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RELEASE OF ASSIGNMENT OF LEASES AND RENTS

BANYAN MORTGAGE INVESTORS L.P., a Delaware Limited Partnership 1/k/a VMS Mortgage Investors, L.P., a Delaware Limited Partnership ("Assignee") having a mailing address in care of Banyan Management Corp., 150 South Wacker Drive, Chicago, Illinois 60606, owner and holder of the note evidencing the debt secured by the Assignment of Leases and Rents (the "Assignment"), from Lock Up/VMS Self Storage Venture, as assignor ("Assignor"), to Assignee, recorded December 1, 1987, as Document No. 87637982, covering the following described property in Cook County, Illinois:

Lots 15 and 16 in Northwestern University Resubdivision of Block 17 in the South East 1/4 of the Northwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Common Address: 1723 Benson Avenue, Evanston, Illinois

PIN: 11-18-126-004

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COOK COUNTY RECORDER

for value received, does hereby release the property in full from the lien and effect of the Assignment. The last known addresses of the general partners of the Assignor was 8700 West Bryn Mawr Avenue, Chicago, Illinois 60631 and 550 Frontage Road, Northbrook, Illinois 60093.

IN WITNESS WHEREOF, this Release has been executed this 29th day of July, 1993.

BANYAN MORTGAGE INVESTORS, L.P.,
a Delaware Limited Partnership
1/k/a VMS Mortgage Investors, L.P.,
a Delaware Limited Partnership

By: VMS Mortgage Investors, Inc.,
an Illinois Corporation,
its General Partner

By: Neil D. Hansen
Neil D. Hansen, Vice President

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