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93778984

TERMINATION OF GROUND LEASE FOR 3600 E. 95TH STREET Chicago, Illinois

This instrument made as of this 31st day of December, 1989, by and between the ILLINOIS INTERNATIONAL PORT DISTRICT, an Illinois municipal corporation, formerly known as the CHICAGO REGIONAL PORT DISTRICT ("Landlord") and CERES TERMINALS INCORPORATED, an Illinois corporation ("Tenant").

WITNESSETH

WHEREAS, Landlord did lease to Tenant the real property described on Exhibit A attached hereto (the "Premises") pursuant to the terms of that certain Ground Lease dated November 15, 1984, as supplemented by a certain Agreement dated November 15, 1984, and amended by a certain Modification to Lease and Memorandum of Lease dated March 20, 1985 and a certain Amendment to Ground Lease dated April 23, 1985 (collectively "Lease"); and

WHEREAS, the parties hereto desire to terminate the Lease in consideration of the Landlord's agreement to extend the terms of Tenant's two warehouse leases at Iroquois Landing;

NOW THEREFORE, in and for consideration of the mutual covenants set forth herein, and other considerations exchanged among the parties, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. The term of the Lease as set forth in Section 201 of the Lease shall end December 31, 1989 (the "Termination Date").
2. Under Section 303 of the Lease, the improvements on the Premises become the absolute property of Landlord as of December 31, 1989.
3. Tenant shall convey by recordable quit claim deed, all of its rights, title and interest in the Premises, and the improvements constructed thereon to Landlord as of December 31, 1989.
4. All of Tenant's rights, title and interest in the Premises and the improvements constructed thereon shall terminate as of December 31, 1989, however, Tenant's obligation to defend and indemnify Landlord for acts or omissions occurring prior to December 31, 1989 shall survive and continue as set forth in Section 2101 of the Lease.

DEPT-11 RECORD T \$33.50
 T47777 TRAN 8269 09/29/93 13:51:00
 43905 \$ *-93-778984
 COOK COUNTY RECORDER

7378 236 26

93778984



MAIL TO:

TERRY DIAMOND
111 W. WASHINGTON #1700
CHICAGO, IL 60602

33.50

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PROPERTY

PROPERTY OF THE STATE OF ILLINOIS
DEPARTMENT OF REVENUE
SALES TAX

PROPERTY OF THE STATE OF ILLINOIS
DEPARTMENT OF REVENUE
SALES TAX

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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5. All of the obligations and duties of both the Tenant and the landlord accruing prior to January 1, 1990 have been complied with and fully performed.
6. The recitals contained in the preamble hereto are a material part hereof and are incorporated herein.

IN WITNESS WHEREOF, each of the parties have executed this instrument as of the date first written above.

ILLINOIS INTERNATIONAL
PORT DISTRICT
an Illinois Municipal Corporation

CERES TERMINALS
INCORPORATED
a Delaware Corporation

By: *John J. [Signature]*

By: *[Signature]*

ATTEST: *William [Signature]*

ATTEST: *[Signature]*

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Public Law 101-508, Title I, Section 101, October 1980. This Act is effective for the period beginning on the date of the enactment of this Act and ending on the date of the expiration of the term of office of the President of the United States who was elected in the year 1980.

The President of the United States shall be elected in the year 1980 by the electors in each State and in the District of Columbia.

The electors in each State and in the District of Columbia shall be chosen in accordance with the laws of the State in which they reside.

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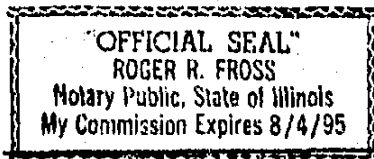
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that before me this day personally appeared Christos N. Kritikos and Ronald M. Rutolo to me known to be the President and Secretary, respectively of **CERES TERMINALS INCORPORATED**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal this 31st day of December, 1989.

Commission expires:



Roger R. Fross
Notary Public

93778984

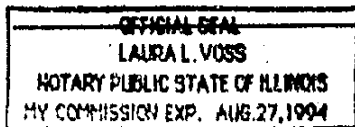
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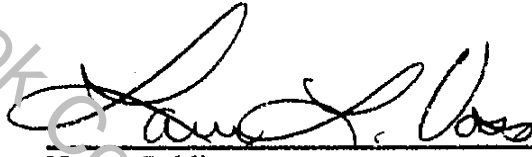
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that before me on this day personally appeared JOHN J. SERPICO and WILLIAM F. DALY to me known to be the Chairman and _____ Secretary respectively of the ILLINOIS INTERNATIONAL PORT DISTRICT, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal this 31st day of December, 1989.

Commission expires:





Notary Public

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2008 JUN 19 10:00

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CLERK'S OFFICE
JUN 19 2008

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CONSENT

LAKE SHORE NATIONAL BANK, a national banking association, as Mortgagee under the Mortgage and Security Agreement dated as of July 9, 1985 with Ceres Terminals Incorporated as Mortgagor, as Bondowner of the Industrial Revenue Bond, Series 1985 (Ceres Terminals Incorporated - Iroquois Landing Project) issued by the City of Chicago, Illinois in the original principal amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00), and as the assignee of certain rights, title, interest, proceeds, amounts and claims of the City of Chicago, Illinois pursuant to an Assignment and Agreement dated as of July 9, 1985 from the City of Chicago, Cook County, Illinois, hereby consents to the Termination of the Ground Lease set forth above and for the purposes stated therein.

LAKE SHORE NATIONAL BANK,
a national banking association

By:

James Ben

Senior Vice President

Title

ATTEST:

Michael P. Smith

Second Vice President

Title

Dated:

3/16/93

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93775984

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that before me on this day personally appeared Owen E. Beacom and Michael P. Slator to me known to be the ~~Chairman~~ and Denis V.P. Second V.P. Secretary, respectively of the LAKE SHORE NATIONAL BANK, the corporation that executed the foregoing consent to termination of Ground Lease for 3600 E. 95th Street, Chicago, Illinois 60617 between the Illinois International Port District (successor to the Chicago Regional Port District) and Cores Terminals Incorporated dated December 31, 1989, and acknowledged the said consent to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal this 16th day of March, 1992³.

Commission expires:

Aug. 21 1993

Irene T. Warner
Notary Public

OFFICIAL SEAL
IRENE T. WARNER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 21, 1993

93775984

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ALLEN COUNTY, INDIANA
COUNTY CLERK'S OFFICE

IN SENATE, FEBRUARY 2, 1900.
RESOLVED, That the following be the
official seal of the County Clerk's Office,
to wit: A circular seal containing the
words "ALLEN COUNTY, INDIANA" around
the perimeter and "COUNTY CLERK'S OFFICE" in
the center.

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EXHIBIT A

THAT PART OF LAND SITUATED IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, LYING EAST OF EWING AVENUE TAKEN AS A TRACT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION GENERATED BY THE NORTH LINE OF EAST 95TH STREET, EXTENDED EAST, AND THE EAST LINE OF SOUTH KREITER AVENUE; THENCE NORTH 31 DEGREES 31 MINUTES 30 SECONDS WEST ON THE LAST DESCRIBED LINE A DISTANCE OF 488.51 FEET TO A POINT; THENCE NORTH 2 DEGREES 55 MINUTES 53 SECONDS WEST A DISTANCE OF 82.59 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 701.914 FEET, A DISTANCE OF 108.88 FEET TO A POINT ON THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 318.07 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CIRCLE A DISTANCE OF 4.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31 DEGREES 35 MINUTES 15 SECONDS EAST A DISTANCE OF 484.819 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 290.543 FEET A DISTANCE OF 135.836 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHWESTERLY ON THE ARC OF A CIRCLE CONVEX TO THE EAST AND HAVING A RADIUS OF 90.00 FEET, A DISTANCE OF 66.286 FEET TO A POINT ON THE NORTH LINE OF EAST 95TH STREET EXTENDED EAST AFOREDESCRIBED; THENCE SOUTH 88 DEGREES 54 MINUTES 00 SECONDS WEST ON LAST DESCRIBED LINE A DISTANCE OF 23.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN No. 26-05-303-006-8001-
26-05-303-006-8004

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