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ASSIGNMENT OF GROUND LEASE

This Assignment of Ground Lease is made as of the 15th day of July, 1994, by OWEN DEUTSCH, as Assignor, and OWEN DEUTSCH ("Deutsch") and American National Bank, as Trustee under Trust #118443-05, collectively herein referred to as "Assignee".

W I T N E S S E T H:

The Beaven Companies, Inc., a Delaware corporation, f/k/a The Beaven/Inter-American Companies, Inc. ("Beaven"), was Lessee under Ground Lease dated July 20, 1988 from Chicago Title & Trust Company as Trustee under Trust Agreement dated May 20, 1983 and known as Trust No. 1083468, as Lessor, with respect to the land immediately North of the building commonly known as 310 South Peoria Avenue, Chicago, Illinois, which land is legally described as follows:

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The East 50 feet of the North 15.4 feet of Lot 3 in Block 18 in Duncan's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois ("Premises")

P.I.N.: 17-17-226-009

Said Ground Lease was recorded in the office of the Cook County Recorder on October 4, 1988 as Document No. 88-456808.

Said Ground Lease was assigned by Beaven to Manufacturers Life Insurance Company of Canada ("Manufacturers") by a certain Assignment of Ground Lease dated April 14, 1993 and recorded with the Cook County Recorder on May 17, 1993 as Document No. 93370791.

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The Premises covered by the Ground Lease are immediately South of and adjacent to property owned by Manufacturers at 901 West Jackson, Chicago, Illinois ("901 Building"). The Premises covered by the Ground Lease are necessary for the operation of the 901 Building.

Manufacturers has heretofore assigned their interest thereunder to Deutsch

Now Therefore, in consideration of the foregoing, the sum of \$10.00 paid by Assignee to Assignor, the receipt of which is hereby acknowledged and the provisions hereof:

1. Deutsch hereby assigns to the Assignee all of Deutsch's right, title and interest as Lessee under said Ground Lease. 94622381


2. Assignee accepts said assignment and agrees to discharge the obligations of Lessee under the Ground Lease arising after the date hereof.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment of Ground Lease to be executed as of the date first written above.


OWEN DEUTSCH, Assignor


OWEN DEUTSCH, Assignee

American National Bank & Trust Company
of Chicago, Illinois, Not Individually
But as Trustee Aforesaid

By: 
Vice President/Trust Officer,
Assignee

This instrument is executed by the undersigned and trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in such Trustee. It is expressly understood and agreed that all of the warranties, covenants, representations, conditions, covenants, conditions, and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and that personally the personal liability or personal responsibility is assumed by no other person at any time for the amount or enforceability against the Trustee on account of any warranty, liability, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, MICHELLE M. TRIGO, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT J. MICHAEL WIDELAN personally known to me to be the Second Vice President of Trustee, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed said instrument.

GIVEN under my hand and Notarial Seal, this 15th day of July, 1994.

My Commission Expires:

Michelle M. Trigo
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

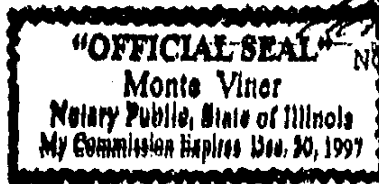


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I, MONTE VINER, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that OWEN DEUTSCH, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act.

GIVEN under my hand and Notarial Seal, this 15th day of July, 1994.

My Commission Expires:



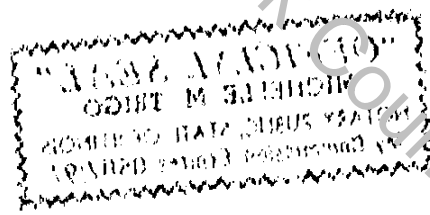
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DOBBIE SWADE
Schain, Finney & Burney
222 N. La Salle

Side 1910
Cook, IL 60601



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