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JUNIOR MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT

This JUNIOR MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT is made as of this 5th day of August, 1994 by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, whose address is 33 North La Salle Street, Lower Level, Chicago, Illinois 60690, not personally, but solely as Trustee (the "Mortgagor") under a Trust Agreement dated September 15, 1989 and known as Trust No. 109533-05 (the "Trust Agreement") to LASALLE NATIONAL BANK, a national banking association (the "Mortgagee"), whose address is 120 South La Salle Street, Chicago, Illinois 60603.

W I T N E S S E T H:

WHEREAS, the Mortgagee has issued or will issue its Irrevocable Standby Letter of Credit No. _____ dated August __, 1994 (along with any amendments, extensions or renewals thereof or substitutions therefor, the "Letter of Credit") in the principal amount of One Hundred Fifty Nine Thousand Nine Hundred Forty and 00/100 Dollars (\$159,940.00) for the benefit of the Village of Lisle (the "Letter of Credit Beneficiary"), pursuant to that certain Standby Letter of Credit Agreement dated July 28, 1994 (along with any amendments, extensions or renewals thereof or substitutions therefor, the "Letter of Credit Agreement") between Columbia Lisle Limited Partnership, an Illinois limited partnership (the "Borrower") and the Mortgagee, in and by which Letter of Credit Agreement the Borrower promises to pay the principal sum thereof upon demand from the Mortgagee, together with interest thereon following payment to the Letter of Credit Beneficiary under the Letter of Credit at the rate of interest announced from time to time by the Mortgagee as its Prime Rate plus two percent (the "Interest Rate"). All payments shall be paid at such place as the holder of the Letter of Credit Agreement may, from time to time, in writing appoint, and in the absence of such appointment, then at the office of the Mortgagee set forth above; and

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COOK COUNTY, ILLINOIS
FILED FOR RECORDING

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THIS DOCUMENT WAS
PREPARED BY AND AFTER
RECORDING, RETURN TO:

Gary K. Fordyce, Esq.
ABN AMRO North America, Inc.
135 South La Salle Street
Suite 325
Chicago, Illinois 60603

PERMANENT REAL ESTATE TAX
IDENTIFICATION NUMBER:

25-18-317-001, 25-18-317-002
25-18-317-003, 25-18-317-004
25-18-317-020, 25-18-317-021
25-18-317-022

PROPERTY ADDRESS:

11047 South Western Avenue
Chicago, Illinois

94714344

BOX 333-CTI

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WHEREAS, Columbia Holdings, Ltd., an Illinois corporation (the "General Partner") is the general partner and 1.00% owner of the Borrower, and Merritt Holdings, Ltd., an Illinois corporation (the "Borrower Limited Partner") owns 99.00% of the Borrower and is the sole limited partner of the Borrower; and

WHEREAS, the General Partner is also the general partner and 10.00% owner of Columbia Western Limited Partnership, an Illinois limited partnership (the "Beneficiary"), and Carolyn C. Kostelny, formerly known as Carolyn C. Brett (the "Majority Limited Partner") is the president and 100% stockholder of the Borrower Limited Partner, and owns 80.00% of the Beneficiary and is the majority limited partner of the Beneficiary; and

WHEREAS, the issuance by the Mortgagee of the Letter of Credit at the application of the Borrower will benefit the General Partner and the Majority Limited Partner and will therefore inure to the benefit of the Beneficiary; and

WHEREAS, the Beneficiary owns one hundred percent (100%) of the beneficial interest of, and sole power of direction in, the Trust Agreement;

NOW, THEREFORE, in consideration of the obligations and liabilities evidenced by the Letter of Credit Agreement, and to secure the payment of the principal sum of money and the interest in accordance with the terms, provisions and limitations of this Mortgage, and of the Letter of Credit Agreement (the Letter of Credit Agreement, this Mortgage and any and all other documents executed in connection therewith being collectively, are referred to herein as the "Loan Documents"), including any and all extensions, modifications and renewals of the Indebtedness (as hereinafter defined), and the performance of the covenants and agreements herein contained, by the Mortgagor, the Beneficiary and or the Borrower to be performed, and also in consideration of the sum of One Dollar (\$1.00) in hand paid, the receipt whereof is hereby acknowledged, the Mortgagor does by these presents GRANT, MORTGAGE, WARRANT and CONVEY unto the Mortgagee, its successors and assigns, the following:

(a) All that certain described real estate and all of its estate, right, title and interest therein, situate, lying and being in County of Cook, State of Illinois, which is more specifically described on Exhibit "A" attached hereto, which, with the property hereinafter described, is referred to herein as the "Premises";

(b) All improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as the Mortgagor and/or the Beneficiary may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily);

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(c) If and to the extent owned by the Mortgagor, all fixtures, fittings, furnishings, appliances, apparatus, equipment and machinery including, without limitation, all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air-conditioning, plumbing and heating fixtures, mirrors, mantles, refrigerating plants, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, and all building material, supplies and equipment now or hereafter delivered to the Premises and intended to be installed therein; all other fixtures and personal property of whatever kind and nature at present contained in or hereafter placed in any building standing on said Premises; such other goods, equipment, chattels and personal property as are usually furnished by landlords in letting other premises of the character of the Premises; and all renewals or replacements thereof or articles in substitution thereof; and all proceeds and profits thereof and all of the estate, right, title and interest of the Mortgagor in and to all property of any nature whatsoever, now or hereafter situated on the Premises or intended to be used in connection with the operation thereof;

(d) All of the right, title and interest of the Mortgagor and/or the Beneficiary in and to any fixtures or personal property subject to a lease agreement, conditional sale agreement, chattel mortgage, or security agreement, and all deposits made thereon or therefor, together with the benefit of any payments now or hereafter made thereon;

(e) All leases and use agreements of machinery, equipment and other personal property of the Mortgagor and/or the Beneficiary in the categories hereinabove set forth, under which the Mortgagor and/or the Beneficiary is the lessee of, or entitled to use, such items;

(f) All rents, income (including income and receipts from the use and occupancy of any hotel rooms), profits, revenues, receipts, royalties, bonuses, rights, accounts, contract rights, general intangibles and benefits and guarantees under any and all leases, tenancies, licenses or other use agreements or arrangements now existing or hereafter created of the Premises or any part thereof (including any business conducted thereon) with the right to receive and apply the same to the Indebtedness due the Mortgagee and the Mortgagee may demand, sue for and recover such payments but shall not be required to do so;

(g) All judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the Premises of any part thereof or interest therein under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Premises or the improvements

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thereon or any part thereof or interest therein, including any award for change of grade of streets;

(h) All proceeds of the conversion, voluntary or involuntary of any of the foregoing into cash or liquidated claims;

(i) Any monies on deposit with the Mortgagee for the payment of real estate taxes or special assessments against the Premises or for the payment of premiums on policies of fire and other hazard insurance covering the collateral described hereunder or the Premises, and all proceeds paid for damage done to the collateral described hereunder or the Premises;

(j) All substitutions, replacements, additions and proceeds, including insurance and condemnation award proceeds, of any of the foregoing property; it being understood that the enumeration of any specific articles of property shall in no wise exclude or be held to exclude any items of property not specifically mentioned. All of the land, estate and property hereinabove described, real, personal and mixed, whether affixed or annexed or not (except where otherwise hereinabove specified) and all rights hereby conveyed and mortgaged are intended so to be as a unit and are hereby understood, agreed and declared to form a part and parcel of the real estate and to be appropriated to the use of the real estate, and shall be for the purposes of this Mortgage deemed to be real estate and conveyed and mortgaged hereby.

As to any of the property aforesaid which (notwithstanding the aforesaid declaration and agreement) does not so form a part and parcel of the real estate, this Mortgage is hereby deemed to be, as well, a Security Agreement under the Uniform Commercial Code in effect in the jurisdiction in which the Premises are located (hereinafter referred to as the "UCC") for the purpose of creating hereby a security interest in such property, which the Mortgagor hereby grants to the Mortgagee as Secured Party (as said term is defined in the UCC), securing said Indebtedness and obligations and the Mortgagee shall have in addition to its rights and remedies hereunder all rights and remedies of a Secured Party under the UCC. As to above personal property which the UCC classifies as fixtures, this instrument shall constitute a fixture filing and financing statement under the UCC.

The Mortgagor and the Beneficiary covenant that (i) the Mortgagor is lawfully seized of the Premises, (ii) the Premises are subject only to the liens, encumbrances, conditions, restrictions, easements, and other matters, rights or interests disclosed in Exhibit "B" attached hereto and made a part hereof, and (iii) the Mortgagor has good right, full power and lawful authority to convey and mortgage the same and that it will warrant and forever defend said Premises and the quiet and peaceful possession of the same against the lawful claims of all persons whomsoever.

As used in this Mortgage, the term "Indebtedness" shall mean and include the principal sum evidenced by said Letter of Credit

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Agreement, together with all interest, fees and charges thereon, any other payments due to the Mortgagee thereunder, and all other sums at any time secured by this Mortgage. Further, as used in this Mortgage, the term "Letter of Credit Agreement" shall mean and include any renewals, modifications, extensions, amendments and replacements thereof.

TO HAVE AND TO HOLD the Premises unto the Mortgagee, its successors and assigns, for the purposes and uses herein set forth.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Maintenance, Repair and Restoration of Improvements, Payment of Prior Liens, etc.

The Mortgagor and the Beneficiary shall (a) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the Premises which may become damaged or be destroyed; (b) keep said Premises in good condition and repair, without waste, and free from mechanics' liens or other liens or claims for lien not expressly subordinated to the lien hereof, other than any such liens which are being contested in a diligent and good faith manner by appropriate proceedings; (c) pay when due any indebtedness which may be secured by a lien or charge on the Premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to the Mortgagee; (d) complete within a reasonable time any building or buildings now or at any time in process of erection upon said Premises; (e) comply with all requirements of law, municipal ordinances, or restrictions of record with respect to the Premises and the use thereof; (f) make no alterations in said Premises; (g) suffer or permit no change in the general nature of the occupancy of the Premises, without the Mortgagee's prior written consent; (h) initiate or acquiesce in no zoning variation or reclassification, without the Mortgagee's prior written consent; (i) pay each item of Indebtedness secured by this Mortgage when due according to the terms hereof or of said Letter of Credit Agreement.

2. Payment of Taxes.

The Mortgagor and the Beneficiary shall pay, before any penalty attaches, all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the Premises when due, and shall, upon written request, furnish to the Mortgagee duplicate receipts therefor.

3. Tax Deposits.

Immediately upon the occurrence of a Default (as hereinafter defined) or beginning thirty (30) days following request by the Mortgagee, the Mortgagor and the Beneficiary covenant and agree to deposit with the Mortgagee at the office of the Mortgagee set forth on the first page of this Mortgage, commencing on the first day of the calendar month following such request by the Mortgagee, and on

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the first day of each calendar month thereafter until the Indebtedness secured by this Mortgage is fully paid, a sum equal to one-twelfth of the last total annual taxes and general and/or special assessments (collectively, the "Taxes") for the last ascertainable year on said Premises (unless such Taxes are based upon assessments which exclude the improvements or any part thereof now constructed or to be constructed, in which event the amount of such deposits shall be based upon the Mortgagee's reasonable estimate as to the amount of Taxes to be levied and assessed). Such deposits shall be held without allowance for interest and shall be used for the payment of Taxes on said Premises next due and payable when they become due. If the funds so deposited are insufficient to pay any the Taxes for any year when the same shall become due and payable, the Mortgagor and the Beneficiary shall, within ten (10) days after receipt of demand therefor, deposit such additional funds as may be necessary to pay the Taxes in full. If the funds so deposited exceed the amount required to pay the Taxes for the year, the excess shall be applied on a subsequent deposit or deposits. Said deposits need not be kept separate and apart from other funds of the Mortgagee.

Anything in this Section 3 to the contrary notwithstanding, if the funds so deposited are insufficient to pay the Taxes or any installment thereof, the Mortgagor and the Beneficiary will, not later than thirty (30) days prior to the last day on which the same may be paid without penalty or interest, deposit with the Mortgagee the full amount of any such deficiency.

If any Taxes shall be levied, charged, assessed or imposed upon or for the Premises, or any portion thereof, and if such Taxes shall also be a levy, charge, assessment or imposition upon or for any other premises not covered by the lien of this Mortgage, then the computation of any amount to be deposited under this Section 3 shall be based upon the entire amount of such Taxes, and the Mortgagor and the Beneficiary shall not have the right to apportion the amount of any such taxes or assessments for the purpose of such computation.

4. Mortgagee's Interest In and Use of Deposits.

In the event of (a) a Default hereunder, (b) under the Letter of Credit Agreement secured hereby, or (c) a draw under the Letter of Credit by the Letter of Credit Beneficiary, the Mortgagee may at its option, without being required to do so, apply any monies at the time of deposit pursuant to Section 3 and Section 5 hereof, on any of the Mortgagor's or Beneficiary's obligations herein or on any of the Borrower's obligations in the Letter of Credit Agreement contained, in such order and manner as the Mortgagee may elect. When the Indebtedness secured hereby has been fully paid, any remaining deposits shall be paid to the Beneficiary or to the then owner of the Premises. A security interest within the meaning of the UCC is hereby granted to the Mortgagee in and to any monies on deposit pursuant to Section 3 and Section 5 hereof, as additional security for the Indebtedness hereunder and shall be applied by the Mortgagee for the purposes made hereunder and shall not be subject

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to the direction or control of the Mortgagor or the Beneficiary; provided, however, that the Mortgagee shall not be liable for any failure to apply to the payment of taxes, assessments and insurance premiums any amount so deposited unless the Mortgagor or the Beneficiary, while not in Default hereunder, shall have requested the Mortgagee in writing to make application of such funds to the payment of the particular taxes, assessments and insurance premiums for payment of which they were deposited, accompanied by the bills for such taxes, assessments and insurance premiums. The Mortgagee shall not be liable for any act or omission taken in good faith or pursuant to the instruction of any party but shall be liable only for its gross negligence or willful misconduct.

5. Insurance.

The Mortgagor and the Beneficiary shall keep all buildings and improvements now or hereafter situated on the Premises insured against loss or damage by policies of All Risk Replacement Cost Insurance with an Agreed Amount Endorsement and such other appropriate insurance, all in form and substance satisfactory to the Mortgagee, including, without limitation, rent insurance, business interruption insurance, flood insurance (if and when the Premises lie within an area designated by an agency of the federal government as a flood risk area) and war risk insurance whenever in the opinion of the Mortgagee such protection is necessary and such war risk insurance is obtainable from an agency of the United States Government. The Mortgagor and the Beneficiary shall also provide liability insurance with such limits for personal injury and death and property damage as the Mortgagee may require. All policies of insurance to be furnished hereunder shall be in forms, companies and amounts satisfactory to the Mortgagee, each insurer to have a Best's rating of A+:XV, with mortgagee clauses attached to all policies in favor of and in form satisfactory to the Mortgagee, including a provision requiring that the coverage evidenced thereby shall not be terminated or materially modified without 10 days' prior written notice to the Mortgagee. The Mortgagor and the Beneficiary shall deliver all policies including additional and renewal policies, to the Mortgagee, and, in the case of insurance about to expire, shall deliver renewal policies not less than thirty (30) days prior to their respective dates of expiration.

The Mortgagor and the Beneficiary shall not take out separate insurance concurrent in form or contributing in the event of loss with that required to be maintained hereunder unless the Mortgagee is included thereon under a standard mortgagee clause acceptable to the Mortgagee. The Mortgagor and the Beneficiary shall immediately notify the Mortgagee whenever any such separate insurance is taken out and shall promptly deliver to the Mortgagee the policy or policies of such insurance.

Upon the occurrence of a Default hereunder and following request by the Mortgagee, the Mortgagor and the Beneficiary shall deposit with the Mortgagee, beginning on the first day of the calendar month following such request by the Mortgagee and

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continuing on the first day of each month thereafter, an amount equal to the premiums that will next become due and payable on such policies divided by the number of months to elapse prior to the date when such premiums become delinquent. No interest shall be payable on such deposits, and such deposits need not be kept in a separate account.

6. Adjustment of Losses With Insurer and Application of Proceeds of Insurance.

In case of loss or damage by fire or other casualty, the Mortgagee is authorized (a) to settle and adjust any claim under insurance policies which insure against such risks, or (b) to allow the Beneficiary to agree with the insurance company or companies on the amount to be paid in regard to such loss. In either case, the Mortgagee is authorized, to collect and issue a receipt for any such insurance money. At the option of the Mortgagee, such insurance proceeds shall be applied either to reduce the Indebtedness secured hereby or to reimburse the Beneficiary for the cost of rebuilding and restoration. Irrespective of whether such insurance proceeds are used to reimburse the Beneficiary for the cost of said rebuilding or restoration or not, and irrespective of whether such insurance proceeds are or are not adequate for such purpose, the buildings and improvements shall be so restored or rebuilt so as to be of at least equal value and substantially the same character as prior to such damage or destruction. If the cost of rebuilding, repairing or restoring the building and improvements can reasonably exceed the sum of \$25,000, then the Mortgagee shall approve plans and specifications of such work before such work shall be commenced. In any case, where the insurance proceeds are used for rebuilding and restoration, such proceeds shall be disbursed in the manner and under the conditions that the Mortgagee may require and upon the Mortgagee being furnished with satisfactory evidence of the estimated cost of completion thereof and with architect's certificates, waivers of lien, contractor's and subcontractors' sworn statements and other evidence of cost and payments so that the Mortgagee can verify that the amounts disbursed from time to time are represented by completed and in place work and that said work is free and clear of mechanics' lien claims. If the estimated cost of completion exceeds the amount of the insurance proceeds available, the Beneficiary immediately shall, on written demand of the Mortgagee, deposit with the Mortgagee in cash the amount of such estimated excess cost. No payment made prior to the final completion of the work shall exceed ninety percent (90%) of the value of the work performed from time to time, and at all times the undisbursed balance of such proceeds remaining in the hands of the disbursing party shall be at least sufficient to pay for the cost of completion of the work free and clear of liens. Any surplus which may remain out of said insurance proceeds after payment of such cost of building or restoration shall, at the option of the Mortgagee, be applied on account of the Indebtedness secured hereby or be paid to any party entitled thereto without interest.

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7. Stamp Tax.

If, by the laws of the United States of America, or of any state having jurisdiction over the Mortgagor, the Beneficiary or the Borrower, any tax is due or becomes due in respect of the issuance of the Letter of Credit hereby secured, the Mortgagor and the Beneficiary covenant and agree to pay such tax in the manner required by any such law. The Mortgagor and the Beneficiary further covenant to reimburse the Mortgagee for any sums which the Mortgagee may expend by reason of the imposition of any tax on the issuance of the Letter of Credit secured hereby.

8. Lease of Premises.

As additional security for the payment of the obligations under the Letter of Credit Agreement secured hereby and for the faithful performance of the terms and conditions contained herein, the Mortgagor and the Beneficiary, as landlord, has assigned to the Mortgagee all of its right, title and interest as landlord in and to all existing leases and occupancy agreements with respect to the Premises. All future leases of the Premises are subject to the approval of the Mortgagee as to form, content and tenants.

The Mortgagor and the Beneficiary shall not, without the Mortgagee's prior written consent, (i) execute an assignment or pledge of any rents of the Premises and/or any leases of the Premises; (ii) accept any prepayment of any installment of any rents more than thirty (30) days before the due date of such installment; or (iii) make any lease of the Premises.

The Mortgagor and the Beneficiary at their sole cost and expense, shall (i) at all times promptly and faithfully abide by, discharge and perform all of the material covenants, conditions and agreements contained in all leases or occupancy agreements of the Premises, on the part of the landlord thereunder to be kept and performed, following any applicable grace or cure period; (ii) enforce or secure the performance of all of the material covenants, conditions and agreements of such leases on the part of the lessee or occupant to be kept and performed; (iii) appear in and defend any action or proceeding arising under, growing out of or in any manner connected with such leases or occupancy agreements or the obligations, duties or liabilities of landlord or of the lessees thereunder; (iv) furnish the Mortgagee, within twenty (20) days after a request by the Mortgagee to do so, a written statement containing the names of all lessees or occupants, terms of all leases or occupancy agreements of the Premises, including the spaces occupied and the rentals payable thereunder; (v) exercise within five (5) days of any demand therefor by the Mortgagee any right to request from the lessee under any lease of the Premises a certificate with respect to the status thereof; and (vi) not permit any leases of the Premises to become subordinate to any lien on the Premises to become subordinate to any lien on the Premises without the prior written consent of the Mortgagee and will include in each lease or occupancy agreement of the Premises a provision whereby the tenant thereunder covenants that it will not subordinate its

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leasehold interest therein to any lien on the Premises without the prior written consent of the Mortgagee.

Nothing in this Mortgage or in any other document relating to the loan secured hereby shall be construed to obligate the Mortgagee, expressly or by implication, to perform any of the covenants as landlord under any of the leases or occupancy agreements assigned to the Mortgagee or to pay any sum of money or damages therein provided to be paid by the landlord, each and all of which covenants and payments the Mortgagor and the Beneficiary agree to perform and pay. Unless waived by the Mortgagee, all leases of space in the Premises shall have subordination provisions, in form and substance reasonably satisfactory to the Mortgagee, subordinating the interest of the tenants under such leases to this Mortgage, and all renewals, modifications, consolidations, replacements and extensions hereof and shall have attornment and noncancellation clauses in form and substance reasonably satisfactory to the Mortgagee. Until the Indebtedness and other sums secured by this Mortgage are paid in full, the Mortgagee reserves the right to require that specific leases be made either superior to or inferior to the lien of this Mortgage.

In the event of the enforcement by the Mortgagee of the remedies provided for by law or by this Mortgage, the lessee or occupant under each lease or occupancy agreement of the Premises shall attorn to any person succeeding to the interest of the Mortgagor as a result of such enforcement and shall recognize such successor in interest as landlord under such lease without change in the terms or other provisions thereof; provided, however, that said successor in interest shall not be bound by any payment of rent or additional rent for more than one month in advance, and shall not be bound by any amendment or modification to any lease made without the consent of the Mortgagee or said successor in interest. Each lessee, upon request by said successor in interest, shall execute and deliver an instrument or instruments confirming such attornment.

The Mortgagee shall be entitled to cure any default of landlord, within any applicable grace or cure period, in any lease of the Premises, and the cost to effect any curing of default (including reasonable attorneys' fees), together with interest thereon at the Interest Rate shall be so much additional Indebtedness secured hereby and shall be immediately due and payable without notice.

9. Effect of Extensions of Time.

If the payment of said Indebtedness or any part thereof is extended or varied or if any part of any security for the payment of the Indebtedness is released or additional security is taken, all persons now or at any time hereafter liable therefor, or interested in said Premises, shall be held to assent to such extension, variation, or taking of additional security or release, and their liability and the lien and all provisions hereof shall continue in full force, the right of recourse against all such

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without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof; or (b) for the purchase, discharge, compromise or settlement of any other prior lien, may do so without inquiry as to the validity or amount of any claim for lien which may be asserted.

13. Acceleration of Indebtedness in Case of Default.

The occurrence of any one or more of the following shall constitute a default under this Mortgage (a "Default"):

(a) a draw shall be made by the Letter of Credit Beneficiary under the Letter of Credit and the Borrower shall fail to pay the Mortgagee immediately upon the Mortgagee's demand therefore, the principal amount of such draw, all accrued interest thereon at the Interest Rate, and all costs and expenses associated therewith;

(b) default shall be made in the due observance or performance of any of the covenants, agreements or conditions contained herein;

(c) default shall be made in the due observance or performance of any of the covenants, agreements or conditions contained in the Letter of Credit Agreement or any other Loan Document;

(d) default shall be made in the due payment, observance or performance of any of the covenants and agreements or conditions contained in any other agreements or financing arrangements now existing or hereafter entered into between any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner or the Majority Limited Partner, and the Mortgagee;

(e) any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner, the Majority Limited Partner or any guarantor of the obligations under the Letter of Credit Agreement secured hereby (herein a "Guarantor") shall file a petition seeking relief under the Federal Bankruptcy Code (11 U.S.C. 101 et seq.) or any similar law, state or federal, whether now or hereafter existing, or any answer admitting insolvency or inability to pay its or their debts;

(f) an order for relief shall be entered in an involuntary case against any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner, the Majority Limited Partner or a Guarantor, or a trustee or a receiver shall be appointed for any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner, the Majority Limited Partner or a Guarantor, or for all of the property of any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower

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Limited Partner, the Majority Limited Partner or a Guarantor, or the major part thereof, in any involuntary proceeding, or any court shall have taken jurisdiction of the property of any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner, the Majority Limited Partner or a Guarantor, or the major part thereof, in any voluntary or involuntary proceeding for the reorganization, dissolution, liquidation or winding up of any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner, the Majority Limited Partner or a Guarantor;

(g) any of the Mortgagor, the Beneficiary, the Borrower, the General Partner, the Borrower Limited Partner, the Majority Limited Partner or a Guarantor shall make an assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due, or shall consent to the appointment of a receiver or trustee or liquidator of all of its property or the major part thereof;

(h) any event occurs or condition exists which constitutes a default, following any applicable grace or cure period, under any of the Loan Documents; or

(i) an unpermitted transfer as described in Section 31 of this Mortgage shall occur.

Upon the occurrence of a Default, the whole of the Indebtedness hereby secured shall, at once, at the option of the Mortgagee, become immediately due and payable without notice to the Mortgagor, the Beneficiary or the Borrower. If, while any insurance proceeds or condemnation awards are being held by the Mortgagee to reimburse the Mortgagor and the Beneficiary for the cost of rebuilding or restoration of buildings or improvements on the Premises, as set forth in Section 6 or Section 21 hereof, the Mortgagee shall be or become entitled to, and shall accelerate the Indebtedness secured hereby, then and in such event, the Mortgagee shall be entitled to apply all such insurance proceeds and condemnation awards then held by it in reduction of the Indebtedness hereby secured (less the amount thereof, if any, which is then currently payable for work completed and in place in connection with such rebuilding or restoration), and any excess held by it over the amount of Indebtedness then due hereunder shall be returned to the Mortgagor and the Beneficiary or any party entitled thereto without interest.

14. Foreclosure; Expense of Litigation.

When the Indebtedness hereby secured, or any part thereof, shall become due, whether by acceleration or otherwise, the Mortgagee shall have the right to foreclose the lien hereof, for such Indebtedness or part thereof. In any civil action to foreclose the lien hereof, there shall be allowed and included as additional Indebtedness in the order or judgment for sale all reasonable expenditures and expenses which may be paid or incurred

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by or on behalf of the Mortgagee for attorneys' fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, and costs (which may be estimated as to items to be expended after entry of the order or judgment) of procuring all such abstracts of title, title searches and examinations, title insurance policies, Torrens certificates, and similar data and assurances with respect to title as the Mortgagee may deem reasonably necessary either to prosecute such civil actions or to evidence to bidders at any sale which may be had pursuant to such order or judgment the true condition of the title to or the value of the Premises. All expenditures and expenses of the nature in this Section mentioned, and such expenses and fees as may be incurred in the protection of said Premises and maintenance of the lien of this Mortgage including the fees of any attorney employed by the Mortgagee in any litigation or proceeding affecting this Mortgage, the Letter of Credit or the Letter of Credit Agreement or said Premises, including probate, bankruptcy and appellate proceedings, or in preparations for the commencement or defense of any proceeding or threatened civil actions or proceeding shall be immediately due and payable by the Mortgagor, the Beneficiary or the Borrower, with interest thereon at the Interest Rate, and shall be secured by this Mortgage.

15. Application of Proceeds of Foreclosure Sale.

The proceeds of any foreclosure sale of the Premises shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding Section hereof; second, all other items which may under the terms hereof constitute secured Indebtedness additional to that evidenced by the Letter of Credit Agreement with interest thereon as herein provided; third, all principal and interest remaining unpaid on the obligations under Letter of Credit Agreement; and fourth, any surplus to the Mortgagor and the Beneficiary, its successors or assigns, as their rights may appear.

16. Appointment of Receiver.

Upon, or at any time after the filing of a complaint to foreclose this Mortgage, the court in which such complaint is filed may appoint a receiver of said Premises. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of the Mortgagor, the General Partner, the Beneficiary or the Borrower at the time of application for such receiver and without regard to the then value of the Premises or whether the same shall be then occupied as a homestead or not and the Mortgagee hereunder or any holder of the obligations under the Letter of Credit Agreement may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said Premises during the pendency of such foreclosure suit and during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when the Mortgagor and the Beneficiary, except for the intervention of such receiver, would be entitled to collect such rents, issues and

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profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the Premises during the whole of said period. The court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (a) the Indebtedness secured hereby, or by any judgment or order foreclosing this Mortgage, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (b) the deficiency in case of a sale and deficiency.

17. Mortgagee's Right of Possession in Case of Default.

In the event of a Default, whether before or after the whole principal sum secured hereby is declared to be immediately due, or whether before or after the institution of legal proceedings to foreclose the lien hereof or before or after sale thereunder, forthwith, upon demand of the Mortgagee, the Mortgagor and the Beneficiary shall surrender to the Mortgagee and the Mortgagee shall be entitled to take actual possession of the Premises or any part thereof personally, or by its agent or attorneys, as for condition broken. In such event the Mortgagee in its discretion may, in accordance with law, enter upon and take and maintain possession of all or any part of said Premises, together with all documents, books, records, papers and accounts of the Mortgagor and the Beneficiary or then owner of the Premises relating thereto, and may exclude the Mortgagor and the Beneficiary, its agents or servants, wholly therefrom and may as attorney in fact or agent of the Mortgagor and the Beneficiary, or in its own name as the Mortgagee and under the powers herein granted, hold, operate, manage and control the Premises and conduct the business, if any, thereof, either personally or by its agents and with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment or security of the avails, rents, issues, and profits of the Premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress for rent, and with full power: (a) to cancel or terminate any lease or sublease for any cause or on any ground which would entitle the Mortgagor and the Beneficiary to cancel the same; (b) to elect to disaffirm any lease or sublease which is then subordinate to the lien hereof; (c) to extend or modify any then existing leases and to make new leases, which extensions, modifications and new leases may provide for terms to expire, or for options to lessees to extend or renew terms to expire, beyond the maturity date of the Indebtedness hereunder and beyond the date of the issuance of a deed or deeds to a purchaser or purchasers at a foreclosure sale, it being understood and agreed that any such leases, and the options or other such provisions to be contained therein, shall be binding upon the Mortgagor and the Beneficiary and all persons whose interests in the Premises are subject to the lien hereof and upon the purchaser or purchasers at any foreclosure sale, notwithstanding any redemption from a foreclosure of this Mortgage, discharge of the mortgage Indebtedness, satisfaction of any foreclosure decree, or issuance of any certificate of sale or

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deed to any purchaser; (d) to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Premises as to it may seem judicious; (e) to insure and reinsure the same and all risks incidental to the Mortgagee's possession, operation and management thereof; and (f) to receive all of such avails, rents, issues and profits; hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to the Mortgagor and the Beneficiary.

The Mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any leases. The Mortgagor and the Beneficiary shall and do hereby agree to indemnify and hold the Mortgagee harmless of and from any and all liability, loss or damage which the Mortgagee may or might incur under said leases or under or by reason of the assignment thereof and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases, excepting any of the foregoing which result from the gross negligence or willful misconduct of the Mortgagee. Should the Mortgagee incur any such liability, loss or damage, under said leases or under or by reason of the assignment thereof, or in the defense of any claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and the Mortgagor and the Beneficiary shall reimburse the Mortgagee therefor immediately upon demand.

18. Application of Income Received by Mortgagee.

The Mortgagee, in the exercise of the rights and powers conferred herein and upon the occurrence of a Default, shall have full power to use and apply the avails, rents, guest room receipts and income, issues and profits of the Premises to the payment of or on account of the following, in such order as the Mortgagee may determine:

(a) to the payment of the operating expenses of the Premises, including cost of management and leasing thereof (which shall include appropriate compensation to the Mortgagee and its agent or agents, if management be delegated to an agent or agents, and shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), established claims for damages, if any, and premiums on insurance hereinabove authorized;

(b) to the payment of taxes and special assessments now due or which may hereafter become due on the Premises; and, if this is a leasehold mortgage, of all rents due or which may become hereafter due under the underlying lease;

(c) to the payment of all repairs, decorating, renewals, replacements, alterations, additions, betterments, and

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improvements of the Premises and of placing the Premises in such condition as will, in the reasonable judgment of the Mortgagee, make it readily rentable and otherwise in a condition which is comparable to the condition of the Premises preceding the occurrence of the Default;

(d) to the payment of any Indebtedness secured hereby or any deficiency which may result from any foreclosure sale.

19. Rights Cumulative.

No right, power or remedy herein conferred upon or reserved to the Mortgagee is intended to be exclusive of any other right, power or remedy, and each right, power and remedy herein conferred upon the Mortgagee is cumulative and in addition to every other right, power or remedy, express or implied, given now or hereafter existing, at law or in equity, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the Mortgagee, and the exercise or the beginning of the exercise of one right, power or remedy shall not be a waiver of the right to exercise at the same time or thereafter any other right, power or remedy, and no delay or omission of the Mortgagee in the exercise of any right, power or remedy accruing hereunder or arising otherwise shall impair any such right, power or remedy, or be construed to be a waiver of any default or acquiescence therein.

20. Mortgagee's Right of Inspection.

The Mortgagee shall have the right to inspect the Premises at all reasonable times and access thereto shall be permitted for that purpose.

21. Condemnation.

The Mortgagor and the Beneficiary hereby assign, transfer and set over unto the Mortgagee the entire proceeds of any award or any claim for damages for any of the Premises taken or damaged under the power of eminent domain or by condemnation. At the option of the Mortgagee, such condemnation proceeds shall be applied either to reduce the Indebtedness secured hereby or to reimburse the Mortgagor and the Beneficiary for the cost of rebuilding and restoration. Irrespective of whether such proceeds are made available for restoration or rebuilding, and irrespective of whether such proceeds are adequate for such purpose, the buildings and improvements shall be restored or rebuilt in accordance with plans and specifications to be submitted to and approved by the Mortgagee. In the event said proceeds are used for rebuilding or restoration, the proceeds of the award shall be disbursed in the manner and under the conditions that the Mortgagee may require and paid out in the same manner as provided in Section 6 hereof for the payment of insurance proceeds toward the cost of rebuilding or restoration. In such event, if the estimated cost to complete rebuilding or restoration exceeds the proceeds of the condemnations awards, the Mortgagor and the Beneficiary immediately shall, on

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written demand of the Mortgagee, deposit with the Mortgagee in cash the amount of such excess cost. Any surplus which may remain out of said award after payment of such cost of building or restoration shall, at the option of the Mortgagee, be applied on account of the Indebtedness secured hereby or be paid to any party entitled thereto without interest.

22. Release upon Payment and Discharge of Mortgagor's Obligations.

The Mortgagee shall release this Mortgage and the lien thereof by proper instrument upon payment and discharge of all Indebtedness secured hereby or under the Letter of Credit Agreement.

23. Giving of Notice.

Any notice which either party hereto may desire or be required to give to the other party shall be in writing and shall be sent by certified mail to the addresses set forth below:

If to Mortgagor: American National Bank and Trust
Company of Chicago, as Trustee of
Trust No. 109533-05
33 North La Salle Street
Chicago, Illinois 60690
Attention: Land Trust Department

with a copy to: Columbia Western Limited Partnership
c/o Lincoln Property Company
311 South Wacker Drive, Suite 5450
Chicago, Illinois 60606
Attention: Mr. Gerald J. Kostelny

If to Mortgagee: LaSalle National Bank
120 South La Salle Street
Chicago, Illinois 60603
Attention: Mr. John Hein

or at such other place as any party hereto may by notice in writing designate as a place for service of notice, shall constitute service of notice hereunder.

24. Waiver of Notice.

No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the obligations under the Letter of Credit Agreement secured hereby.

25. Waiver of Statutory Rights.

The Mortgagor and the Beneficiary shall not apply for or avail itself of any appraisal, valuation, stay, extension or exemption laws, or any so-called "Moratorium Laws," now existing or hereafter enacted, in order to prevent or hinder the enforcement or

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foreclosure of this Mortgage, but hereby waives the benefit of such laws. The Mortgagor for itself and all who may claim through or under it, including, but not limited to, the Beneficiary, waives any and all right to have the property and estates comprising the Premises marshalled upon any foreclosure of the lien hereof and agrees that any court having jurisdiction to foreclose such lien may order the Premises sold as an entirety. The Mortgagor does hereby expressly waive any and all rights of redemption from any sale or from any order, judgment or decree of foreclosure of this Mortgage on behalf of the Mortgagor and the Beneficiary, and each and every person acquiring any interest in or title to the Premises subsequent to the date of this Mortgage. The Mortgagor hereby represents and warrants to the Mortgagee that it has been directed in writing by the Beneficiary to expressly waive all rights of redemption to the Premises and reinstatement of the loan secured hereby in the manner herein set forth. The Mortgagor and the Beneficiary do hereby further expressly waive, to the extent now or hereafter permitted by law, all rights of reinstatement of this Mortgage pursuant to Section 15-1602 of the Illinois Mortgage Foreclosure Law.

26. Furnishing of Financial Statements to Mortgagee.

The Mortgagor and the Beneficiary shall keep and maintain books and records of account in which full, true and correct entries shall be made of all dealings and transactions relative to the Premises, which books and records of account shall be open to the inspection of the Mortgagee and its accountants and other duly authorized representatives during business hours. Such books of record and account shall be kept and maintained in accordance with generally accepted accounting practice consistently applied.

27. Filing and Recording Fees.

The Mortgagor, the Beneficiary and the Borrower shall pay all filing, registration or recording fees, and all expenses incident to the execution and acknowledgement of this Mortgage and all federal, state, county, and municipal taxes, and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Letter of Credit, the Letter of Credit Agreement and this Mortgage.

28. Compliance with Laws; Environmental.

The Premises and their present use complies, and at all times shall comply, with all applicable laws and governmental regulations including, without limitation, all federal, state and local laws pertaining to air and water quality, hazardous waste, waste disposal, air emissions and other environmental matters, all zoning and other land use matters, and utility availability.

The Mortgagor and the Beneficiary shall take all actions necessary to cause the Premises to be kept free of any "Hazardous Materials". For the purposes of this Mortgage, the phrase Hazardous Materials shall mean any (a) petroleum product, (b) toxic

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or hazardous chemical, material, substance, pollutant, contaminant or waste or (c) any chemical, material or substance, exposure to which is prohibited, limited or regulated by any federal, state, county, regional or local authority or which, even if not so prohibited, limited or regulated, may or could pose a hazard to the health and safety of the occupants of the Premises or the occupants or owners of property near the Premises.

The Mortgagor and the Beneficiary shall not cause or permit the Premises to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with all applicable federal, state, and local laws and regulations, nor shall the Mortgagor and the Beneficiary cause or permit, as a result of any intentional or unintentional act or omission on the part of the Mortgagor and the Beneficiary or any tenant, subtenant, occupant or other entity or person, a release of Hazardous Materials onto the Premises or onto any other property.

The Mortgagor and the Beneficiary shall conduct and complete all investigations, studies, sampling and testing, and all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials, on, under, from or affecting the Premises in accordance with all applicable federal, state, and local laws, ordinances, rules, regulations and policies, to the reasonable satisfaction of the Mortgagee, and in accordance with the orders and directives of all federal, state and local governmental authorities.

The Mortgagor and the Beneficiary have not nor, to the best of the Mortgagor's or the Beneficiary's knowledge, has any previous owner, occupier, or user of the Premises, ever used, generated, stored or disposed of, on, under or about the Premises any Hazardous Materials. The Mortgagor and the Beneficiary shall protect, indemnify and hold harmless the Mortgagee, its directors, officers, employees, agents, successors and assigns, from and against any and all loss, damage, cost, expense or liability (including reasonable attorneys' fees and costs) directly or indirectly arising out of or attributable to the use, generation, manufacture, production, storage, release, threatened release, discharge, disposal or presence of Hazardous Materials or asbestos on, under or about the Premises, including without limitation, all foreseeable consequential damages, the costs of any required or necessary repair, cleanup or detoxification of the Premises and the preparation and implementation of any closure, remedial or other plans as required by applicable law, regulation or ordinance or by any court or administrative order. This indemnity shall survive the reconveyance of the lien of this Mortgage, or the extinguishment of the lien by foreclosure or action in reconveyance or extinguishment or deed in lieu of foreclosure.

29. Security Agreement.

In the event of a Default hereunder, the Mortgagee, pursuant to the appropriate provisions of the UCC, shall have the option of

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proceeding as to both real and personal property in accordance with its rights and remedies with respect to the real property, in which event the default provisions of the UCC shall not apply. The parties agree that, in the event the Mortgagee shall elect to proceed with respect to the personal property collateral securing the Indebtedness separately from the real property, ten (10) days notice of the sale of the personal property collateral shall be reasonable notice. The reasonable expenses of retaking, holding, preparing for sale, selling and the like incurred by the Mortgagee shall include, but not be limited to, reasonable attorneys' fees and legal expenses incurred by the Mortgagee. The Mortgagor and the Beneficiary agree that, without the written consent of the Mortgagee, the Mortgagor and the Beneficiary will not remove or permit to be removed from the Premises any of the personal property or fixtures securing the Indebtedness except that so long as the Mortgagor, the Beneficiary and/or the Borrower are not in Default hereunder, the Mortgagor and the Beneficiary shall be permitted to sell or otherwise dispose of such property when obsolete, worn out, inadequate, unserviceable or unnecessary for use in the operation of the Premises, upon replacing the same or substituting for the same other property at least equal in value to the initial value to that disposed of and in such a manner so that said other property shall be subject to the security interest created hereby and so that the security interest of the Mortgagee shall always be perfected and first in priority, it being expressly understood and agreed that all replacements, substitutions and additions to the property securing the Indebtedness shall be and become immediately subject to the security interest of this Mortgage and covered hereby. The Mortgagor and the Beneficiary shall, from time to time, on request of the Mortgagee, deliver to the Mortgagee in reasonable detail an inventory of the personal property securing the Indebtedness. The Mortgagor and the Beneficiary covenant and represent that all personal property securing the Indebtedness now is, and that all replacements thereof, substitutions therefor or additions thereto, unless the Mortgagee otherwise consents, will be free and clear of liens, encumbrances or security interest of others.

30. Indemnity.

The Mortgagor and the Beneficiary agree to indemnify and hold harmless the Mortgagee, its affiliates, agents, officers and employees from and against any and all losses, liabilities, suits, obligations, fines, damages, judgments, penalties, claims, charges, costs and expenses (including reasonable attorneys' fees and disbursements) which may be imposed on, incurred or paid by or asserted against the Mortgagee by reason or on account of, or in connection with, (i) any willful misconduct of the Mortgagor, the Beneficiary or the Borrower or any event of Default hereunder or under the other Loan Documents given at any time to secure the payment of the obligations under the Letter of Credit Agreement secured hereby, (ii) the Mortgagee's good faith and commercially reasonable exercise of any of its rights and remedies, or the performance of any of its duties, hereunder or under the other Loan Documents to which the Mortgagor, the Beneficiary and/or the

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Borrower are a party, (iii) the construction, reconstruction or alteration of the Premises, (iv) any negligence of the Mortgagor and the Beneficiary, or any negligence or willful misconduct of any lessee of the Premises, or any of their respective agents, contractors, subcontractors, servants, employees, licensees or invitees or (v) any accident, injury, death or damage to any person or property occurring in, on or about the Premises or any street, drive, sidewalk, curb or passageway adjacent thereto. Any amount payable to the Mortgagee under this Section shall be due and payable within ten (10) days after demand therefor and receipt by the Mortgagor and the Beneficiary of a statement from the Mortgagee setting forth in reasonable detail the amount claimed and the basis therefor, and such amounts shall bear interest at the Interest Rate from and after the date such amounts are paid by the Mortgagee until paid in full by the Mortgagor, the Beneficiary or the Borrower.

The obligations of the Mortgagor, the Beneficiary and the Borrower under this Section shall not be affected by the absence or unavailability of insurance covering the same or by the failure or refusal by any insurance carrier to perform any obligation on its part under any such policy of covering insurance. If any claim, action or proceeding is made or brought against the Mortgagor, the Beneficiary or the Borrower and/or the Mortgagee which is subject to the indemnity set forth in this Section, the Mortgagor and the Beneficiary shall resist or defend against the same, if necessary in the name of the Mortgagee, by attorneys for the Mortgagor and the Beneficiary's insurance carrier (if the same is covered by insurance) or otherwise by attorneys approved by the Mortgagee. Notwithstanding the foregoing, the Mortgagee in its reasonable discretion, may engage its own attorneys to resist or defend, or assist therein, and the Mortgagor and the Beneficiary shall pay, or, on demand, shall reimburse the Mortgagee for the payment of, the reasonable fees and disbursements of said attorneys.

31. Prohibition on Sale or Financing.

Any sale, conveyance, assignment, pledge, hypothecation, mortgage, encumbrance, lease (other than for actual occupancy as consented to by the Mortgagee as provided herein) or other transfer of title to the Premises, or any interest therein, including, without limitation, the beneficial interest of the Beneficiary in the Premises, or any portion thereof, or of any entity or any person owning, directly or indirectly, any interest therein (whether voluntary or by operation of law) without the Mortgagee's prior written consent shall be a Default hereunder.

For the purpose of, and without limiting the generality of, this Section, the occurrence at any time of any of the following events shall be deemed to be an unpermitted transfer of title to the Premises and therefore a Default hereunder:

- (a) any sale, conveyance, assignment or other transfer, directly or indirectly, of any ownership interest of the Beneficiary, the Borrower, the General Partner or the Borrower

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Limited Partner which results in any change in the identity of the individuals or entities previously in control of such party; or

(b) the grant of a security interest in any ownership interest of any individual or entity, directly or indirectly, controlling the Beneficiary, the Borrower, the General Partner or the Borrower Limited Partner which could result in a change in the identity of the individuals or entities previously in control of such party. For the purpose hereof, the terms "control" or "controlling" shall mean the possession of the power to direct, or cause the direction of, the management and policies of the Beneficiary or the Borrower by contract or voting of partnership interests or securities.

It is understood and agreed that the Indebtedness secured hereby was created solely due to the financial sophistication, creditworthiness, background and business sophistication of the Beneficiary, and the Mortgagee continues to rely upon same as the means of maintaining the value of the Premises. It is further understood and agreed that any junior financing placed upon the Premises or the improvements located thereon, or upon the interests of the Mortgagor or the Beneficiary may divert funds which would otherwise be used to pay the Indebtedness secured hereby, and could result in acceleration and/or foreclosure by any such junior lienor. Any such action would force the Mortgagee to take measures, and incur expenses, to protect its security, and would detract from the value of the Premises mortgaged hereby, and impair the rights of the Mortgagee granted hereunder. Without limitation by the foregoing, the Mortgagor shall not incur any additional indebtedness, whether secured or unsecured, without the prior written consent of the Mortgagee.

Any consent by the Mortgagee to, or any waiver of any event which is prohibited under this Section shall not constitute a consent to, or waiver of, any right, remedy or power of the Mortgagee upon a subsequent event of Default.

32. Future Advances.

Without limiting the generality of any other provision hereof, the Indebtedness of the Mortgagor, the Beneficiary and the Borrower hereunder shall include (a) all existing Indebtedness of the Borrower to the Mortgagee evidenced by the Letter of Credit Agreement and all renewals, extensions, modifications and replacements thereof, and (b) all future advances that may be subsequently made by the Mortgagee and all renewals, extensions, modifications and replacements thereof. The Mortgagor and the Beneficiary hereby agrees to cause the Borrower to execute any and all supplemental notes, agreements or other documents as the Mortgagee may reasonably request to evidence such future advances, which such supplemental notes, agreements or other documents shall be similar in form and substance to the existing notes, agreements and other documents from the Borrower in favor of the Mortgagee.

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33. Enforceability.

This Mortgage and the Indebtedness arising hereunder shall be governed by, and construed in accordance with, the internal laws of the State of Illinois applicable to contracts made and performed in such State and any applicable laws of the United States of America.

34. Illinois Mortgage Foreclosure Act.

The Mortgagee shall have the benefit of and may exercise any and all of the rights and remedies set forth in the Illinois Foreclosure Act, 735 ILCS 5/15, et seq. (the "Foreclosure Act"), as amended from time to time, and such provisions of the Foreclosure Act are incorporated herein by express reference.

35. Prior Mortgage.

This Mortgage is junior and subordinate to that certain Mortgage and Security Agreement with Assignment of Rents dated as of March 26, 1992 (the "Existing Mortgage") in favor of LaSalle Bank Matteson, an Illinois banking association, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 92218764, which Existing Mortgage secures that certain Promissory Note dated March 26, 1992 (the "Existing Note"; the Existing Mortgage, the Existing Note and all documents executed in connection therewith being collectively referred to herein as the "Existing Loan Documents") in the original principal amount of Six Hundred Seventy Six Thousand Four Hundred and 00/100 Dollars (\$676,400.00). The occurrence of a default under any of the Existing Loan Documents shall constitute a default under this Mortgage and the Letter of Credit Agreement.

36. Miscellaneous.

This Mortgage and all provisions hereof, shall extend to and be binding upon the Mortgagor and its successors, grantees and assigns, any subsequent owner or owners of the Premises, and all persons claiming under or through the Mortgagor, including, but not limited to, the Beneficiary, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the Indebtedness or any part thereof, whether or not such persons shall have executed the Letter of Credit Agreement or this Mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein, and the holder or holders, from time to time, of the obligations under the Letter of Credit Agreement secured hereby.

In the event one or more of the provisions contained in this Mortgage or the Letter of Credit Agreement secured hereby or in any other security documents given to secure the payment of the obligations under the Letter of Credit Agreement secured hereby shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall, at the option of the Mortgagee, not affect any other provision of this Mortgage, and this Mortgage shall be

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construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

No offset or claim that the Mortgagor, the Beneficiary or the Borrower now has or may have in the future against the Mortgagee shall relieve the Mortgagor, the Beneficiary and the Borrower from paying any amounts due under the Letter of Credit Agreement secured hereby or from performing any other obligations contained herein or secured hereby.

At all times, regardless of whether any loan proceeds have been disbursed, this Mortgage secures (in addition to any loan proceeds disbursed from time to time) the payment of any and all expenses and advances due to or incurred by the Mortgagee in connection with the Indebtedness secured hereby; provided, however, notwithstanding anything to the contrary herein, the total aggregate Indebtedness secured by this Mortgage shall not exceed an amount equal to 500% of the face amount of the Letter of Credit.

The Mortgagor and the Beneficiary shall not by act or omission permit any building or other improvement on the Premises not subject to the lien of this Mortgage to rely on the Premises or any part thereof or any interest therein to fulfill any municipal or governmental requirement, and the Mortgagor and the Beneficiary hereby assign to the Mortgagee any and all rights to give consent for all or any portion of the Premises or any interest therein to be used. Similarly, no building or other improvement on the Premises shall rely on any premises not subject to the lien of this Mortgage or any interest therein to fulfill any governmental or municipal requirement. The Mortgagor and the Beneficiary shall not by act or omission impair the integrity of the Premises as a single zoning lot separate and apart from all other premises. Any act or omission by the Mortgagor and the Beneficiary which would result in a violation of any of the provisions of this Section shall be void.

The Mortgagor and the Beneficiary shall cause the Borrower, upon written request from the Mortgagee, will furnish a signed statement of the amount of the Indebtedness secured hereby and whether or not any Default then exists hereunder and specifying the nature of any such Default.

The Mortgagee shall have the right at its option to foreclose this Mortgage subject to the rights of any tenant or tenants of the Premises and the failure to make any such tenant or tenants a party defendant to any such civil action or to foreclose their rights will not be asserted by the Mortgagor and the Beneficiary as a defense in any civil action instituted to collect the Indebtedness secured hereby, or any part thereof or any deficiency remaining unpaid after foreclosure and sale of the Premises, any statute or rule of law at any time existing to the contrary notwithstanding.

At the option of the Mortgagee, this Mortgage shall become subject and subordinate, in whole or in part (but not with respect to priority of entitlement to insurance proceeds or any award in condemnation) to any and all leases of all or any part of the

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Premises upon the execution by the Mortgagee and recording or registering thereof, at any time hereafter, in the office wherein this Mortgage was recorded or registered, of a unilateral declaration to that effect.

Any property management agreement in effect for the Premises with any other property manager shall contain a "no lien" provision whereby the property manager waives and releases, to the extent permitted by law, any and all mechanics' lien rights, if any, that it or anyone claiming through or under it may have pursuant to applicable law. Such property management agreement or a short form thereof shall, at the Mortgagee's request, be recorded with the Office of the Recorder of Deeds for the county in which the Premises are located. In addition, the Mortgagor and the Beneficiary shall cause such other property manager to enter into a subordination agreement with the Mortgagee, in recordable form, whereby the property manager subordinates, to the extent permitted by law, its present and future lien rights and those of any party claiming by, through or under it, to the lien of this Mortgage. The failure of the Mortgagor and the Beneficiary to require the "no lien" provision or the subordination agreement described herein shall constitute a Default hereunder.

The terms "Mortgage", "Security Agreement" and "Mortgage and Security Agreement" wherever used herein or in the Letter of Credit Agreement secured hereby or in any other instrument evidencing or securing the obligations under the Letter of Credit Agreement secured hereby shall mean this Mortgage and the Security Agreement herein contained or any other security agreement securing the obligations under the Letter of Credit Agreement, as the context may so require.

37. Trustee's Exculpation.

This Mortgage is executed by American National Bank and Trust Company of Chicago (the "Trustee"), not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Land Trustee hereby warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by the Trustee solely in its capacity as trustee and not personally. It is further understood and agreed that the Trustee merely holds title to the Premises and has no agents, employees or control over the management of the Premises and no knowledge or of other factual matters except as represented to the Trustee by the Beneficiary. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this Mortgage, all such liability being expressly waived by the Mortgagee and by every person now or hereafter claiming any right or security hereunder; and the owner of any of the Indebtedness or cause of action for breach of any warranty, indemnity, representation,

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JOINDER BY BENEFICIARY

COLUMBIA WESTERN LIMITED PARTNERSHIP, an Illinois limited partnership (the "Beneficiary") hereby joins in the execution of this Junior Mortgage, Security Agreement and Financing Statement (the "Mortgage") for the purpose of joining herein, making the assignments, grants of security interests, transfers and conveyances hereunder, and making, undertaking and agreeing to the covenants, agreements, obligations, representations and warranties herein, all in accordance with and subject to the following (capitalized terms used herein and not otherwise defined have the meanings given them in the Mortgage):

A. The Beneficiary and its agents hereby grant to the Mortgagee, as security for the Indebtedness, a security interest in all of the property located on the Premises which constitute fixtures under the Uniform Commercial Code of the State of Illinois and also all of said property which constitutes personal property not constituting a part of the Premises. The Beneficiary hereby assigns to the Mortgagee, as security for the Indebtedness, all rights, powers, privileges and beneficial interest in, to and under that certain Trust Agreement creating the Trust and any successor trust holding legal title to the Premises.

B. The Beneficiary and its agents hereby assign to the Mortgagee, as security for the Indebtedness, all of the rents, issues and profits and all of the leases, lettings, and other agreements for the use as occupancy of the Premises, now or hereafter made, as more fully described in Section 8 of the Mortgage.

C. The Beneficiary hereby covenants and agrees to be bound by, and to be deemed to have entered into and made, all of Mortgagor's representations, warranties, covenants, agreements and obligations under the Mortgage (which shall constitute representations, warranties, covenants, agreements and obligations of the Beneficiary, notwithstanding the Trustee's exculpation provisions of Section 37), including, without limitation, the waiver of the right of redemption pursuant to Section 25 hereof, with the same force and effect as if they were fully set forth herein verbatim.

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IN WITNESS WHEREOF, the Beneficiary has executed this Joinder to Junior Mortgage, Security Agreement and Financing Statement as of the 5th day of August, 1994.

COLUMBIA WESTERN LIMITED PARTNERSHIP,
an Illinois limited partnership

By: COLUMBIA HOLDINGS, LTD., an
Illinois corporation
Its: General Partner

By: *Gerald J. Kostelny*
Gerald J. Kostelny
Its: President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that GERALD J. KOSTELNY, the President of COLUMBIA HOLDINGS, LTD., an Illinois corporation, the general partner of COLUMBIA WESTERN LIMITED PARTNERSHIP, an Illinois limited partnership, who is 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 as such President, he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of said corporation and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of August, 1994.

Heather Cooper
Notary Public

My Commission Expires:

OFFICIAL SEAL
HEATHER COOPER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-28-98

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

The North 25 feet of the South 150 feet (except thereof East 115 feet and except part for widening Western Avenue) of Lot 5 in the resubdivision of Block L in Morgan Park in Sections 18 and 19, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 2:

The North 25 feet of the South 175 feet of the West 130 feet of that part of Lot 5 lying East of the East line of Western Avenue as widened, measured on the North line of said Lot 5 said Lot 5 being in Block L in resubdivision of Morgan Park in Cook County, Illinois

PARCEL 3:

The 25 feet lying South of and adjoining the North 90 feet of that part lying East of the East line of South Western Avenue, as widened, of Lot 5 (except the East 100 feet thereof) in Block L in the resubdivision of Blocks A, B, C, D, E, F, I, K, L, M, N, O, Q, R, S, T, V, and Lots 1 to 10 inclusive and Lots 17 to 24 inclusive in Block G, Lots 1 to 17 inclusive and Lots 24 to 32 inclusive, in Block H in Morgan Park Washington Heights being part of the Southwest 1/4 of Section 18 West of Prospect Avenue and part of the West 1/2 of Section 19, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 4:

Lots 1, 2, and 3 in the resubdivision of Lots 6 to 16 and the North 90 feet of Lots 1 to 5 both inclusive in Block "L" of the resubdivision of Blue Island Land and Buildings Company of certain lots and blocks in Morgan Park Washington Heights being part of the South West 1/4 of Section 18 West of Prospect Avenue and part of the West 1/2 of Section 19 West of Prospect Avenue all in Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.
2. Mortgage and Security Agreement with Assignment of Rents dated as of March 26, 1992 in favor of LaSalle Bank Matteson, an Illinois banking association, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 92218764.
3. Memorandum of Lease dated September 1, 1989 and recorded November 6, 1989 as Document No. 89527822 describing a lease between Columbia Holdings No. 8903 Limited Partnership, an Illinois limited partnership, now known as Columbia Western Limited Partnership, to Video Superstore Master Limited Partnership, a Delaware limited partnership, doing business as Blockbuster Video.
4. Easement for right-of-way over the East 16 feet of the land granted to Pullman Bank and Trust Company, as Trustee under Trust Agreement October 5, 1954 and known as Trust No. 4674 pursuant to instruments recorded as Document Nos. 19220742, 19220743 and 19571900.

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