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#103  
Dolton, Illinois

ASSIGNMENT OF MORTGAGE

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, THORNTON OIL CORPORATION, a Delaware corporation ("Assignor"), does hereby assign, grant, convey and set over unto PNC Bank, Kentucky, Inc., a Kentucky banking corporation ("Assignee"), all of Assignor's right, title and interest in, to and under that certain Leasehold Mortgage and Security Agreement (#103) dated as of October 1, 1993, executed by PBS I Joint Venture, a Kentucky general partnership, to Assignor, and recorded January 6, 1994 as Document No. 94019081, in the Office of the Clerk of the Recorder of Cook County, Illinois.

This assignment is granted by Assignor to Assignee as collateral security for all indebtedness of Assignor to Assignee evidenced by that certain Revolving Credit and Term Loan Note dated as of May 7, 1993 from Assignor to the order of Assignee in the face principal amount of \$7,000,000, including any extensions, renewals, amendments, substitutions and replacements thereof and therefor, and all other "Secured Obligations," as that term is defined the Revolving Credit and Term Loan Agreement between Assignor and Assignee dated as of May 7, 1993 from Assignor pursuant to which the Revolving Credit and Term Loan Note was issued.

IN TESTIMONY WHEREOF, witness the signature of the duly authorized officer of Assignor effective as of September 1, 1994.

THORNTON OIL CORPORATION

by: R. Kevin Hobbs  
R. Kevin Hobbs  
Vice President

STATE OF KENTUCKY )  
 ) SS  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 14 day of Sept, 1994, by R. Kevin Hobbs, as Vice President of Thornton Oil Corporation, a Delaware corporation, on behalf of the corporation.

Notary Public, State at Large, KY.

My commission expires: My commission expires Oct. 1, 1996

Libra B. Weatherford  
NOTARY PUBLIC

Tx # 29-11-170-035

Address of party: 1000 Sibley Blvd  
Dolton

BOX 333-CTI

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THIS INSTRUMENT PREPARED BY: A MAIL TO:



H. Alexander Campbell  
Wyatt, Tarrant & Combs  
Citizens Plaza  
Louisville, Kentucky 40202  
502/589-5235

I:\HAC\ASGN103.JOC

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION:

PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE NORTH ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 50.00 FEET TO THE NORTH LINE OF SIBLEY BOULEVARD AS OCCUPIED AND DEDICATED BY DOCUMENT 25081157; THENCE EAST ALONG SAID NORTH LINE 86.91 FEET TO THE POINT OF BEGINNING, THENCE NORTH PERPENDICULAR TO SAID NORTH LINE OF SIBLEY BOULEVARD 155.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SIBLEY BOULEVARD 150.00 FEET; THENCE SOUTH PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE 155.00 FEET TO NORTH LINE OF SIBLEY BOULEVARD, THENCE WEST ALONG SAID NORTH LINE 150.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

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