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MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of May 1, 1993 between Stephen V. Camp and Laura Camp, married to each other, and Richard Sefcik, married to Janice Sefcik ("Mortgagor"); Bank One, LaGrange N/K/A Bank One, Chicago NA ("Bank"); and Arlington Heights Animal Hospital, Inc., as Illinois Corporation ("Guarantor").

RECITALS

- A. Mortgage is indebted to Bank in the principal sum of Eight Hundred Seventy Thousand Dollars (\$870,000.00) as evidenced by a Mortgage Note ("Note") dated as of February 21, 1992, which Note is secured in part by a Mortgage, Security Agreement and Financing Statement ("Mortgage") applicable to the property commonly know as 412 West Algonquin Road, Arlington Heights, Illinois legally describe on Exhibit A attached hereto, which document was recorded with the Cook County Recorder of Deeds as Document Number 92-125504 of February 27, 1992.
- B. The Note is also secured by the Guaranty of Payment and Performance dated as of February 21, 1992, Executed by the Guarantor.
- C. Mortgagor and Guarantor requested an additional loan in the amount of Two Hundred Thirty Thousand Dollars (\$230,000.00) and an extension of the maturity date of the Note from March 1, 1993 to May 1, 1993 and Bank granted such additional loan and extension of the maturity date pursuant tot he terms and provisions of this Agreement and the Promissory Note dated November 5, 1992 in the Principal sum of One Million One Hundred Thousand Dollars (\$1,100,000.00) ("Replacement Note").
- D. Mortgagor and Guarantor have requested a renewal of the loan in the amount of One Million One Hundred Thousand Dollars (\$1,100,000.00), applicable to the property described above and Bank is willing to grant such renewal of the loan pursuant to the terms and provisions of this Agreement and the Promissory Note Modification Agreement dated May 1, 1993 extending the maturity date to September 15, 1993 ("Replacement Note").

NOW, THEREFORE, in consideration of the above Recitals, the parties hereto do hereby acknowledge and agree as follows:

1. Mortgagor and Guarantor do hereby acknowledge that the Mortgage, Guaranty of other applicable Security Documents are in full force and effect.
2. The Mortgage and other Security Documents are hereby modified to provide that such instruments continue to be granted as

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collateral security for repayment of the Replacement Note.

3. Guarantor does hereby reaffirm and ratify its Guaranty.
4. In all other respects, the Mortgage and other applicable Security Documents are hereby ratified and reaffirmed.

In all other respects, the Mortgage and other applicable Security Documents are hereby ratified and reaffirmed.

Dated at Arlington Heights, Illinois as of the date first above written.

MORTGAGOR:

Stephen V. Camp DVM
 STEPHEN V. CAMP

Laura Camp
 LAURA CAMP

Richard Seftik
 RICHARD SEFTIK

BANK:

BANK ONE, CHICAGO NA F/K/A
BANK ONE, LAGRANGE

BY: *John [Signature]*
 ITS: ASST VICE PRES

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GUARANTORS:

ARLINGTON HEIGHTS ANIMAL
HOSPITAL, INC., AN ILLINOIS
CORPORATION

BY: *Stephen V. Camp DVM*
 ITS:

BY: *Richard Seftik DVM*
 ITS:

DEPT-91 RECORDING \$29.50
 T#8888 TRAN 1609 06/07/93 12:29:00
 #5817 # *--93-427099
 COOK COUNTY RECORDER

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

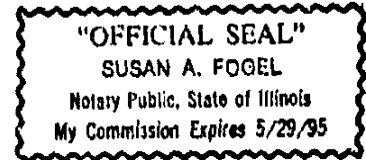
I, Susan A. Fogel, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that Stephen V. Camp and Laura Camp, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of May, 1993.

My Commission expires:

Susan A. Fogel

STATE OF ILLINOIS)
)
COUNTY OF COOK)

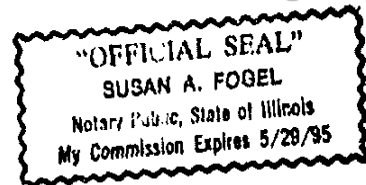


I, Susan A. Fogel, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that Richard Sefcik, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of May, 1993.

My Commission expires:

Susan A. Fogel



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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Susan A. Fogel, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that Stephen V. Camp and Richard Sefcik, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of May, 1992.

My Commission expires:

Susan A. Fogel

STATE OF ILLINOIS)
COUNTY OF COOK)

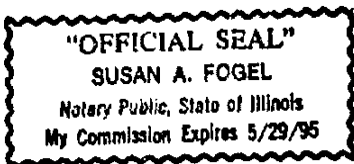


I, Susan A. Fogel, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that Todd M. Birch, Asst. Vice President of Bank One, Chicago NA, personally appeared before me in person and acknowledged that he signed the foregoing instrument as his free and voluntary act, not personally, but as Asst. Vice President aforesaid, and caused the corporate seal of said Bank to be affixed thereto, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of May, 1993.

My Commission expires:

Susan A. Fogel



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Exhibit A

THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES' FARM IN SECTION 16, TOWNSHIP 41, NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD, AND THE CENTER LINE OF SAID ROAD; THENCE EAST ALONG SAID NORTH LINE OF LOT 7 A DISTANCE OF 373.03 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 7, A DISTANCE OF 454.97 FEET TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING A CURVE TO THE RIGHT OF RADIUS 2491.29 FEET THE TANGENT OF SAID CURVE FORMING AN ANGLE OF 47 DEGREES 33 MINUTES 45 SECONDS WITH THE LAST COURSE MEASURED FROM NORTH TO NORTHWEST A DISTANCE OF 226.96 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF ROAD, BEING TANGENT TO SAID CURVE 361.55 FEET TO THE POINT OF BEGINNING; (EXCEPTING FROM SAID PART OF LOT 7 THAT PART THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THAT PART OF LOT 7 LYING NORTHEASTERLY OF ALGONQUIN ROAD AND THE CENTER LINE OF SAID ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 361.55 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE LEFT OF RADIUS 2491.29 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE OF RADIUS 2491.29 FEET, 7.00 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING 273.03 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE OF LOT 7 WITH THE CENTER LINE OF ALGONQUIN ROAD, IN COOK COUNTY, ILLINOIS

PIN: 08-16-203-006-0000

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