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SUPPLEMENT AND MODIFICATION TO TRUST DEED AND INSTALMENT NOTE

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This Supplement and Modification to Trust Deed and Instalment Note entered into this 1st day of March, 1993, by and between LaSalle National Trust, N.A., Successor Trustee to LaSalle National Bank, Successor Trustee to LaSalle Northwest National Bank, formerly known as Northwest National Bank of Chicago as Trustee under a written Trust Agreement dated January 19, 1988 and known as Trust No. 26-8461-00 (hereinafter referred to as "Borrower") and Chicago Title and Trust Company (hereinafter referred to as "Lender"), as Trustee under Trust Deed dated February 8, 1988.

WITNESSETH: DEPT-01 RECORDINGS 331 60
789995 TRAN 8594 05/26/93 13:49:00

WHEREAS, Borrower is a party to a Note dated February 8, 1988 in the principal amount of Six Hundred Thirty Thousand and no/100 (the "Note") in favor of LaSalle Northwest National Bank formerly known as Northwest National Bank of Chicago (the "Bank"), which Note is secured by the Trust Deed dated February 8, 1988 (the "Trust Deed") which was recorded on March 1, 1988 as Document No. 88-089127, and filed March 1, 1988 as Document No. LR3690856, in the County of Cook, State of Illinois; and

WHEREAS, as additional security for the indebtedness evidenced by the Installment Note, the Lender executed an Assignment of Rents dated February 8, 1988 which was recorded on March 1, 1988 as Document No. 88-089128, and filed March 1, 1988 as Document No. LR3690857, in the County of Cook, State of Illinois; and

WHEREAS, the principal amount of \$597,417.58 remains unpaid as of the date hereof on the Note; and

WHEREAS, Lender has agreed to supplement, extend, and modify by advancing additional funds in the amount of \$5,000.00 under the aforementioned Trust Deed and Instalment Note on the terms and conditions as set forth herein;

WHEREAS, Borrower recognizes and affirms that the lien of the aforesaid trust deed is a valid and subsisting lien on the real property located in Cook County, State of Illinois described in Exhibit "A" attached hereto and incorporated by reference herein;

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NOW THEREFORE, in consideration of the mutual covenants contained herein and upon the express condition that the lien of the Trust Deed and the Instalment Note is a valid and subsisting lien on the premises legally described in Exhibit "A" and on the further condition that the execution of this Supplement and Extension of the Trust Deed and Instalment Note will not impair the lien of said Trust Deed and that it is understood that upon a breach of said conditions or either of them, that this Agreement will not take effect and shall be void;

IT IS HEREBY AGREED AS FOLLOWS:

1. The foregoing recitals are hereby adopted by the parties hereto and made a part hereof and are binding on the parties.

2. The Borrower hereby covenants, promises and agrees to perform each and all of the covenants, agreements and obligations contained in the Trust Deed and Instalment Note to be performed by Borrower therein at the time and in the manner in all respects as provided therein and to be bound by all the terms and provisions of said Trust Deed.

3. IT IS FURTHER AGREED, HOWEVER, that the Trust Deed and Instalment Note on which there is an outstanding balance of \$597,417.58 with interest at 10.75% requiring monthly principal and interest payments in the amount of \$6,061.18, which is due currently to be paid in full no later than March 1, 1993, shall be modified to adjust monthly payments for a maximum period of 6 months, to interest only on the principal balance, commencing April 1, 1993, to be paid at a per annum rate equal to 3 percent above the prime rate of interest in effect at LaSalle Northwest National Bank from time to time, and extend maturity to September 1, 1993. A \$3,910.00 fee will be due LaSalle Northwest National Bank at the end of the modification period or at such time that the Instalment Note is paid in full. All payments shall be made in lawful money of the United States at the offices of LASALLE NORTHWEST NATIONAL BANK, 4747 West Irving Park Road, Chicago, Illinois 60641, or such other place that the holder may from time to time in writing elect.

4. Said Trust Deed and Instalment Note as supplemented and modified is subject to all the provisions contained in said Trust Deed and Instalment Note and Borrower specifically agrees, recognizes and affirms the Trust Deed and Note are supplemented and modified to secure the performance of all those covenants, agreements and conditions contained in all the instruments pertaining to the repayment of the Instalment Note.

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5. Borrower agrees that if a default is made in the payment of any principal or interest in the Instalment Note as supplemented and modified when due or if there shall be any other breach or default of the terms, conditions and covenants of the Trust Deed, the Instalment Note, any Guaranty or other instrument securing repayment of the Instalment Note, then the entire principal balance, together with all accrued interest shall at the option of the Lender, as holder of the Instalment Note, become due and payable immediately without further notice.

6. All the real property described in the Trust Deed shall remain in all respects subject to the lien, charge and encumbrance of the Trust Deed and nothing contained herein and nothing done pursuant hereto shall affect or be construed to affect the lien, charge or encumbrance or the conveyance affected by the Trust Deed except as expressly provided herein.

7. The term "Instalment Note" as used herein shall be construed to mean the Instalment Note and the Instalment Note as extended, supplemented and modified herein or by any other instrument evidencing the indebtedness referred to herein.

8. The original signed copy of this Supplement and Modification shall be duly recorded with the Recorder of Deeds of Cook County, Illinois. This Supplement and Modification together with the original Trust Deed and Instalment Note shall constitute the terms and conditions of the Trust Deed and Instalment Note and be binding upon Borrower and their successors and assigns.

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This Supplement and Modification to Trust Deed and Installment is executed by LaSalle National Trust, N.A., Successor Trustee to LaSalle National Bank, Successor Trustee to LaSalle North National Bank, formerly known as Northwest National Bank of Chicago, not personally but as trustee as aforesaid in the exercise of power and authority conferred upon and invested in it as trustee and LaSalle National Trust, N. A. hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing contained here in the Trust Deed or this Supplement and Modification to Trust Deed and Installment Note shall be construed as creating any liability on said LaSalle National Trust, N.A., personally, to pay the Installment Note, as hereby supplemented and modified, or interest that may accrue thereon or any indebtedness accrued hereunder or to perform any covenant, either express or implied herein contained; all such liability, if any, being expressly waived by the bank and by every person now or hereafter claiming any right or securing hereunder and that so far as said LaSalle National Trust, N. A., personally, is concerned, the legal holders or holders hereof shall look solely to the premises conveyed pursuant to the above-described Trust Deed by the enforcement of the lien thereby created or by action to enforce the personal liability of any guarantor hereof.

IN WITNESS WHEREOF, LASALLE NATIONAL TRUST, N. A., has caused this instrument to be executed as of the day and year first written above.

LASALLE NATIONAL TRUST, N.A.
as Trustee under a written
Trust Agreement dated January 19, 1961
and known as Trust No. 26-8461-00 PLA

By: 

Its: TRUSTEE

Attest: 

TRUSTEE

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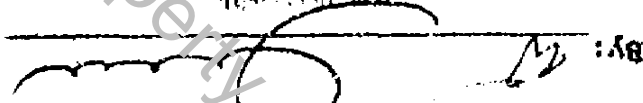


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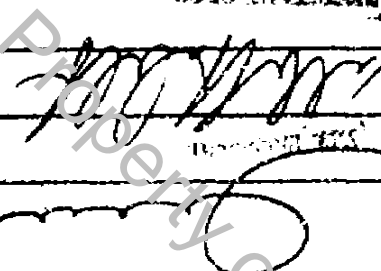
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This Supplement and Modification to Trust Deed and Installment Note is executed by Lasalle National Bank, Successor Trustee to Lasalle National Bank, formerly known as Northwest National Bank of Chicago not personally but as trustee as aforesaid in the exercise of the power and authority conferred upon and invested in it as such trustee and Lasalle National Trust, N. A. hereby warrants that it possesses full power and authority to execute this instrument. It is expressly understood and agreed that nothing contained herein or in the Trust Deed or this Supplement and Modification to Trust Deed and Installment Note shall be construed as creating any liability on said Lasalle National Trust, N.A., personally, to pay the installment note, as hereby supplemented and modified, or any interest that may accrue thereon or any indebtedness accruing hereunder or to perform any covenant, either express or implied herein contained; all such liability, if any, being expressly waived by the Bank and by every person now or hereafter claiming any right or security hereunder and that so far as said Lasalle National Trust, N. A., personally, is concerned, the legal holder or holders hereof shall look solely to the premises conveyed pursuant to the above-described Trust Deed by the enforcement of the lien thereby created or by action to enforce the personal liability of any guarantor hereof.

IN WITNESS WHEREOF, LASALLE NATIONAL TRUST, N. A., has caused these presents to be executed as of the day and year first written above.

LASALLE NATIONAL TRUST, N.A.
 as Trustee under a written
 Trust Agreement dated January 19, 1988
 and known as Trust No. 26-8461-00

By: 
 Its: 
 Attest: 



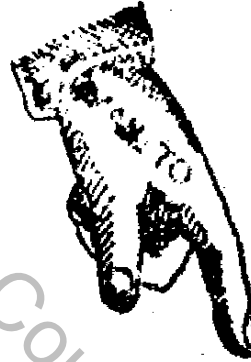
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This document prepared by:
Lesley J. Mazelle
Lasalle Northwest National Bank
4747 West Irving Park Road
Chicago, Illinois 60641

P.I.N: 07-33-200-039-0000

Commonly known as: 603-617 Wise Road, Schaumburg, Illinois 60172

Lot 2 in Loos Resubdivision, being a Resubdivision of Lot 11 in Block 1 in Centex-Schaumburg Industrial Park unit 31, being a subdivision of part of the North 1/2 of Section 33, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof of said Loos Resubdivision Registered on February 19, 1974 as Document Number 2739873 and recorded as Document Number 22471695, in Cook County, Illinois.

Exhibit "A"

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STATE OF ILLINOIS)

SS.

COUNTY OF COOK

I, WALTER S. L. BELL, Notary Public, for said County, in the State aforesaid, do hereby certify that

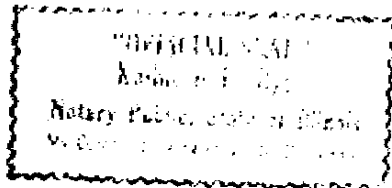
Constance M. Bell personally known to me to be the (VICE PRESIDENT) of LaSalle National Trust, N. A.

and Walter S. L. Bell personally known to me to be an OFFICER of said corporation and who subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as the VICE PRESIDENT and (OFFICER) of said corporation for the uses and purposes set forth therein and cause the corporate seal of said corporation to be affixed thereto.

Given under my hand and official seal this 2 day of APRIL, 1993.

Notary Public

My commission expires: Walter S. L. Bell



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