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MODIFICATION TO AGREEMENT OF ASSIGNMENT AND REVERTER

92088450

THIS MODIFICATION TO AGREEMENT OF ASSIGNMENT AND REVERTER (this "Modification") dated this 10th day of January, 1992, by ~~LaSALLE NATIONAL TRUST, N. Trustee~~ and between LaSALLE NATIONAL BANK, Trustee under Trust Agreement dated July 21, 1978, known as Trust No. 52742 ("LaSalle") and Phar-Mor, Inc. ("Phar-Mor").

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WITNESSETH:

COOK COUNTY RECORDER
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05729.50

WHEREAS, on June 30, 1978, LaGrange State Bank, as Trustee under Trust Agreement dated March 1, 1978, known as Trust No. 4772, as lessor and Zayre Corp. (n/k/a the TJX Companies, Inc.) as tenant entered into a lease (the "Ground Lease") with respect to a shopping center in Lyons, Cook County, Illinois (the "Shopping Center"); and

WHEREAS, by Agreement of Assignment and Reverter dated November 29, 1978 and recorded with the Recorder of Deeds of Cook County, Illinois at No. 24-880-224 (the "Reverter Agreement"), Zayre Corp. assigned its interest as tenant under the Ground Lease to LaSalle; and

WHEREAS, on November 29, 1978, LaSalle as Sublandlord entered into a sublease (the "Sublease") for a portion of the Shopping Center with Zayre Corp. as Sublessee; and

WHEREAS, by Assignment and Assumption dated October 25, 1988, (the "1st Assignment") Zayre Corp. assigned its interest in the Sublease and otherwise in the Shopping Center to Zayre Illinois Corp.; and

WHEREAS, by Confirmation of Assignment and Assumption dated July 16, 1991, to be recorded prior hereto, the TJX Companies, Inc. confirmed and ratified that the 1st Assignment intended to and did transfer to and vest in Zayre Illinois Corp. all of the right, title and interest of the TJX Companies, Inc. in and to the Reverter Agreement; and



POLLACK + WEBS
BYRON WEBS
33 N LASALLE, STE 2900
CHGO, IL 60106

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WHEREAS, by Assignment of Lease dated November 19, 1990 (the "Assignment") Zayre Illinois Corp. assigned to Phar-Mor all of its right, title and interest in and to the Sublease and otherwise in the Shopping Center; and

WHEREAS, by Confirmation of Assignment and Assumption (Zayre Illinois Corp. to Phar-Mor, Inc.) dated August 29, 1991, to be recorded prior hereto, Zayre Illinois Corp. confirmed and ratified that the Assignment intended to and did transfer to and vest in Phar-Mor all of the right, title and interest of Zayre Illinois Corp. in and to the Reverter Agreement; and

WHEREAS, the parties hereto desire to modify the Reverter Agreement in certain material respects.

NOW THEREFORE, for good and valuable consideration receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto agree as follows:

1. The Preambles are incorporated herein as though fully set forth.

2. Wherever "Zayre" is used in the Reverter Agreement, it shall hereafter be deemed to include "Phar-Mor" or its successors and assigns.

3. Paragraphs 3, 4, 5, and 6 of the Reverter Agreement shall be deleted in their entirety.

4. Except as otherwise expressly modified hereby, the Reverter Agreement shall remain in full force and effect and is hereby reaffirmed and ratified.

5. SUCCESSORS AND ASSIGNS. This Modification shall be binding on the parties hereto and their respective successors and assigns.

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IN WITNESS WHEREOF, the parties affix their signatures as of the day and year first above written.


ATTEST:


NOTARY PUBLIC

LaSALLE NATIONAL TRUST, N.A. Successor Trustee to
LaSALLE NATIONAL BANK, Trustee
under Trust Agreement dated
July 21, 1978, known as Trust
No. 52742 ~~and not personally~~

BY: 

WITNESS:



PHAR-MOR, INC.

BY: 

ITS: 

This instrument is executed by LaSALLE NATIONAL TRUST, N.A., not necessarily
intentionally, and intended, in the exercise of the power
hereby conferred upon and vested in it as such Trustee, and
in accordance with the terms, conditions and covenants to be
performed by it as such Trustee, and in accordance with the
terms, conditions and covenants herein stated, and the statements herein
made, and the same shall be construed according to the
intent and meaning thereof, and shall be governed or be enforceable as
provided herein, and shall not be governed or be enforceable as
provided herein, by reason of any of the terms, provisions,
covenants, conditions and/or statements contained in this instrument.

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STATE OF ILLINOIS)
COUNTY OF COOK) SS:

On this, the 16th day of JANUARY, 1992, before me, the undersigned officer, a Notary Public in and for said County and State, personally appeared JOSEPH W. LANGENT, who acknowledged himself to be the SR. VICE PRESIDENT, of LASALLE NATIONAL BANK, Trustee under Trust Agreement dated July 11, 1978, known as Trust No. 52742, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

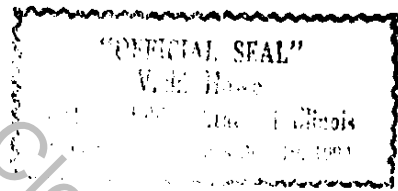
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

LASALLE NATIONAL BANK, Trustee to

Charles Howe

My Commission Expires: 1/1/95

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Allegheny) SS:

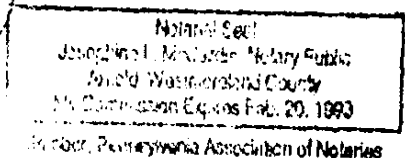


On this, the 29th day of January, 1992, before me, the undersigned officer, a Notary Public in and for said County and State, personally appeared Charity J. Imbrie, who acknowledged himself to be the Vice President, of Pharmor, Inc., a Pennsylvania corporation, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Joseph L. McCordle

My Commission Expires:



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That part of the Northeast quarter of Section 1, Township 38 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at the intersection of the North line of 40th Street and the East line of Powell Avenue for a place of beginning; thence North along the East line of Powell Avenue a distance of 680 feet to the South line of Porshing Road, said point being also the Northwest corner of Lot 11 in Goldblatt's Resubdivision of part of vacated lines and Powell's Addition to Riverside, thence East along the North line of Lot 11 a distance of 245.75 feet to the Northeast corner of Lot 11, thence South along the East line of Lot 11 a distance of 331.5 feet to the South line of Goldblatt's Resubdivision, being also the North line of the South half of the East 10.06 acres of the North 30 acres of the Northeast quarter of Section 1; thence East along said last described line a distance of 245.75 feet to the West line of Harlem Avenue as dictated by Haas and Powell's Subdivision; thence South along the West line of Harlem Avenue a distance of 348.5 feet to the North line of 40th Street; thence West along the North line of 40th Street a distance of 491.50 feet to the place of beginning.

Located in Lyons, Cook County, Illinois.

P.I.N. 18-01-204-002
18-01-204-003