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LOAN MODIFICATION AGREEMENT

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This Modification Agreement made as of the 2th day of May 1994, between SOUTHWEST FINANCIAL BANK AND TRUST, hereinafter called "Bank" and Moco, Ltd. d/b/a Lion's Head Inn/Maple Tree Inn hereinafter called "Borrower";

WHEREAS, Borrower executed a Promissory Note dated as of the 26th day of November, 1990 evidencing a debt of \$75,000.000.

WHEREAS, Bank caused a Collateral Assignment of Beneficial Interest to be executed on April 26, 1988 by Mt. Greenwood Bank under Trust #5-0558, dated October 26, 1983, and a Deed of Trust recorded in the Office of the Cook County Recorder of Deeds on the 17th day of December, 1990 as document number 90-611200.

WHEREAS, Bank is the holder and owner of the above described Promissory Note;

WHEREAS, the legal description of the premises is:

Lots eighteen (18), nineteen (19), and twenty (20), in Block four (4), in Premier Addition to Morgan Park, being a Subdivision of the north east one quarter (1/4) of the south east one quarter (1/4) (except the north west two and one-half (2-1/2) acres thereof), in Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 10730 South Western Avenue
Chicago, Illinois, 60655

P.I.N. #24-13-407-033

and

That part of Lot 1 in the Assessor's Division of Block 17 in Robinson's Addition to Blue Island, in the east half of the south east quarter of Section 36, Township 37 North, Range 13, East of the third Principal Meridian, described as follows: Commencing at a point where the South line of Canal Street extended intersects the East line of Western Avenue running thence East on the South line of Canal Street, 125 feet; thence South on a line parallel with the East line of Western Avenue 28 feet; thence West on a line parallel with the South line of Canal Street, 125 feet; thence North along the east line of Western Avenue 28 feet to the place of beginning, in Cook County, Illinois.

Commonly known as 13301 South Western Avenue
Blue Island, Illinois 60406

P.I.N. #24-36-424-001

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WHEREAS, it is the intent of the parties to this Agreement to modify the terms of the Promissory Note;

WHEREFORE in consideration of the premises and the mutual promises and agreements of the parties hereto:

IT IS AGREED that the due date of the Note is extended from December 2, 1994 to and including May 2, 1999.

IT IS FURTHER AGREED that the initial rate of 11.50% is hereby modified to be 8.25% from the date this Loan Modification Agreement is accepted by Southwest Financial Bank and Trust Company until the maturity of the Note;

IT IS FURTHER AGREED that the monthly payment is hereby adjusted to payments of \$346.75 due as of each payment date until the maturity date of the Note;

IT IS FURTHER AGREED that all other terms of the Promissory Note, Collateral Assignment of Beneficial Interest In Trust, and Deed in Trust previously executed by Borrower and more fully identified above, not inconsistent with the matters contained in this Loan Modification Agreement shall be unchanged and remain in full force and effect.

WHEREFORE, this Loan Modification Agreement is executed as of the day and date set forth above.

MOCO, LTD. d/b/a LION'S HEAD INN/MAPLE TREE INN

By: *Charles Orr* Date 5-13-94
Charles Orr, President & Treasurer

Acknowledged by Guarantors:

By: *Charles Orr* Date 5-13-94
Charles Orr, Individually

By: *Maureen Orr* Date 5-12-94
Maureen Orr, Individually

Accepted by:
SOUTHWEST FINANCIAL
BANK AND TRUST COMPANY

By: *John P. [Signature]* Date 6-16-94

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