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94891991

FOSTER BANK
5225 North Kedzie Avenue
Chicago, Illinois 60625
(312) 588-7700 "LENDER"

MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR Kwang Soo Lee In Soo Lee	BORROWER Giant Beauty Distributors, LTD.
ADDRESS 2701 W. Armitage Chicago, IL 60647 TELEPHONE NO. 312-227-8493 IDENTIFICATION NO.	ADDRESS 2701 W. Armitage Chicago, IL 60647 TELEPHONE NO. 312-227-8996 IDENTIFICATION NO.

74513805

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THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 29TH day of JULY, 1994, is executed by and between the parties indicated below and Lender.

A. On JULY 29, 1993, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED FIFTY THOUSAND AND NO/100

Dollars (\$ 150,000.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date JULY 30, 1993 as Document No. 93596763 in the records of the Recorder's (Registrar's) Office of Cook County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated JULY 29, 1994 executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to JULY 29, 1995, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of JULY 29, 1994, the unpaid principal balance due under the Note was \$ 150,000.00, and the accrued and unpaid interest on that date was \$ N/A.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

SCHEDULE A

LOTS 1 TO 10 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S SUBDIVISION, BEING CHARLES MORRIS' SUBDIVISION, A RESUBDIVISION OF BLOCK 2 OF BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

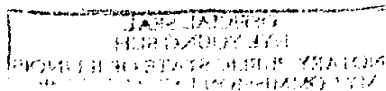
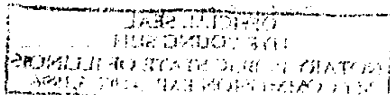
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Address of Real Property:
2701 W. Armitage
Chicago, IL 60647

Permanent Index No.(s): 13-36-401-001-0000

SCHEDULE B



BOX 333-CTI

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GRANTOR: Kwang Soo Lee

GRANTOR: In Soo Lee

Kwang Soo Lee
Kwang Soo Lee

In Soo Lee
In Soo Lee

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: Giant Beauty Distributors, LTD.

BORROWER: Giant Beauty Distributors, LTD.

Kwang Soo Lee
Kwang Soo Lee
President

In Soo Lee
In Soo Lee
Secretary

BORROWER: Giant Beauty Distributors, LTD.

BORROWER: Giant Beauty Distributors, LTD.

Kwang Soo Lee
Kwang Soo Lee
Individually

In Soo Lee
In Soo Lee
Individually

BORROWER: Giant Beauty Distributors, LTD.

BORROWER: Giant Beauty Distributors, LTD.

X *Do Hee Lee*
Do Hee Lee
Individually
BORROWER:

Sun Ja Lee
Sun Ja Lee
Individually
BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

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LENDER: FOSTER BANK

Kyu S. Kim
Kyu S. Kim
Vice President

COOK COUNTY, ILLINOIS
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1994 OCT 18 PM 12: 45

State of Illinois
County of Cook ss.

State of Illinois
County of Cook ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kwang Soo Lee, In Soo Lee & Do Hee Lee & Sun Ja Lee personally known to me to be the same person 5 whose name are subscribed to the foregoing instrument, appeared before me this 18 day of July 1994, signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this 18 day of July 1994 by Kyu S. Kim as Vice president on behalf of the Foster Bank

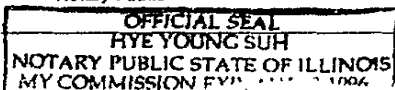
Given under my hand and official seal, this 29th day of July 1994

Given under my hand and official seal, this 29th day of July 1994

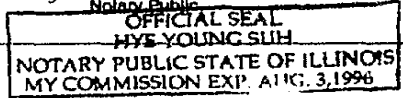
Notary Public

Notary Public

Commission expires:



Commission expires:



Prepared by and return to: Hye Young Suh