subject to such distress, as security for payment of the rent herein reserved.

13. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease for rent, in any action.

14. It is further agreed, by the parties hereto, that after the service of notice, or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit, or said judgment.

15. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made as incurred by Lessor in enforcing the covenants and agreements of this lease.

16. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise or use of any right or remedy by Lessor waive any other right or remedy.

17. In case the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the Premises within 60 days thereafter. If Lessee shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned as paid to the day of such fire or other casualty.

18. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

19. The words "Lessor" and "Lessee" wherever they occur, shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants and agreements contained shall be binding upon, and inure to, the respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

20. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective as valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition, or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

SEVERABILITY  
 SUCCESSORS  
 PLURALS  
 SUBORDINATION  
 CASUALTY  
 FIRE AND  
 CUMULATIVE  
 RIGHTS  
 COSTS  
 PAYMENT OF  
 OR SUIT  
 RENT AFTER  
 DEDUCTION  
 NO RENT  
 LESSOR  
 DEFAULT  
 EXTRA  
 FIRE  
 HAZARD  
 HOURLY  
 OVER  
 ABANDON-  
 MENT AND  
 RELETTING  
 ACCESS TO  
 PREMISES  
 IN REPAIR  
 KEEP



22. Lessee covenants to pay or cause to be paid, in addition to all other sums required to be paid by Lessee under the provisions of this Lease, all water, gas, sewer, telephone, electric light and power charges assessed or charged on or against the premises, or on account of Lessee's use or occupancy thereof or the business conducted thereon or therein. Lessee shall also be responsible for the payment of all real estate taxes increases assessed during the term of this lease.

At the commencement and at the termination of this lease by lapse of time, all water charges, sewer charges and assessments payable by Lessee under the provisions of this section shall be apportioned between Lessee and Lessor for the year in which such commencement or termination shall occur according to that part of such year during which the respective parties shall have been entitled to the possession of the premises, and in addition Lessee shall upon termination be released and discharged from any obligation to pay installments of special assessments of every name and kind falling due after such termination of the term of this lease or any renewal thereof.

23. In the event Lessee shall at any time fail to pay any sum required to be paid by Lessee under the provisions of Paragraph 22 hereof, or shall fail to pay for and maintain the insurance required to be provided under the provisions of Paragraphs 24 and 25 hereof, or shall fail to perform any other covenant herein contained requiring expenditure of funds by Lessee, then Lessor may, upon failure of Lessee to pay the same within ten (10) days after written notice to Lessee (but shall not be obligated to do

RIDER ATTACHED TO LEASE DATED JULY 1, 1987  
 BETWEEN 2470 NORTH MILWAUKEE CORP., LESSOR  
 AND LOGAN SQUARE ALUMINUM SUPPLY, INC.

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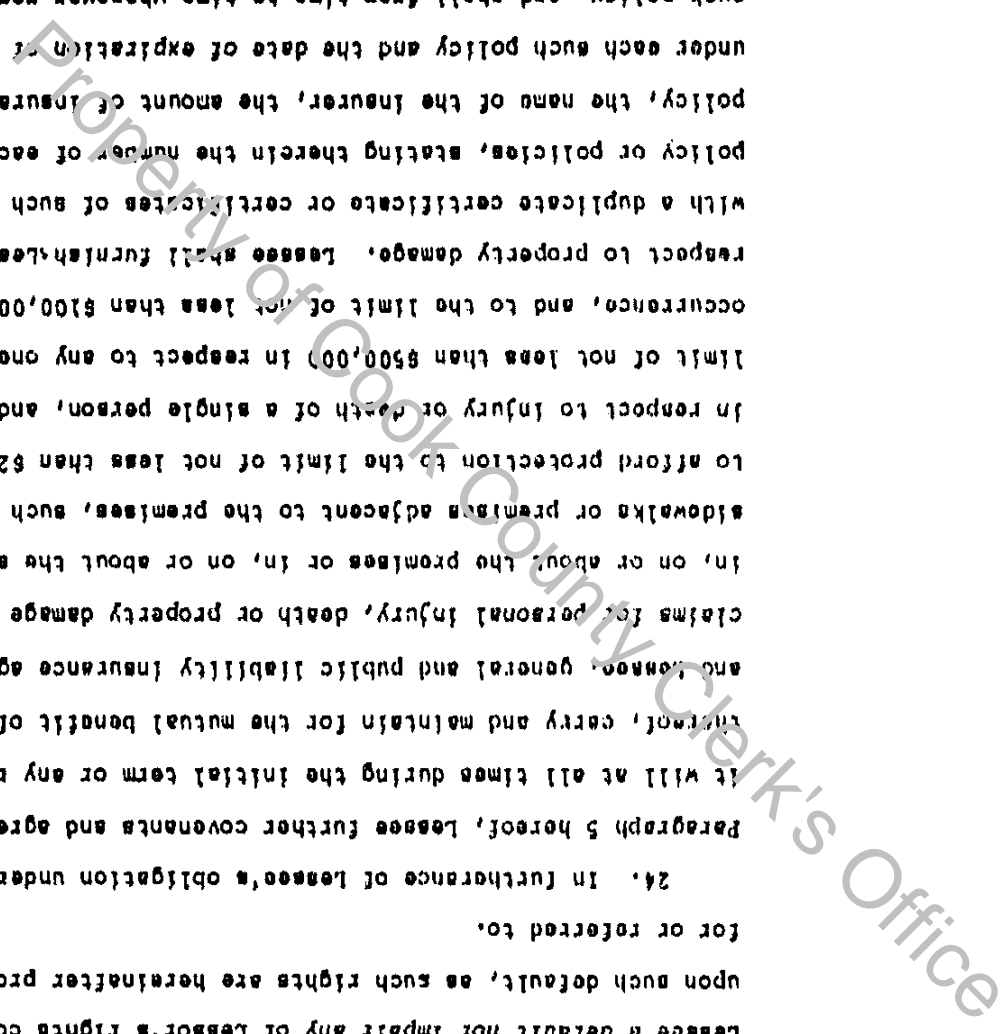
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so, itself make the payment or expenditure which Lessee is obligated to make under the terms hereof and which Lessee has failed to make, the Lessee shall be obligated forthwith to repay the amount of any payment or expenditure so made by Lessor, together with interest thereon at 7 percent (7%) per annum (from the date of payment by Lessor until the date of repayment by Lessee. No payment or expenditure by Lessor pursuant to this Paragraph 23 shall operate as a waiver of Lessee's default nor impair any of Lessor's rights consequent upon such default, as such rights are hereinafter provided for or referred to.

24. In furtherance of Lessee's obligation under Paragraph 5 hereof, Lessee further covenants and agrees that it will at all times during the initial term or any renewal thereof, carry and maintain for the mutual benefit of Lessor and Lessee, general and public liability insurance against claims for personal injury, death or property damage occurring in, on or about the premises or in, on or about the streets, sidewalks or premises adjacent to the premises, such insurance to afford protection to the limit of not less than \$250,000 in respect to injury or death of a single person, and to the limit of not less than \$500,000 in respect to any one occurrence, and to the limit of not less than \$100,000 in respect to property damage. Lessee shall furnish Lessor with a duplicate certificate or certificates of such insurance policy or policies, stating therein the number of each such policy, the name of the insurer, the amount of insurance under each such policy and the date of expiration of each such policy, and shall from time to time whenever requested, satisfy Lessor that such policy or policies is or are in full force and effect. All such insurance written pursuant to this Paragraph 24 shall be procured from a responsible insurance company or companies reasonably satisfactory to Lessor and authorized to do business in the state wherein the premises are located.

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25. Lessee covenant and agrees that it will at all times during the term of this lease at its sole cost and expense, keep the building or buildings and improvements on the premises insured against loss by fire and windstorm and all other risks included in extended coverage insurance in amount sufficient to provide for not less than full recovery of the insurable value whenever the loss from causes covered by such insurance does not exceed 80 percent (80%) of the full insurable value of such buildings and improvements, and will keep all such insurance in full force and effect during the term of this lease. Such insurance shall be procured from a responsible insurance company or companies reasonably satisfactory to Lessor and authorized to do business in the state in which the premises are located, and the policies shall name both Lessor and Lessee as the insureds and shall provide for payment of loss thereunder to Lessor, and the original policies evidencing such insurance shall be delivered to Lessor within sixty (60) days after the execution of this lease, the renewal thereof shall be delivered to Lessor at least fifteen (15) days prior to the expiration date of the respective policies, together with receipts evidencing payment of premiums relating to such insurance.

Each of the parties hereby waives and relinquishes any and all rights which it might have against the other party on account of any claims for damages resulting from a loss to property owned by it, caused by the alleged negligence of such other party, or its employees, or persons on the within described premises by permission of such other party, whether or not the property of such other party is insured against such loss in the amount of its full insurable value.

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Each of the parties hereto will use good faith and efforts to procure from the carrier of the insurance on its property and endorsement on all of its policies of insurance carried by it, substantially in the following language: "It is hereby stipulated that this insurance shall not be invalidated should the insured waive in writing prior to a loss any or all right of recovery against any party for loss occurring to the property described herein or affecting thereby", or to procure from such carriers of insurance such other prescribed form endorsement which will protect the parties hereto from any right of subrogation and liability against each other in the event of such loss.

26. In case Lessee shall at any time fail, neglect or refuse to procure the insurance as hereinbefore provided, then Lessor may at its election procure or renew such insurance and any amounts paid therefor by Lessor, together with interest thereon, shall become due from Lessee to Lessor as provided in Paragraph 23 hereof.

27. In case the premises or part thereof shall be subjected by the Lessor to the lien of any mortgage or trust deed in the nature of a mortgage, the fire and extended coverage insurance provided for in this Lease may be made payable to any such mortgagee or the trustee under any such trust. Lessee further agrees that Lessee shall upon written demand and from Lessor execute such instruments or assurances subordinating this Lease to the lien or liens of any such mortgage, mortgages or trust deeds. It is agreed, however, that while this lease and the rights of the Lessee hereunder shall be and remain subordinate to any such mortgage, mortgages or trust deed, so long as the Lessee shall keep and perform all and singular the terms, covenants and conditions in this Lease contained on the part of the Lessee

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to be kept and performed the right of the Lessee to continue to occupy the demised premises and to conduct its business therein in accordance with the terms of this Lease shall not be disturbed by any foreclosure or other proceedings, or by the holder or holders of any indebtedness secured by any such mortgage or trust deed, or by any trustee, receiver or any other person claiming by, through or under such holder or such trust deed or mortgage, nor shall Lessee acquire any right to terminate or in anyway modify this Lease by any such foreclosure or other proceedings or by any lawful action by any of the parties herein enumerated. Upon notice received that Lessor has not made any required payment under such mortgage or trust deed, Lessee shall have the right to make such payment and to be given credit therefor against the fixed dollar rental payable hereunder.

28. If, during the term of this Lease or any renewal term, the entire demised premises shall be taken as a result of the exercise of the power of eminent domain, this Lease and all rights, title and interest of the Lessee hereunder shall cease and come to an end on the date of vesting of title pursuant to such eminent domain proceeding, and the Lessor shall be entitled to and shall receive the total award made in such proceeding, the Lessee hereby assigning any interest in such award to the Lessor.

If during the term of this Lease, less than the entire demised premises shall be taken in any proceeding, this Lease shall, upon vesting of title in the proceeding, terminate as to the part so taken and the Lessee shall have no claim or interest in the award, or any part thereof and this Lease shall remain in full force and effect. The net proceeds of any such award (after deduction of all costs and expenses including counsel fees), shall, provided the Lessee is not in default under any of the terms and conditions hereof, be paid out by the Lessor from time to time for the restoration of the portion of the demised premises so taken

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or condemned. Any balance of the award in excess of the

entire cost of such restoration or replacement shall be held

and retained by the lessor. In the event that one-third

(1/3) or more of the demised premises should be taken in any

preceding, then lessee shall have the option to terminate

this lease and shall exercise said option by giving lessor

thirty (30) days written notice in advance of its intention

to terminate this lease and thereupon at the expiration of

said thirty (30) days this lease shall forthwith be deemed

cancelled and the lessee relieved of all its obligations

hereunder.

29. In case said premises shall be rendered untenable

by fire or other casualty, lessor may, at his option,

terminate this lease, or repair said premises within sixty

(60) days, and failing to do so, or upon the destruction of

and premises by fire, or other casualty, the term hereby

created shall cease and determine. Rent shall be abated and

apportioned on the basis of the untenable portion of the

premises during the sixty (60) day period lessor has to

repair said premises.

LESSOR  
2470 NORTH MILWAUKEE CORP.,  
BY: *[Signature]*

ATTEST:

Assistant Secretary

LESSOR  
1000 SQUARE ALUMINUM SUPPLY, INC.  
BY: *[Signature]*

ATTEST:

Assistant Secretary

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Note Use Form Number 12-1P for assignment by lessee.

(SAL)

(SAL)

On this \_\_\_\_\_ 19\_\_\_\_, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above lease.

GUARANTEE

(SAL)

(SAL)

lease and the rent thereby reserved, except rent due and payable prior to \_\_\_\_\_ 19\_\_\_\_.

all right, title and interest in and to the above \_\_\_\_\_

On this \_\_\_\_\_ 19\_\_\_\_, for value received, Lessor hereby transfers, assigns and sets over to \_\_\_\_\_

ASSIGNMENT BY LESSOR

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IN WITNESS WHEREOF, the parties herein have executed this instrument as of the Date of Lease stated above.  
LESSOR: LEAN SUMMERS HUMPHREY, INC. LESSOR: AUTO RENT KILWAUKEE CORP.  
By: \_\_\_\_\_

If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.  
This lease consists of \_\_\_\_\_ pages numbered 1 to \_\_\_\_\_, including a rider consisting of \_\_\_\_\_ pages, identified by Lessor and Lessee.

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## EXHIBIT A

PROPERTIES OF 2470 NORTH MILWAUKEE CORP.

PARCEL 1 9 2 3 7 2 0 6 9  
 1. Address: 2446-50 North Milwaukee, Chicago, Illinois  
 Tax I.D. No. 13-25-326-001 and 002 Vol. 529

PARCELS II & III  
 2. Address: 2470-88 N. Milwaukee, Chicago, Illinois  
 Tax I.D. No. 13-25-314-020, 021, 022, 023, 024, 025  
 Vol. 529

PARCEL IV  
 3. Address: 2488-96 N. Milwaukee, Chicago, Illinois  
 Tax I.D. No. 13-25-314-019 Vol. 529

PARCEL V  
 4. Address: 2502 N. Milwaukee, Chicago, Illinois  
 Tax I.D. No. 13-25-314-018 Vol. 529

PARCELS VI & VII  
 5. Address: 2504-20 N. Milwaukee, Chicago, Illinois  
 Tax I.D. No. 13-25-314-034 and 036 Vol. 529

PARCEL VIII  
 6. Address: 2530 N. Milwaukee, Chicago, Illinois  
 Tax I.D. No. 13-25-314-038 Vol. 529

PARCEL IX  
 7. Address: 2451 N. Sacramento, Chicago, Illinois  
 Tax I.D. No. 13-25-321-001 Vol. 529

PARCELS X & XI  
 8. Address: 2440 N. Sacramento, Chicago, Illinois  
 Tax I.D. No. 13-25-321-002 and 011 Vol. 529

PARCELS XII & XIII  
 9. Address: 201 W. 87th Street, Chicago, Illinois  
 Tax I.D. No. 25-04-200-003 and 009 Vol. 448

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PARCEL XIV  
Address: 2534-2544 N. Milwaukee, Chicago, Illinois  
Tax I.D. No. 13-25-314-012/030 Vol. 529  
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~~PARCEL XV  
Address: 2914 N. Milwaukee, Chicago, Illinois  
Tax I.D. No. 13-25-321-009/010 Vol. 529~~

PARCEL XVI  
Address: 2432-42 N. Milwaukee, Chicago, Illinois  
Tax I.D. No. 13-25-326-003/004/005/006 Vol. 529

PARCEL XVII  
Address: 2459 N. Milwaukee, Chicago, Illinois  
Tax I.D. No. 13-25-321-012 Vol. 529

PARCEL XVIII  
Address: 2455 N. Milwaukee, Chicago, Illinois  
Tax I.D. No. 13-25-321-013 Vol. 529

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NOTICE: THIS DOCUMENT RECORDED MAY 28, 1992 AS DOCUMENT 92372069 IS HEREBY RECORDED TO THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS. THIS DOCUMENT IS HEREBY RECORDED TO THE PUBLIC RECORDS OF COOK COUNTY, ILLINOIS, 1991.

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PARCEL 3: LOTS 6, 7 AND 8 IN BLOCK 1 IN INGHAM'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 2, 3, 4 AND 5 (EXCEPT THAT PART THEREOF TAKEN FOR THOMAS STREET) IN THE SUBDIVISION OF BLOCK 6 IN GEORGE A. SEAVEN'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOTS 1, 2, 3, 4 AND 5 IN BLOCK 1 IN INGHAM'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: LOTS 1, 2, 3, 4 AND 5 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 4 AND 5 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7: LOTS 6, 7, 8, 9 AND 10 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 4 AND 6 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8: LOT 11 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 4 AND 6 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9: LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 4 AND 6 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PORTION OF SAID LOTS HERETOFORE CONDEMNED BY THE CITY OF CHICAGO), IN COOK COUNTY, ILLINOIS.

PARCEL 10: LOT 18 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 4 AND 6 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PORTION OF SAID LOTS HERETOFORE CONDEMNED BY THE CITY OF CHICAGO), IN COOK COUNTY, ILLINOIS.

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PARCEL 15: A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 87TH STREET, SAID POINT BEING 100 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 4 AND 305 FEET WEST OF THE NORTH-AND-SOUTH CENTER LINE OF SAID SECTION AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF WEST 87TH STREET, A DISTANCE OF 50 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 355 FEET WEST OF SAID NORTH-AND-SOUTH CENTER LINE; THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 357.68 FEET TO A POINT 157.68 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4; THENCE NORTHWESTERLY ON A STRAIGHT LINE A DISTANCE OF 61.57 FEET TO A POINT 421.21 FEET SOUTH OF THE SAID NORTH LINE OF THE NORTHWEST 1/4 AND 305 FEET WEST OF SAID NORTH-AND-SOUTH CENTER LINE OF THE NORTH-AND-SOUTH CENTER LINE OF SECTION 4; THENCE NORTH PARALLEL WITH SAID NORTH-AND-SOUTH CENTER LINE A DISTANCE OF 321.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 14: LOT 1 IN THE RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 5 IN GEORGE A. SEAVERY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 13: LOT 4 IN BLOCK 5 IN GEORGE A. SEAVERY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 12: LOTS 1, 2 AND 3 IN BLOCK 5 IN GEORGE A. SEAVERY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11: LOTS 19, 20, 21, AND 22 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 4 AND 6 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTLY CORNER OF SAID LOT 19, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 19 TO 22 TO A POINT ON THE NORTH LINE OF LOT 22, THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOT 22 A DISTANCE OF 35 FEET, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 19, 22.5 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF LOT 19, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 19 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 19: LOT 2 IN THE RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 5 IN GEORGE V. SEAVERN'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 18: LOTS 6, 7, 8, 9 AND 10 IN THE SUBDIVISION OF BLOCK 6 IN GEORGE V. SEAVERN'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 17: LOTS 23, 24 AND 25 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 4 AND 6 IN THE COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LOTS 1 AND 2 IN ARNOLD BROS.' SUBDIVISION OF LOT 5 IN COUNTY CLERK'S DIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 25; ALL TAKEN AS A TRACT, EXCEPTING FROM SAID TRACT THAT PART LYING SOUTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING ON THE NORTHWESTERLY LINE OF SAID TRACT (BEING ALSO THE NORTHWESTERLY LINE OF THE AFORESAID LOT 2) AT A POINT 43.12 FEET SOUTHWEST OF THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY 20.088 FEET, MORE OR LESS, TO A POINT 11.07 FEET SOUTHWESTERLY OF THE NORTHWESTERLY LINE OF SAID TRACT AT A POINT 58.64 FEET SOUTHWEST OF THE MOST NORTHERLY CORNER THEREOF, TO THE SOUTHWESTERLY LINE OF SAID TRACT (BEING ALSO THE SOUTHWESTERLY LINE OF THE AFORESAID LOT 2) AT A POINT 75.31 FEET SOUTHWEST OF THE MOST EASTERLY CORNER THEREOF, THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE 114.763 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID TRACT, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 16: AN IRREGULAR PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST 87TH STREET WITH A LINE 5 FEET WEST OF AND PARALLEL TO THE NORTH-AND-SOUTH CENTER LINE OF SAID NORTH-AND-SOUTH CENTER LINE MEASURED AT RIGHT ANGLES THERETO AND 457.68 FEET SOUTH OF THE NORTH LINE OF SAID NORTH-AND-SOUTH CENTER LINE, THENCE NORTHERLY FROM THE LAST DESCRIBED POINT, ON A LINE 255 FEET WEST OF AND PARALLEL TO SAID NORTH-AND-SOUTH CENTER LINE, A DISTANCE OF 551.68 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST 87TH STREET WITH THE LAST DESCRIBED COURSE; THENCE EASTERLY ON THE SOUTHERLY LINE OF WEST 187TH STREET, A DISTANCE OF 1.79 FEET TO A POINT; THENCE CONTINUING NORTHEASTERLY FROM THE LAST DESCRIBED POINT ON A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1033 FEET, A DISTANCE OF 251 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST FULLERTON AVENUE WITH THE WEST LINE OF NORTH PULASKI ROAD; THENCE NORTH 0° 17' WEST A DISTANCE OF 133.94 FEET; THENCE WEST 31.92 FEET; THENCE 60° 14' WEST 16.16 FEET FOR A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING SOUTH 60° 14' WEST 25.32 FEET TO A POINT; THENCE CONTINUING SOUTH 69° 47' WEST 42 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE 100 FEET NORTHWESTERLY OF AND PARALLEL WITH THE ORIGINAL NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; THENCE NORTH 20° 13' WEST ALONG SAID PARALLEL LINE 198.50 FEET TO THE NORTH LINE OF THE SOUTH 315 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 27 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 315 FEET OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27 AFORESAID 175.19 FEET MORE OR LESS TO THE WEST LINE OF NORTH PULASKI ROAD; THENCE SOUTH ALONG THE WEST LINE OF NORTH PULASKI ROAD 74.97 FEET TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 315 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 27, 46 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF NORTH PULASKI ROAD 84.21 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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PARCEL 22: THAT PART OF THE SOUTH 315 FEET OF THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF A LINE 100 FEET NORTHWESTERLY OF AND PARALLEL WITH THE ORIGINAL RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD DESCRIBED AS FOLLOWS:

PARCEL 21: AN IRREGULAR PLOT OF LAND IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST 87TH STREET WITH A LINE 305 FEET WEST OF AND PARALLEL TO NORTH AND SOUTH CENTER LINE OF SAID NORTHEAST 1/4 WHICH POINT OF INTERSECTION IS 100 FEET SOUTH OF NORTH LINE OF SAID NORTHEAST 1/4, THENCE SOUTHERLY ON SAID LINE 305 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 321.21 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE, 197.08 FEET MORE OR LESS TO A POINT 465 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE MEASURED AT RIGHT ANGLES THERETO AND 304.51 FEET SOUTH OF NORTH LINE OF SAID NORTHEAST 1/4, THENCE NORTHERLY FROM LAST DESCRIBED POINT ON A LINE 465 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 204.51 FEET TO POINT OF INTERSECTION OF SOUTHERLY LINE OF WEST 87TH STREET WITH LAST DESCRIBED COURSE, THENCE EASTERLY ON SOUTHERLY LINE OF WEST 87TH STREET, A DISTANCE OF 160.01 FEET, MORE OR LESS, TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 20: LOT 7 IN BLOCK 5 INCORPORATED AS STAVRONS SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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BEGINNING AT A POINT IN THE WEST LINE OF NORTH PULASKI ROAD, SAID POINT BEING 265.0 FEET NORTH OF THE NORTH LINE OF WEST FULLERTON AVENUE AND RUNNING THENCE WEST PARALLEL WITH SAID NORTH LINE OF FULLERTON AVENUE, A DISTANCE OF 175.19 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 100 FEET EASTERLY OF THE ORIGINAL 100 FOOT RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 162.49 FEET TO AN INTERSECTION WITH THE EXTENSION WEST OF THE SOUTH MAIN FACE OF A BRICK WALL, THENCE EAST ALONG SAID SOUTH FACE OF SAID WALL AND THE EXTENSION OF THE SOUTH FACE OF THE WALL, A DISTANCE OF 230.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH PULASKI ROAD, SAID INTERSECTION BEING 410.83 FEET NORTH OF THE NORTH LINE OF WEST FULLERTON AVENUE; THENCE SOUTH ALONG THE WEST LINE OF NORTH PULASKI ROAD, A DISTANCE OF 153.83 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 241 THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING IN COOK COUNTY, ILLINOIS, OF NORTH PULASKI ROAD 76.19 FEET, MORE OR LESS, TO THE POINT OF WEST LINE OF NORTH PULASKI ROAD, THENCE SOUTH ALONG THE WEST LINE EAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 27, 46 FEET TO THE PARALLEL WITH THE NORTH LINE OF THE SOUTH 315 FEET OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27, THENCE EAST FEET SOUTH OF THE NORTH LINE OF THE SOUTH 315 FEET OF SAID SOUTH PULASKI ROAD 84.21 FEET, MORE OR LESS, TO A POINT WHICH IS 74.97 TO A POINT, THENCE NORTH PARALLEL WITH THE WEST LINE OF NORTH WEST 31.92 FEET TO A POINT, THENCE SOUTH 60.14, WEST 16.16 FEET EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 27 AFORESAID, THENCE SAID POINT BEING 163.84 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 113.84 FEET NORTH OF THE NORTH LINE OF WEST FULLERTON AVENUE, COMMENCING AT A POINT ON THE WEST LINE OF NORTH PULASKI ROAD

PARCEL 231 THAT PART OF THE SOUTH 315 FEET OF THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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LEASE, LOCATION AND  
LEGAL DESCRIPTION

EXHIBIT B

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CAUTION: Certain provisions relating to leasing laws in some States may not be applicable to the lease in this State. Consult a lawyer before signing or being bound by any of the provisions in this lease for a particular purpose.

**AMENDED INDUSTRIAL BUILDING LEASE**

| DATE OF LEASE   |  | TERM OF LEASE                               |        | LOCATION OF PREMISES                       |  | PURPOSE   |  |
|-----------------|--|---|--------|--|--|---|--|
| October 1, 1990 |  | October 1, 1990                             |        | 2500-2520 North Pulaski, Chicago, Illinois |  | Sale, Service and Manufacturing of Home Remodeling Products |  |
|                 |  | BEGINNING                                   | ENDING |  |  |   |  |
|                 |  | \$55,000 - subject to Rider attached hereto |        |  |  |   |  |

**LESSOR**  
 NAME AND ADDRESS: Logan Square Aluminum Supply, Inc., 2500 North Pulaski, Chicago, Illinois 60639  
 BUSINESS ADDRESS: Development Corp., 2500 North Pulaski, Chicago, Illinois 60639

**LESSEE**  
 NAME AND ADDRESS: Silver Real Estate Management & Development Corp., 2500 North Pulaski, Chicago, Illinois 60639

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above term.

**RENT**

1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

**CONDITION AND UPPER PART OF PREMISES**

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor or his agent, prior to or at the execution of this lease that are not herein expressed. Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances, and the direction of the proper public officers during the term of this lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises, and upon the termination of this lease, in any way, will yield up to Lessor, in good condition and repair, less by fire and ordinary wear excepted, and will deliver to Lessor therefor at the place of payment of said rent.

**LESSEE NOT TO SUBSELEND, ASSIGNMENT**

3. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, and will not load floor with machinery or goods beyond the floor load and rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign this lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in the Premises acquired through this lease, and will not permit the building or increase the height of the building, or disturb the tenants injure the reputation of the building or increase the hazard of the building, or for any purpose that will injure the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any part of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor, unless otherwise provided in the consent aforesaid.

**MECHANICS LIEN**

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amount so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

**INDemnITY FOR ACCIDENTS**

5. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whatsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of or from any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

**NON-LIABILITY OF LESSOR**

6. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or fixtures or the burning, leaking or running of any pipes, tank or plumbing fixture, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, now or later being upon or coming through the roof, skylights, trap door or other works, nor for any damage arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

**WATER, GAS AND SEWER**

7. Lessee will pay, in addition to the rent above specified, all water rents, gas and electric light and sewer bills in fact, levied or charged on the Premises, for and during the time for which this lease is granted, and for the additional water and sewer bills for gas, electric light and sewer, which Lessee shall pay in advance. Lessee shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or fixtures or the burning, leaking or running of any pipes, tank or plumbing fixture, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, now or later being upon or coming through the roof, skylights, trap door or other works, nor for any damage arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

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22. Lessee covenants to pay or cause to be paid, in addition to all other sums required to be paid by Lessee under the provisions of this Lease, all water, sewer, gas, telephone, electric light and power charges assessed or charged on or against the premises, or on account of Lessee's use or occupancy thereof or the business conducted thereon or therein. Lessee shall also be responsible for the payment of all real estate taxes increases assessed during the term of this lease.

at the commencement and at the termination of this lease by lapse of time, all water charges, sewer charges and contributions payable by Lessee under the provisions of this section shall be apportioned between Lessee and Lessor for the year in which such commencement or termination shall occur according to that part of such year during which the respective parties have been entitled to the possession of the premises, and in addition Lessee shall upon termination be released and discharged from any obligation to pay installments, special assessments of every name and kind falling due after such termination of the term of this lease or any renewal thereof.

23. In the event Lessee shall at any time fail to pay any sum required to be paid by Lessee under the provisions of paragraph 22 hereof, or shall fail to pay for and maintain the insurance required to be provided under the provisions of paragraphs 24 and 25 hereof, or shall fail to perform any other covenant herein contained regarding expenditure of funds by Lessee, then Lessor may, upon failure of Lessee to pay the same within ten (10) days after written notice to Lessee (but shall not be obligated to do

RIDER ATTACHED TO LEASE DATED OCTOBER 1, 1990  
 BETWEEN SILVER REAL ESTATE MANAGEMENT AND DEVELOPMENT CORP.  
 AND LOGAN SQUARE ALUMINIUM SUPPLY, INC.

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so) that make the payment or expenditure which Lessee is obligated to make under the terms hereof and which Lessee has failed to make, the Lessee shall be obligated forthwith to repay the amount of any payment or expenditure so made by Lessor, together with interest thereon at 7 percent (7%) per annum (from the date of payment by Lessor until the date of repayment by Lessee. No payment or expenditure by Lessor pursuant to this Paragraph 23 shall operate as a waiver of Lessee's default nor impair any of Lessor's rights consequent upon such default, as such rights are hereinafter provided for or referred to.

24. In furtherance of Lessee's obligation under Paragraph 3 hereof, Lessee further covenants and agrees that I will at all times during the initial term or any renewal thereof, carry and maintain for the mutual benefit of Lessor and Lessee, general and public liability insurance against claims for personal injury, death or property damage occurring in, on or about the premises or in, on or about the streets, sidewalks or premises adjacent to the premises, such insurance to afford protection to the limit of not less than \$250,000 in respect to injury or death of a single person, and to the limit of not less than \$50,000 in respect to any one occurrence, and to the limit of not less than \$100,000 in respect to property damage. Lessee shall furnish Lessor with a duplicate certificate or certificates of such insurance policy or policies, stating therein the number of each such policy, the name of the insurer, the amount of insurance under each such policy and the date of expiration of each such policy, and shall from time to time whenever required, satisfy Lessor that such policy or policies is or are in full force and effect. All such insurance written pursuant to this Paragraph 24 shall be procured from a responsible insurance company or companies reasonably satisfactory to Lessor and authorized to do business in the state wherein the premises are located.

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25. Lessee covenants and agrees that it will at all times during the term of this lease at its sole cost and expense, keep the building or buildings and improvements on the premises insured against loss by fire and windstorm and all other risks included in extended coverage insurance in amounts sufficient to provide for not less than full recovery of the insurable value whenever the loss from causes covered by such insurance does not exceed 80 percent (80%) of the full insurable value of such buildings and improvements, and will keep all such insurance in full force and effect during the term of this lease. Such insurance shall be procured from a responsible insurance company or companies reasonably satisfactory to Lessor and authorized to do business in the state in which the premises are located, and the policies shall name both Lessor and Lessee as the insureds and shall provide for payment of loss thereunder to Lessor, and the original policies evidencing such insurance shall be delivered to Lessor within sixty (60) days after the execution of this lease, the remainder thereof shall be delivered to Lessor at least fifteen (15) days prior to the expiration date of the respective policies, together with receipts evidencing payment of premiums relating to such insurance.

Each of the parties hereby waives and relinquishes any and all rights which it might have against the other party on account of any claims for damages resulting from a loss to property owned by it, caused by the alleged negligence of such other party, or its employees, or persons on the within described premises by permission of such other party, whether or not the property of such other party is insured against such loss in the amount of its full insurable value.

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Each of the parties hereto will use good faith and efforts to procure from the carrier of the insurance on the property and endorsement on all of its policies of insurance carried by it, substantially in the following language: "It is hereby stipulated that this insurance shall not be invalidated should the insured waive in writing prior to a loss any or all right of recovery against any party for loss occurring to the property described herein or affecting thereby", or to procure from such carriers of insurance such other prescribed form endorsement which will protect the parties hereto from any right of subrogation and liability against each other in the event of such loss.

26. In case Lessee shall at any time fail, neglect or refuse to procure the insurance as hereinbefore provided, then Lessor may at its election procure or renew such insurance and any amounts paid therefor by Lessor, together with interest thereon, shall become due from Lessee to Lessor as provided in Paragraph 23 hereof.

27. In case the premises or part thereof shall be subjected by the Lessor to the lien of any mortgage or trust deed in the nature of a mortgage, the fire and extended coverage insurance provided for in this Lease may be made payable to any such mortgage or the trustee under any such trust. Lessee further agrees that Lessee shall upon written demand and from Lessor execute such instruments or assurances subordinating this Lease to the lien or liens of any such mortgage, mortgage or trust deeds. It is agreed, however, that while this lease and the rights of the Lessor hereunder shall be and remain subordinate to any such mortgage, mortgages or trust deed, so long as the Lessee shall keep and perform all and singular the terms, covenants and conditions in this lease contained on the part of the Lessee

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to be kept and performed the right of the Lessee to continue to occupy the demised premises and to conduct its business therein in accordance with the terms of this lease shall not be disturbed by any foreclosure or other proceedings, or by the holder or holders of any indebtedness secured by any such mortgage or trust deed, or by any trustee, receiver or any other person claiming by, through or under such holder or such trust deed or mortgage, nor shall Lessee acquire any right to terminate or in anyway modify this lease by any such foreclosure or other proceeding or by any lawful action by any of the parties herein enumerated. Upon notice received that Lessor has not made any required payment under such mortgage or trust deed, Lessee shall have the right to make such payment and to be given credit therefor against the fixed dollar rental payable hereunder.

20. If, during the term of this lease or any renewal term, the entire demised premises shall be taken as a result of the exercise of the power of eminent domain, this lease and all rights title and interest of the Lessee hereunder shall cease and come to an end on the date of vesting of title pursuant to such eminent domain proceeding, and the Lessor shall be entitled to and shall receive the total award made in such proceeding, the Lessee hereby assigning any interest in such award to the Lessor.

If during the term of this lease, less than the entire demised premises shall be taken in any proceeding, this Lessee shall, upon vesting of title in the proceeding, terminate as to the part so taken and the Lessee shall have no claim or interest in the award, or any part thereof and this lease shall remain in full force and effect. The net proceeds of any such award (after deduction of all costs and expenses including counsel fees), shall, provided the Lessee is not in default under any of the terms and conditions hereof, be paid out by the Lessor from time to time for the restoration of the portion of the demised premises so taken

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Assistant Secretary

ATTORNEY

BY: [Signature]  
LESSOR:  
LOGAN SQUARE ALUMINUM SUPPLY, INC.

Assistant Secretary

ATTORNEY

BY: [Signature]  
LESSOR:  
SILVER REAL ESTATE MANAGEMENT  
AND DEVELOPMENT CORP.

28. In case said premises shall be rendered untenable by fire or other casualty, Lessor may, at his option, terminate this lease, or repair said premises within sixty (60) days, and failing to do so, or upon the destruction of said premises by fire, or other casualty, the term hereby created shall cease and determine. Rent shall be abated and apportioned on the basis of the untenable portion of the premises during the sixty (60) day period Lessor has to repair said premises.

29. In case said premises shall be rendered untenable hereunder, cancelled and the lessee relieved of all its obligations said thirty (30) days this lease shall forthwith be deemed to terminate this lease and thereupon at the expiration of thirty (30) days written notice in advance of its intention this lease and shall exercise said option by giving Lessor proceeding, then lessee shall have the option to terminate (1/3) or more of the demised premises should be taken in any and retained by the Lessor. In the event that one-third entire cost of such restoration or replacement shall be held or condemned. Any balance of the award in excess of the

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1. Lessor shall not be obliged to incur any expense for repairing any improvements upon said premises or connected therewith, and the Lessee at his own expense will keep all improvements in good repair (injury by fire, or other causes beyond Lessor's control, excepted) as well as in a good tenable and whole some condition, and will comply with all local or general regulations, laws and ordinances applicable thereto as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, see that improvements from deterioration due to ordinary wear and tear falling temporarily out of repair, Lessee does not make repairs as required hereunder promptly and adequately. Lessee may but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

9. Lessee will allow Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any needed repairs, or alterations thereof which Lessor may see fit to make and will allow same to be placed upon the Premises at all times notice of "For Sale" and "To Rent", and will not interfere with the same.

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessee by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Illinois statute; and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining period of this lease.

11. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor, and falling so to do, will pay as liquidated damages, for the whole time such possession is withheld, the sum of \$1000.00 per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent continuance of tenancy, operate as a waiver of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants herein.

12. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the business of the Lessee, and in such case, any such substances shall be delivered and stored in accordance with the rules of the applicable Board of Underwriters and ordinances and regulations now or hereafter in force.

13. If default be made in the payment of the above rent, or any part thereof, or in any of the covenants herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said tenancy terminated and re-let the Premises or any part thereof, with or (to the extent permitted by law) without notice, process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire, and shall have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserved.

14. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any claim for rent in any action.

15. It is further agreed, by the parties hereto, that after the service of notice, or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and all payment of said rent shall not waive or affect said notice, said suit, or said judgment.

16. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made or incurred by Lessor in enforcing the covenants and agreements of this lease.

17. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessee from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise or use of any right or remedy by Lessor waive any other right or remedy.

18. In case the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor at his option may terminate the lease or repair the Premises within 60 days thereafter. If Lessee elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Lessee shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or other casualty.

19. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

20. The words "Lessor" and "Lessee" wherever they occur and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants, conditions, and agreements contained herein shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

21. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be inoperative to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

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No. 100 Form Number 12. P. 11. 1911

(REAR)

(REAR)

On this \_\_\_\_\_ 19\_\_\_\_, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of the rent and performance by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

GUARANTEE

(REAR)

(REAR)

Lease and the rent thereby reserved, except rent due and payable prior to \_\_\_\_\_ 19\_\_\_\_.

On this \_\_\_\_\_ 19\_\_\_\_ for value received, Lessor hereby transfers, assigns and sets over to \_\_\_\_\_ all right, title and interest in and to the above

ASSIGNMENT BY LESSOR

(REAR)

(REAR)

LESSOR: *[Signature]*  
LESSEE: Logan Square Museum Society, Inc.  
IN WITNESS WHEREOF, the parties hereunto have executed this instrument as of the Date of Lease stated above.

This lease consists of \_\_\_\_\_ pages, numbered 1 to \_\_\_\_\_, including a rider consisting of \_\_\_\_\_ pages, identified by Lessor and Lessee.  
If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

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PARCEL 1: THE NORTH 1 ACRE OF THE SOUTH 4 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE RIGHT OF WAY AND LANDS OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 237.50 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, 70-WIT: THAT PART OF THE SOUTHEAST 1/4 OF THE THIRD 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF A 100.00 FEET STRIP OF LAND LYING EAST OF AND ADJOINING THE RAILROAD RIGHT OF WAY WHICH SAID 100.00 STRIP OF LAND WAS CONVEYED BY DEED DATED DECEMBER 8, 1884 AND RECORDED JANUARY 2, 1885 AS DOCUMENT 596932 (EXCEPT THE NORTH 50.00 FEET THEREOF) AND (EXCEPT THE EAST 33.00 FEET THEREOF AND EXCEPT THE SOUTH 4 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

EXHIBIT B

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