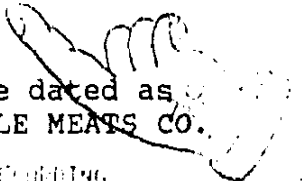


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PLEASE SEND RECORDED DOCUMENT TO:
Lasalle Bank Lake View
3201 N. Ashland Ave.
Chicago, IL 60657 ATTN: David Wozniak
BOX 146

AMENDMENT NO. 1 TO COLLATERAL
ASSIGNMENT OF LEASE - 3900 SOUTH EMERALD

Amendment No. 1 to Collateral Assignment of Lease dated as of April 30, 1991, given by CHIAPPETTI WHOLESALE MEATS CO. ("Assignor") to LASALLE BANK LAKE VIEW ("Assignee").



DEPT-01 RECORDING 3119
134444 TRAN 6640 04/30/91 11:21:00
4286 3 D * - P2 - 233403
COPY COUNTY RECORDER

P R E A M B L E:

On April 30, 1991, Assignor executed and delivered to Assignee that certain Collateral Assignment of Lease (the "Collateral Assignment") pursuant to which Assignor collaterally assigned to Assignee its Lease in and to the "Premises" as defined in the Collateral Assignment. Assignor has requested Assignee to provide Assignor with a new term loan in the principal amount of \$100,000.00. Assignee has agreed to do so, so long as, among other things, Assignor executes and delivers this Amendment.

NOW, THEREFORE, in consideration of the premises which are incorporated herein by this reference and constitute an integral hereof and the execution and delivery of this Amendment, it is agreed as follows:

1. The first recital of the Collateral Assignment is amended to read as follows:

"WHEREAS, pursuant to and as described in that certain Loan and Security Agreement dated April 30, 1991, as amended as of the date of Amendment No. 1 to the Collateral Assignment and as may be further amended from time to time (collectively the "Loan Agreement") entered by and between Assignor, Assignee, D.C. Properties, Inc., Den Franco Corp., Dennis Chiappetti and Brian Chiappetti, those certain Loans (collectively the "Loan") defined in the Loan Agreement have been or may be, made by Assignee to Assignor;"

2. Except as specifically amended and modified by this Amendment (A) the Collateral Assignment shall remain in full force and effect and is hereby restated and incorporated herein by this reference; and (B) all terms defined in the Collateral Assignment shall have the same meanings herein and therein.

3. This Amendment pertains to the real estate more fully described on Exhibit A attached hereto.

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IN WITNESS WHEREOF, the undersigned has caused this Amendment to be signed as of the date hereinabove first written.

CHIAPPETTI WHOLESALE MEATS CO.

By: CC. Chiappetti

Title: PRESIDENT

ATTEST:

By: [Signature]

Title: ~~Assistant~~ Secretary

THIS DOCUMENT PREPARED BY

Steven Bright, Esq.
Boehm & Pearlstein, Ltd.
33 North LaSalle Street
35th Floor
Chicago, Illinois 60602

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On _____, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as President and (Assistant) Secretary, respectively, on behalf of Chiappetti Wholesale Meats Co., the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

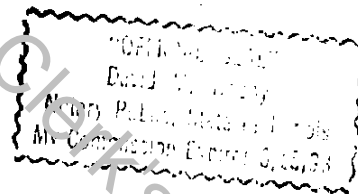
Handwritten signature of David M. Wojcik

Notary Public

[SEAL]

My Commission Expires:

3-15-93



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EXHIBIT A

Parcel 1

Lots 5, 6, 7, 8, 13, 14 and 15 in Block 18 in Gage and Others Subdivision of the East 1/2 of the South East 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, IL.

Parcel 2

Lots 1 to 13, inclusive, in the Subdivision of Block 4 of the Superior Court Partition of the West 1/2 of the North West 1/4 of Section 4, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, IL.

Addresses of Properties:

3900 South Emerald Avenue
Chicago, Illinois
and
3810 South Halsted
Chicago, Illinois

Real Estate Index Nos.:

17-32-419-012, 013, 015, 016, 017, 018
and
20-04-100-011, 012

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