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COOK COUNTY, ILLINOIS
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CENTERPOINT PROPERTIES CORPORATION, as mortgagor
(Borrower)

to

LEHMAN BROTHERS HOLDINGS INC.
D/B/A LEHMAN CAPITAL, A DIVISION OF LEHMAN
BROTHERS HOLDINGS INC., as mortgagee
(Lender)

2098

AMENDED AND RESTATED MORTGAGE AND
SECURITY AGREEMENT

Dated: as of November 17, 1994

County: Cook County, Illinois

PREPARED BY AND UPON
RECORDATION RETURN TO:

Skadden, Arps, Slate, Meagher & Flom
333 West Wacker Drive
Chicago, Illinois 60606
Attention: Marian P. Wexler, Esq.

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DEFINITIONS

The terms set forth below are defined in the following Sections of this Security Instrument:

- (a) Actionable Default: Article 3, Section 1.3;
- (b) ADA: Article 3, Subsection 3.10(a);
- (c) Additional Properties: Article 23, Section 23.1;
- (d) Additional Security Instruments: Article 23, Section 23.1;
- (e) Applicable Laws: Article 3, Subsection 3.10(a);
- (f) Attorneys' Fees/Counsel Fees: Article 21, Section 21.1;
- (g) Borrower: Preamble and Article 21, Section 21.1;
- (h) CERCLA: Article 12, Section 12.1;
- (i) Condemnation Proceeds: Article 4, Subsection 4.3(b);
- (j) CPI: Article 1, Section 1.4;
- (k) Debt: Article 2, Section 2.1;
- (l) Debt Service Coverage Ratio: Article 4, Subsection 4.3(b)(i);
- (m) Default Rate: Article 10, Section 10.2;
- (n) Environmental Indemnified Parties: Article 12, Section 12.1;
- (o) Environmental Indemnity: Article 10, Subsection 10.1(k);
- (p) Environmental Law: Article 12, Section 12.1;
- (q) Environmental Liens: Article 12, Subsection 12.2(d);
- (r) Environmental Reports: Article 12, Subsection 12.1(a);
- (s) Escrow Fund: Article 3, Section 3.5;
- (t) ERISA: Article 4, Subsection 4.2(a);
- (u) Escrow Fund: Article 3, Section 3.5;

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- (v) Event: Article 20, Section 20.1;
- (w) Event of Default: Article 10, Section 10.1;
- (x) Existing Mortgage: Recitals;
- (y) Existing Note: Recitals;
- (z) Full Replacement Cost: Article 3, Subsection 3.3(a)(i)(A);
- (aa) GAAP: Article 3, Subsection 3.11(a);
- (ab) GECC: Recitals;
- (ac) Hazardous Substances: Article 12, Section 12.1;
- (ad) Improvements: Article 1, Subsection 1.2(c);
- (ae) Indemnified Parties: Article 13, Section 13.1;
- (af) Insurance Premium: Article 3, Subsection 3.3(b);
- (ag) Insurance Proceeds: Article 4, Subsection 4(b);
- (ah) Land: Article 1, Subsection 1.2(e);
- (ai) Lease Guaranty: Article 3, Subsection 3.7(a);
- (aj) Lease Request: Article 3, Subsection 3.7(a);
- (ak) Lease Terms: Article 3, Subsection 3.7(a);
- (al) Leases: Article 1, Subsection 1.2(f);
- (am) Lender: Preamble and Article 21, Section 21.1;
- (an) Loan Agreement: Recitals;
- (ao) Loan Application: Article 5, Section 5.15;
- (ap) Lock-Box: Article 4, Subsection 4.4(a);
- (aq) Lock-Box Account: Article 4, Subsection 4.4(a);
- (ar) Lock-Box Bank: Article 4, Subsection 4.4(a);
- (as) Losses: Article 13, Section 13.1;

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- (at) Management Agreement: Article 3, Subsection 3.13(a);
- (au) Manager: Article 3, Subsection 3.13(a);
- (av) Material Lease Provisions: Article 3, Subsection 3.7(a);
- (aw) Net Proceeds: Article 4, Subsection 4.3(b);
- (ax) Net Proceeds Deficiency: Article 4, Subsection 4.3(b)(vi);
- (ay) New Manager: Article 3, Subsection 3.13(b);
- (az) Note: Recitals and Article 21, Section 21.1;
- (ba) Obligations: Article 2, Section 2.3;
- (bb) Option Rights: Article 5, Subsection 5.10(h);
- (bc) Other Charges: Article 3, Subsection 3.4(a);
- (bd) Other Obligations: Article 2, Section 2.2;
- (be) Other Security Documents: Article 3, Section 3.2;
- (bf) Permitted Exceptions: Article 5, Section 5.1;
- (bg) Person: Article 21, Section 21.1;
- (bh) Personal Property: Article 1, Subsection 1.2(e);
- (bi) Pledge Agreement: Article 1, Section 1.4;
- (bj) Policies/Policy: Article 3, Subsection 3.3(b);
- (bk) Property: Article 1, Section 1.2 and Article 21, Section 21.1;
- (bl) Qualified Insurer: Article 3, Subsection 3.3(b);
- (bm) Rating Agency: Article 3, Subsection 3.3(b);
- (bn) REIT: Article 3, Section 3.18;
- (bo) Release: Article 12, Section 12.1;
- (bp) Remediation: Article 12, Section 12.1;

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- (bq) Rentable Space Percentage: Article 4, Subsection 4.3(b)(i)(C);
- (br) Rents: Article 1, Subsection 1.2(f);
- (bs) Restoration: Article 3, Subsection 3.3(h);
- (bt) Restoration Consultant: Article 4, Subsection 4.3(b)(iii);
- (bu) Retainage: Article 4, Subsection 4.3(b)(iv);
- (bv) Security Deposits: Article 3, Subsection 3.7(c);
- (bv) Security Instrument: Preamble,
- (bx) Taxes: Article 3, Subsection 3.4(a);
- (by) Uniform Commercial Code: Article 1, Subsection 1.2(e); and
- (bz) VandeYacht: Article 1, Section 1.4

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THIS AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT (the "Security Instrument") is made as of the 17th day of November, 1994, by CENTERPOINT PROPERTIES CORPORATION, a Maryland corporation, having its principal place of business at 401 North Michigan Avenue, Chicago, Illinois 60611, as mortgagor ("Borrower"), to LEHMAN BROTHERS HOLDINGS INC. D/B/A LEHMAN CAPITAL, A DIVISION OF LEHMAN BROTHERS HOLDINGS INC., a Delaware corporation, having an address at Three World Financial Center, 200 Vesey Street, New York, New York 10285, as mortgagee ("Lender").

RECITALS:

Borrower has executed and delivered that certain Promissory Note, dated June 15, 1994, in the original principal amount of Thirty-Six Million Seven Hundred Thousand and No/100 Dollars (\$36,700,000.00) (the "Existing Note"), to General Electric Capital Corporation, a New York Corporation ("GECC").

The Existing Note is secured by those certain First Mortgages, dated as of June 15, 1994 (collectively, the "Existing Mortgage") and recorded on:

- (i) July 8, 1994 as Document No. 94K054866 in the land records of Kane County, Illinois (encumbers 315 Kirk Road, St. Charles, Illinois);
- (ii) July 11, 1994 as Document No. 3565842 in the land records of Lake County, Illinois (encumbers 1300 Northpoint Boulevard, Waukegan, Illinois);
- (iii) July 27, 1994 as Document No. 94661095 in the land records of Cook County, Illinois (encumbers 1850 Greenleaf, Elk Grove Village, Illinois);
- (iv) July 27, 1994 as Document No. 94661097 in the land records of Cook County, Illinois (encumbers 5619-25 West 115th Street, Alsip, Illinois);
- (v) July 27, 1994 as Document No. R94-159919 in the land records of DuPage County, Illinois (encumbers 245 Beinoris Drive, Wood Dale, Illinois);
- (vi) July 28, 1994 as Document No. 3573100 in the land records of Lake County, Illinois (encumbers 1800 Industrial Drive, Libertyville, Illinois);
- (vii) July 28, 1994 as Document No. 3573102 in the land records of Lake County, Illinois (encumbers 950-970 Tower Road, Mundelein, Illinois);
- (viii) September 8, 1994 as Document No. 94787575 in the land records of Cook County, Illinois (encumbers 5990 W. Touhy Avenue, Niles, Illinois);
- (ix) September 21, 1994 as Document No. R94-191956 in the land records of DuPage County, Illinois (encumbers 7001 Adams Street, Willowbrook, Illinois);
- (x) September 22, 1994 as Document No. R94089591 in the land records of Will County, Illinois (encumbers 1319 Marquette Drive, Romeoville, Illinois); and
- (xi) October 14, 1994 as Document No. 94884079 in the land records of Cook County, Illinois (encumbers 1520 Pratt Avenue, Elk Grove Village, Illinois).

On the date hereof, GECC has assigned its interest under the Existing Note and the Existing Mortgage to Lender, pursuant to that certain Assignment of Mortgage dated November 17, 1994, and intended to be recorded immediately prior hereto.

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On the date hereof, Borrower and Lender are amending and restating the Existing Note pursuant to a certain amended and restated promissory note of even date herewith given by Borrower to Lender in the principal sum of FIFTY-TWO MILLION AND 00/100 DOLLARS (\$52,000,000.00) in lawful money of the United States of America (the amended and restated note together with all extensions, renewals, modifications, substitutions and amendments thereof and all instruments from time to time issued in exchange therefor shall collectively be referred to as the "Note"), as so much may be advanced under that certain Amended and Restated Loan Agreement, dated as of the date hereof, between Borrower and Lender (the "Loan Agreement"), with interest from the date thereof at the rates set forth in the Loan Agreement, principal and interest to be payable in accordance with the terms and conditions provided in the Note and the Loan Agreement, and otherwise subject to all other terms and conditions contained in the Loan Agreement.

Borrower desires to secure the payment of the Debt (as defined in Article 2) and the performance of all of its obligations under the Note, the Loan Agreement and the Other Obligations (as defined in Article 2).

Article 1 - GRANTS OF SECURITY

Section 1.1 RESTATEMENT. From and after the date hereof, the terms, covenants and provisions of the Existing Mortgage are hereby modified, amended and restated in their entirety as provided herein, and the Existing Mortgage, as so modified, amended and restated is hereby ratified and confirmed in all respects by Borrower. Neither this Security Instrument nor anything contained herein shall be construed as a substitution or novation of Borrower's indebtedness to Lender or of the Existing Mortgage, which shall remain in full force and effect, as hereby confirmed, modified, restated and superseded.

Section 1.2 PROPERTY MORTGAGED. To secure the timely payment and performance of the Debt and the Other Obligations (each as defined in Article 2), Borrower does hereby irrevocably mortgage, grant, bargain, sell, pledge, assign, warrant, transfer and convey to Lender and any Co-Lender (as defined in the Loan Agreement), and grant a security interest to Lender any Co-Lender in and to the following property, rights, interests and estates now owned, or hereafter acquired by Borrower (collectively, the "Property"):

(a) Land. The real property described in Exhibit A attached hereto and made a part hereof (the "Land");

(b) Additional Land. All additional lands, estates and development rights hereafter acquired by Borrower for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of this Security Instrument;

(c) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (the "Improvements");

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(d) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(e) Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures) inventory, goods and other property of every kind and nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Borrower, or in which Borrower has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "Personal Property"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), superior in lien to the lien of this Security Instrument and all proceeds and products of the above; and all accounts and chattel paper now owned or hereafter created or acquired relating to the Land or Improvements, including, without limitation, all of the following now owned or hereafter created or acquired by Borrower: (i) accounts receivable, contract rights, book debts, notes, arising from the sale, lease or exchange of goods or other property and/or the performance of services, (ii) Borrower's rights in, to and under all purchase orders for goods, services or other property, (iii) Borrower's rights to any goods, services or other property represented by any of the foregoing, (iv) monies due to or to become due to Borrower under all contracts for the sale, lease or exchange of goods or other property and/or the performance of services including the right to payment of any interest or finance charges in respect thereto (whether or not yet earned by performance on the part of Borrower) and (v) all collateral security and guaranties of any kind given by any person or entity with respect to any of the foregoing;

(f) Leases and Rents. All leases and other agreements affecting the use, enjoyment or occupancy of the Land and the Improvements heretofore or hereafter entered into (the "Leases") and all right, title and interest of Borrower,

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its successors and assigns therein and thereunder, including, without limitation, cash, securities, if any, and other cash equivalents, if any, letters of credit, lease guaranties or other security deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, income, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) and all pass-through expenses and lessees' required contributions for taxes, maintenance costs, tenant improvements and concessions, leasing commissions, capital expenditures and other cash items from the Land and the Improvements and all proceeds from the sale or other disposition of the Leases or from any award, judgment or payment which may heretofore and hereafter be made with respect to any action or proceeding brought with respect to the Leases (collectively, the "Rents") and the right to receive and apply the Rents to the payment of the Debt; and all deposits made by Borrower pursuant to this Security Instrument or other agreement with Lender regarding the Property and any accounts in which such deposits are held;

(g) Condemnation Awards. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain (including but not limited to any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property;

(h) Insurance Proceeds. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

(i) Tax Certiorari. All refunds, rebates or credits in connection with a reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

(j) Conversion. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, proceeds of insurance and condemnation awards, into cash or liquidation claims;

(k) Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property;

(l) Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting any business or activity conducted on the Land and any part thereof and all right, title and interest of

Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder;

(m) Trademarks. All tradenames other than "CenterPoint Properties Corporation", trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property; and

(n) Other Rights. Any and all other rights of Borrower in and to the items set forth in Subsections (a) through (m) above and all proceeds and products of any of the foregoing and all rights and privileges pertaining thereto.

Section 1.3 ASSIGNMENT OF RENTS. Borrower hereby absolutely and unconditionally assigns to Lender and any Co-Lender Borrower's right, title and interest in and to all current and future Leases and Rents; it being intended by Borrower that this assignment constitutes a present, absolute assignment and not an assignment for additional security only. Nevertheless, subject to the terms of this Section 1.3, Section 3.7, and Section 4.4, Lender grants to Borrower a revocable license to collect and receive the Rents, which license shall be revoked at any time an Event of Default (defined herein) or a Default (as defined in the Loan Agreement) with respect to which (i) any grace period initially applicable thereto has run and (ii) Borrower has requested a waiver to or amendment of the provision giving rise to such Default or an extension of any applicable grace period relating thereto (an "Actionable Default") has occurred and is continuing under the Loan Agreement, the Note, this Security Instrument or any Other Security Documents (defined herein). Borrower shall hold the Rents, or a portion thereof sufficient to discharge all current sums due on the Debt, for use in the payment of such sums.

Section 1.4 ASSIGNMENT OF MORTGAGE AND OTHER DOCUMENTS. Borrower hereby absolutely and unconditionally assigns to Lender and any Co-Lender Borrower's right, title and interest in and to that certain Promissory Note, dated as of July 27, 1994, made by Mark M. VandeYacht ("VandeYacht"), in favor of Borrower, in the original principal amount of \$7,700,000, together with the following documents of even date therewith between the same parties: (i) that certain Mortgage, Assignment of Leases and Security Agreement, recorded August 2, 1994, as Document No. 94683255 in the land records of Cook County, Illinois, (ii) that certain Assignment of Leases, Rents and Profits, recorded August 2, 1994 as Document No. 94683256 in the land records of Cook County, Illinois, (iii) that certain Security Agreement, (iv) those certain UCC-1 and UCC-2 Financing Statements, and (v) that certain Hazardous Substance Indemnification Agreement. In connection with the collateral assignment of mortgage pursuant to this Section 1.4, Borrower shall pledge the stock of its subsidiary, CP Financing Corporation I ("CPI"), to Lender and any Co-Lender pursuant to the Pledge Agreement (as defined in the Loan Agreement), and shall cause CPI to execute and deliver to Lender and any Co-Lender an assignment of CPI's purchase option under that certain Option to Purchase Agreement, dated as of July 27, 1994, between VandeYacht, as seller, and CPI, as buyer, the terms and provisions of which are contained in the Instrument recorded August 2, 1994, as Document No. 94683254 in the land records of Cook County, Illinois.

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Section 1.5 SECURITY AGREEMENT. This Security Instrument is both a real property mortgage and a "security agreement" within the meaning of the Uniform Commercial Code. The Property includes both real and personal property and all other rights and interests, whether tangible or intangible in nature, of Borrower in the Property. By executing and delivering this Security Instrument, Borrower hereby grants to Lender and any Co-Lender, as security for the Obligations (defined in Section 2.3), a security interest in the Personal Property to the full extent that the Personal Property may be subject to the Uniform Commercial Code.

Section 1.6 PLEDGE OF MONIES HELD. Borrower hereby pledges to Lender and any Co-Lender any and all monies now or hereafter held by Lender or any Co-Lender, including, without limitation, any sums deposited in the Escrow Fund (as defined in Section 3.5), Net Proceeds (as defined in Section 4.3), the Lock-Box Account (as defined in Section 4.4) and condemnation awards or payments described in Section 3.6, as additional security for the Obligations until expended or applied as provided in this Security Instrument.

CONDITIONS TO GRANT

TO HAVE AND TO HOLD the above granted and described Property, with all privileges and appurtenances thereto belonging unto and to the use and benefit of Lender and any Co-Lender, and the heirs, successors and assigns of Lender and any Co-Lender, forever;

PROVIDED, HOWEVER, these presents are upon the express condition that, if Borrower shall well and truly pay to Lender the Debt at the time and in the manner provided in the Note and this Security Instrument, shall well and truly perform the Other Obligations as set forth in this Security Instrument and shall well and truly abide by and comply with each and every covenant and condition set forth herein and in the Note, these presents and the estate hereby granted shall cease, terminate and be void.

Article 2 - DEBT AND OBLIGATIONS SECURED

Section 2.1 DEBT. This Security Instrument and the grants, assignments and transfers made in Article 1 are given for the purpose of securing the following, in such order of priority as Lender may determine in its sole discretion (the "Debt"):

(a) the payment of the indebtedness evidenced by the Note in lawful money of the United States of America;

(b) the payment of interest, default interest, late charges and other sums, as provided in the Note, the Loan Agreement, this Security Instrument, the Other Security Documents (defined below) and each other Loan Document (as defined in the Loan Agreement);

(c) Funding Costs (as defined in the Loan Agreement);

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(d) the payment of all other moneys agreed or provided to be paid by Borrower in the Note, the Loan Agreement, this Security Instrument, the Other Security Documents and each other Loan Document including, but not limited to, all Fees (as defined in the Loan Agreement) and Transaction Costs (as defined in the Loan Agreement);

(e) the payment of all sums advanced pursuant to this Security Instrument to protect and preserve the Property and the lien and the security interest created hereby; and

(f) the payment of all sums advanced and costs and expenses incurred by Lender in connection with the Debt or any part thereof, any renewal, extension, or change of or substitution for the Debt or any part thereof, or the acquisition or perfection of the security therefor, whether made or incurred at the request of Borrower or Lender.

Section 2.2 OTHER OBLIGATIONS. This Security Instrument and the grants, assignments and transfers made in Article 1 are also given for the purpose of securing the following (the "Other Obligations"):

(a) the performance of all other obligations of Borrower contained herein and each other Loan Document;

(b) the performance of each obligation of Borrower contained in any other agreement given by Borrower to Lender which is for the purpose of further securing the obligations secured hereby, and any amendments, modifications and changes thereto; and

(c) the performance of each obligation of Borrower contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Note, the Loan Agreement, this Security Instrument, the Other Security Documents or any other Loan Document.

Section 2.3 DEBT AND OTHER OBLIGATIONS. Borrower's obligations for the payment of the Debt and the performance of the Other Obligations shall be referred to collectively below as the "Obligations."

Section 2.4 PAYMENTS. Unless payments are made in the required amount in immediately available funds at the place where the Note is payable, remittances in payment of all or any part of the Debt shall not, regardless of any receipt or credit issued therefor, constitute payment until the required amount is actually received by Lender in funds immediately available at the place where the Note is payable (or any other place as Lender, in Lender's sole discretion, may have established by delivery of written notice thereof to Borrower) and shall be made and accepted subject to the condition that any check or draft may be handled for collection in accordance with the practice of the collecting bank or banks. Acceptance by Lender of any payment in an amount less than the amount then due shall be deemed an acceptance on account only, and the failure to pay the entire amount then due shall be and continue to be an Event of Default (defined herein).

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Article 3 - BORROWER COVENANTS

Borrower covenants and agrees that:

Section 3.1 PAYMENT OF DEBT. Borrower will pay the Debt at the time and in the manner provided in the Note and in this Security Instrument.

Section 3.2 INCORPORATION BY REFERENCE. All the covenants, conditions and agreements contained in (a) the Loan Agreement, (b) the Note and (c) all and any of the documents other than the Note, the Loan Agreement or this Security Instrument now or hereafter executed by Borrower and/or others and by or in favor of Lender, which wholly or partially secure or guarantee payment of the Note (the "Other Security Documents"), are hereby made a part of this Security Instrument to the same extent and with the same force as if fully set forth herein.

Section 3.3 INSURANCE.

(a) Borrower shall obtain and maintain, or cause to be maintained, insurance for Borrower and the Property providing at least the following coverages:

(i) comprehensive all risk insurance on the Improvements and the Personal Property, including contingent liability from Operation of Building Laws, Demolition Costs and Increased Cost of Construction Endorsements, in each case (A) in an amount equal to 100% of the "Full Replacement Cost" which for purposes of this Security Instrument shall mean actual replacement value (exclusive of costs of excavations, foundations, underground utilities and footings) with a waiver of depreciation, but the amount shall in no event be less than the outstanding principal balance of the Note; (B) containing an agreed amount endorsement with respect to the Improvements and Personal Property waiving all co-insurance provisions; (C) providing for no deductible in excess of \$50,000; and (D) containing an "Ordinance or Law Coverage" or "Enforcement" endorsement if any of the Improvements or the use of the Property shall at any time constitute legal non-conforming structures or uses. The Full Replacement Cost shall be redetermined from time to time (but not more frequently than once in any twelve (12) calendar months) at the request of Lender by an appraiser or contractor designated and paid by Borrower and approved by Lender, or by an engineer or appraiser in the regular employ of the insurer. After the first appraisal, additional appraisals may be based on construction cost indices customarily employed in the trade. No omission on the part of Lender to request any such ascertainment shall relieve Borrower of any of its obligations under this Subsection. In addition, Borrower shall obtain (y) flood hazard insurance if any portion of the Improvements is currently or at any time in the future located in a federally designated "special flood hazard area," or as otherwise reasonably required by Lender and (z) earthquake insurance in amounts and in form and substance satisfactory to Lender in the event the Property is located in an area with a high degree of seismic activity, provided that the insurance pursuant to clauses (y) and (z) hereof shall be on terms consistent with the comprehensive all risk insurance policy required under this Subsection 3.3(a)(i) except that the deductible on such insurance shall not be in excess of five percent (5%) of the appraised value of the Property;

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(ii) commercial general liability insurance against claims for personal injury, bodily injury, death or property damage occurring upon, in or about the Property, such insurance (A) to be on the so-called "occurrence" form with a combined single limit of not less than \$1,000,000; (B) to continue at not less than the aforesaid limit until required to be changed by Lender in writing by reason of changed economic conditions making such protection inadequate; and (C) to cover at least the following hazards: (1) premises and operations; (2) products and completed operations on an "if any" basis; (3) independent contractors; (4) blanket contractual liability for all written and oral contracts; and (5) contractual liability covering the indemnities contained in Article 13 hereof to the extent the same is available;

(iii) business income and rent loss insurance (A) with loss payable to Lender; (B) covering all risks required to be covered by the insurance provided for in Subsection 3.3(a)(i); (C) containing an extended period of indemnity endorsement which provides that after the physical loss to the Improvements and Personal Property has been repaired, the continued loss of income will be insured until such income either returns to the same level it was at prior to the loss, or the expiration of twelve (12) months from the date of the loss, whichever first occurs, and notwithstanding that the policy may expire prior to the end of such period; and (D) in an amount equal to 100% of the projected gross income from the Property for a period of twelve (12) months. The amount of such business income insurance shall be determined prior to the date hereof and at least once each year thereafter based on the greatest of: (x) Borrower's reasonable estimate of the gross income from the Property; (y) the estimate of gross income set forth in the annual operating budget delivered pursuant to Subsection 3.11(a)(v); and (z) the highest gross income received during the term of the Note for any full calendar year prior to the date the amount of such insurance is being determined. All insurance proceeds payable to Lender pursuant to this Subsection shall be held by Lender and shall be applied to the obligations secured hereunder from time to time due and payable hereunder and under the Note; provided, however, that nothing herein contained shall be deemed to relieve Borrower of its obligations to pay the obligations secured hereunder on the respective dates of payment provided for in the Note except to the extent such amounts are actually paid out of the proceeds of such business income insurance;

(iv) at all times during which structural construction, repairs or alterations are being made with respect to the Improvements (A) owner's contingent or protective liability insurance covering claims not covered by or under the terms or provisions of the above mentioned commercial general liability insurance policy; and (B) the insurance provided for in Subsection 3.3(a)(i) written in a so-called builder's risk completed value form (1) on a non-reporting basis, (2) against all risks insured against pursuant to Subsection 3.3(a)(i), (3) including permission to occupy the Property, and (4) with an agreed amount endorsement waiving co-insurance provisions;

(v) workers' compensation, subject to the statutory limits of the state in which the Property is located, and employer's liability insurance (A) with a limit per accident and per disease per employee, and (B) in an amount for disease aggregate in respect of any work or operations on or about the Property, or in connection with the Property or its operation (if applicable), in each case reasonably required by Lender;

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(vi) comprehensive boiler and machinery insurance, if applicable, in amounts as shall be reasonably required by Lender on terms consistent with the commercial general liability insurance policy required under Subsection 3.3(a)(ii);

(vii) umbrella liability insurance in an amount not less than \$20,000,000 per occurrence on terms consistent with the commercial general liability insurance policy required under Subsection 3.3(a)(ii);

(viii) motor vehicle liability coverage for all owned and non-owned vehicles, including rented and leased vehicles containing minimum limits per occurrence of \$5,000,000; and

(ix) such other insurance and in such amounts as Lender from time to time may reasonably request against such other insurable hazards which at the time are commonly insured against for property similar to the Property located in or around the region in which the Property is located.

(b) All insurance provided for in Subsection 3.3(a) hereof shall be obtained under valid and enforceable policies (the "Policies" or in the singular, the "Policy"), and shall be subject to the approval of Lender as to insurance companies, amounts, forms, deductibles, loss payees and insurers. The Policies shall be issued by financially sound and responsible insurance companies authorized to do business in the state in which the Property is located and approved by Lender. Each insurance company must have a rating of "A" or better for claims paying ability assigned by Standard & Poor's Ratings Group (the "Rating Agency") or, if the Rating Agency does not assign a rating for such insurance company, such insurance company must have a general policy rating of A or better and a financial class of VIII or better by A.M. Best Company, Inc. (each such insurer shall be referred to below as a "Qualified Insurer"). The Policies described in Subsections 3.3(a)(i), (iii), (iv)(B) and (vi) shall designate Lender as loss payee. Not less than thirty (30) days prior to the expiration dates of the Policies theretofore furnished to Lender pursuant to Subsection 3.3(a), certified copies of the Policies marked "premium paid" or accompanied by evidence satisfactory to Lender of payment of the premiums due thereunder (the "Insurance Premiums"), shall be delivered by Borrower to Lender; provided, however, that in the case of renewal Policies, Borrower may furnish Lender with binders therefor to be followed by the original Policies when issued.

(c) Borrower shall not obtain (i) any umbrella or blanket liability or casualty Policy unless, in each case, such Policy is approved in advance in writing by Lender and Lender's interest is included therein as provided in this Security Instrument and such Policy is issued by a Qualified Insurer, or (ii) separate insurance concurrent in form or contributing in the event of loss with that required in Subsection 3.3(a) to be furnished by, or which may be reasonably required to be furnished by, Borrower. In the event Borrower obtains separate insurance or an umbrella or a blanket Policy, Borrower shall notify Lender of the same and shall cause certified copies of each Policy to be delivered as required in Subsection 3.3(a). Any blanket insurance Policy shall (a) specifically allocate to the Property, on an individual basis, the amount of coverage from time to time required hereunder or (b) be written on an occurrence basis for the coverages required hereunder with a limit per occurrence in an amount equal to the amount of coverage required hereunder and shall otherwise provide the same protection as would

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a separate Policy insuring the Property, on an individual basis, in compliance with the provisions of Subsection 3.3(a).

(d) All Policies of insurance provided for or contemplated by Subsection 3.3(a), except for the Policy referenced in Subsection 3.3(a)(v), shall name Lender and Borrower as the insured or additional insured, as their respective interests may appear, and in the case of property damage, boiler and machinery, flood and earthquake insurance, shall contain a so-called New York standard non-contributing mortgagee clause in favor of Lender providing that the loss thereunder shall be payable to Lender.

(e) All Policies of insurance provided for in Subsection 3.3(a) shall contain clauses or endorsements to the effect that:

(i) no act or negligence of Borrower, or anyone acting for Borrower, or of any tenant under any Lease or other occupant, or failure to comply with the provisions of any Policy which might otherwise result in a forfeiture of the insurance or any part thereof, shall in any way affect the validity or enforceability of the insurance insofar as Lender is concerned;

(ii) the Policy shall not be materially changed (other than to increase the coverage provided thereby) or cancelled without at least 30 days' written notice to Lender and any other party named therein as an insured;

(iii) each Policy shall provide that the issuers thereof shall give written notice to Lender if the Policy has not been renewed thirty (30) days prior to its expiration; and

(iv) Lender shall not be liable for any Insurance Premiums thereon or subject to any assessments thereunder.

(f) Borrower shall furnish to Lender, on or before thirty (30) days after the close of each of Borrower's fiscal years, a statement certified by Borrower or a duly authorized officer of Borrower of the amounts of insurance maintained in compliance herewith, of the risks covered by such insurance and of the insurance company or companies which carry such insurance and, if requested by Lender, verification of the adequacy of such insurance by an independent insurance broker or appraiser acceptable to Lender.

(g) If at any time Lender is not in receipt of written evidence that all insurance required hereunder is in full force and effect, Lender shall have the right to take such action as Lender deems necessary to protect its interest in the Property, including, without limitation, the obtaining of such insurance coverage as Lender in its sole discretion deems appropriate, and all expenses incurred by Lender in connection with such action or in obtaining such insurance and keeping it in effect shall be paid by Borrower to Lender upon demand and until paid shall be secured by this Security Instrument and shall bear interest in accordance with Section 10.2 hereof. Lender shall deliver notice to Borrower that it has taken or will take such action.

(h) If the Property shall be damaged or destroyed, in whole or in part, by fire or other casualty, Borrower shall give prompt notice of such damage to Lender and shall

promptly commence and diligently prosecute the completion of the repair and restoration of the Property as nearly as possible to the condition the Property was in immediately prior to such fire or other casualty, with such alterations as may be approved by Lender (the "Restoration") and otherwise in accordance with Section 4.3 of this Security Instrument. Borrower shall pay all costs of such Restoration whether or not such costs are covered by insurance. Lender may, but shall not be obligated to make proof of loss if not made promptly by Borrower.

(i) In the event of foreclosure of this Security Instrument, or other transfer of title to the Property in extinguishment in whole or in part of the Debt all right, title and interest of Borrower in and to such policies then in force concerning the Property and all proceeds payable thereunder shall thereupon be assigned to and shall vest in the purchaser at such foreclosure or Lender or other transferee in the event of such other transfer of title.

Section 3.4 PAYMENT OF TAXES, ETC. (a) Borrower shall promptly pay all taxes, assessments, water rates, sewer rents, governmental impositions, and other charges, including without limitation vault charges and license fees for the use of vaults, chutes and similar areas adjoining the Land, now or hereafter levied or assessed or imposed against the Property or any part thereof (the "Taxes"), all ground rents, maintenance charges and similar charges, now or hereafter levied or assessed or imposed against the Property or any part thereof (the "Other Charges"), and all charges for utility services provided to the Property as same become due and payable. Borrower will deliver to Lender, promptly upon Lender's request, evidence satisfactory to Lender that the Taxes, Other Charges and utility service charges have been so paid or are not then delinquent. Borrower shall not suffer and shall promptly cause to be paid and discharged any lien or charge whatsoever which may be or become a lien or charge against the Property. Except to the extent sums sufficient to pay all Taxes and Other Charges have been deposited with Lender in accordance with the terms of this Security Instrument, Borrower shall furnish to Lender, within ten (10) days after payment, paid receipts evidencing the payment of the Taxes and Other Charges prior to the date the same become delinquent.

(b) After prior written notice to Lender, Borrower, at its own expense, may contest by appropriate legal proceeding, promptly initiated and conducted in good faith and with due diligence, the amount or validity or application in whole or in part of any of the Taxes, provided that (i) no Default (as defined in the Loan Agreement) or Event of Default has occurred and is continuing under the Loan Agreement, the Note, this Security Instrument or any of the Other Security Documents, (ii) Borrower is permitted to do so under the provisions of any other mortgage, deed of trust or deed to secure debt affecting the Property, (iii) such proceeding shall suspend the collection of the Taxes from Borrower and from the Property or Borrower shall have paid all of the Taxes under protest, (iv) such proceeding shall be permitted under and be conducted in accordance with the provisions of any other instrument to which Borrower is subject and shall not constitute a default thereunder, (v) neither the Property nor any part thereof or interest therein will be in danger of being sold, forfeited, terminated, cancelled or lost, (vi) Borrower shall have deposited with Lender adequate reserves for the payment of the Taxes, together with all interest and penalties thereon, unless Borrower has paid all of the Taxes under protest, and (vii) Borrower shall have furnished the security as may be required in the proceeding, or as may be requested by Lender to insure the payment of any contested Taxes, together with all interest and penalties thereon.

Section 3.5 ESCROW FUND. In addition to the initial deposits with respect to Taxes and Insurance Premiums made by Borrower to Lender on the date hereof to be held by Lender in escrow, Borrower shall pay to Lender on the first day of each calendar month (a) one-twelfth of an amount which would be sufficient to pay the Taxes payable, or estimated by Lender to be payable, during the next ensuing twelve (12) months and (b) one-twelfth of an amount which would be sufficient to pay the Insurance Premiums due for the renewal of the coverage afforded by the Policies upon the expiration thereof (the amounts in (a) and (b) above shall be called the "Escrow Fund"). Borrower agrees to notify Lender immediately of any changes to the amounts, schedules and instructions for payment of any Taxes and Insurance Premiums of which it has obtained knowledge and authorizes Lender or its agent to obtain the bills for Taxes and Other Charges directly from the appropriate taxing authority. The Escrow Fund and the payments of interest or principal or both, payable pursuant to the Note shall be added together and shall be paid as an aggregate sum by Borrower to Lender. Lender will apply the Escrow Fund to payments of Taxes and Insurance Premiums required to be made by Borrower pursuant to Sections 3.3 and 3.4 hereof. If the amount of the Escrow Fund shall exceed the amounts due for Taxes and Insurance Premiums pursuant to Sections 3.3 and 3.4 hereof, Lender shall, in its discretion, return any excess, together with interest thereon, if any, to Borrower or credit such excess against future payments to be made to the Escrow Fund. In allocating such excess, Lender may deal with the person shown on the records of Lender to be the owner of the Property. If the Escrow Fund is not sufficient to pay the items set forth in (a) and (b) above, Borrower shall promptly pay to Lender, upon demand, an amount which Lender shall estimate as sufficient to make up the deficiency. The Escrow Fund shall be held in a non-interest bearing or an interest bearing account, at Lender's sole option, shall not constitute a trust fund and may be commingled with other monies held by Lender. The obligations contained in this Section 3.5 shall be applicable only upon notification thereof by Lender, which notification shall only take place (i) at any time a Default or an Event of Default has occurred and is continuing or (ii) if Borrower is delinquent, beyond any applicable notice and grace periods, in the payment of any Taxes or Insurance Premiums two or more times during the term of the Loan.

Section 3.6 CONDEMNATION. Borrower shall promptly give Lender notice of the actual or threatened commencement of any condemnation or eminent domain proceeding and shall deliver to Lender copies of any and all papers served in connection with such proceedings. Lender may participate in any such proceedings, and Borrower shall from time to time deliver to Lender all instruments requested by it to permit such participation. Borrower shall, at its expense, diligently prosecute any such proceedings, and shall consult with Lender, its attorneys and experts, and cooperate with them in the carrying on or defense of any such proceedings. Notwithstanding any taking by any public or quasi-public authority through eminent domain or otherwise (including but not limited to any transfer made in lieu of or in anticipation of the exercise of such taking), Borrower shall continue to pay the Debt at the time and in the manner provided for its payment in the Note and in this Security Instrument and the Debt shall not be reduced until any award or payment therefor shall have been actually received and applied by Lender, after the deduction of expenses of collection, to the reduction or discharge of the Debt. Lender shall not be limited to the interest paid on the award by the condemning authority but shall be entitled to receive out of the award interest at the rate or rates provided herein or in the Note. If the Property or any portion thereof is taken by a condemning authority, Borrower shall promptly commence and diligently prosecute the Restoration of the Property and otherwise

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comply with the provisions of Section 4.3 of this Security Instrument. In the event Lender is not required to disburse Net Proceeds (as defined herein) to Borrower in accordance with Section 4.3 of this Security Instrument, Lender may apply any award or payment to the reduction or discharge of the Debt whether or not then due and payable. The amount of any award or payment so applied in excess of the Debt shall be returned to Borrower. If the Property or any portion thereof is sold, through foreclosure or otherwise, prior to the receipt by Lender of the award or payment, Lender shall have the right, whether or not a deficiency judgment on the Note shall have been sought, recovered or denied, to receive the award or payment, or a portion thereof sufficient to pay the Debt.

Section 3.7 LEASES AND RENTS. (a) Except as otherwise consented to by Lender, all Leases shall be written on the standard form of lease which shall have been approved by Lender. Upon request, Borrower shall furnish Lender with executed copies of all Leases. No material changes may be made to the provisions relating to casualty, condemnation, subordination, lien claims, the ability to perform inspections, alterations and environmental matters (the "Material Lease Provisions") of the Lender-approved standard lease without the prior written consent of Lender, which consent shall not be unreasonably withheld. In addition, all renewals of Leases and all proposed leases shall provide for rental rates and terms substantially comparable to existing local market rates and terms and shall be arms-length transactions with bona fide, independent third party tenants. Subject to the provisions of Subsection 3.7(b), all proposed Leases and renewals of existing Leases shall be subject to the prior approval of Lender and its counsel (not to be unreasonably withheld or delayed) and Borrower shall pay for Lender's reasonable legal fees and other reasonable out-of-pocket expenses in connection with the review of any changes made to the Material Lease Provisions and reasonable out-of-pocket expenses, other than legal fees, in connection with the review of any Lease Request (defined below).

Borrower shall have the right to make a written request to Lender (a "Lease Request") for approval of a renewal of a Lease or proposed Lease pursuant to this Subsection 3.7(a), which Lease Request shall: (i) identify and contain financial information satisfactory to Lender as to the lessee and its creditworthiness, (ii) attach a copy of the proposed Lease or a full abstract of the proposed terms of such Lease, including, without limitation, which standard form of lease will be used (and to the extent not previously provided to Lender, a copy of such standard form), the base rent, additional rent, including all pass-through expenses and lessees' required contributions for taxes, insurance and common area maintenance, repair and other charges and escalations, any tenant concessions, rent credits or abatements, leasing commissions, tenant improvements (indicating whether such costs will be borne by lessor), capital expenditures and any other expenses to be borne by lessor under such Lease, the type and amount of security deposit and the terms of any lease guaranty (collectively, the "Lease Terms") and (iii) contain sufficient information, in Lender's sole discretion, to enable Lender to prepare a spreadsheet showing the cash flow on an annual basis throughout the term of the Lease and on a monthly basis for the first year of such term, and all financial components of the Lease Terms.

Lender shall have five (5) Business Days (as defined in the Loan Agreement) after Lender's actual receipt from Borrower of a Lease Request with all required attachments to notify Borrower of its consent or lack of consent to any renewal or proposed Lease described in the Lease Request, such period to be extended to a date of five (5) Business Days after Borrower

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shall have responded to Lender's reasonable request for any further information as to lessee or the proposed Lease Terms, if Lender requests such information within the original five (5) Business Days. If Lender has not notified Borrower of its disapproval of a renewal or proposed Lease described in a Lease Request within such period, as the same may be extended, Lender shall be deemed to have approved the Lease Request. In the event Lender has approved (or is deemed to have approved) a Lease based upon the Lease Terms described in a Lease Request (together with any additional information furnished at Lender's request as contemplated in this Subsection 3.7(a)), and Borrower has furnished to Lender a certificate certifying that the executed Lease incorporates such Lease Terms and does not vary therefrom, Lender's approval of such Lease Terms shall be deemed to be an approval of the Lease as and if so executed.

All Leases shall provide that they are subordinate to this Security Instrument and that the lessee agrees to attorn to Lender. Subject to the terms of the Loan Agreement, Borrower shall cause each such lessee to execute a form of subordination, non-disturbance and attornment agreement in form and substance reasonably satisfactory to Lender, which form shall be subject to Lender's prior review and approval and Lender shall execute the same in its reasonable discretion. Borrower (i) shall observe and perform all the obligations imposed upon the lessor under the Leases and shall not do or permit to be done anything to impair the value of the Leases as security for the Debt; (ii) shall promptly send copies to Lender of all notices of default which Borrower shall send or receive thereunder; (iii) shall in the ordinary course of business enforce all of the terms, covenants and conditions contained in the Leases upon the part of the lessee thereunder to be observed or performed, short of termination thereof; (iv) shall not collect any of the Rents more than one (1) month in advance; (v) shall not execute any other assignment of the lessor's interest in the Leases or the Rents; (vi) shall not alter, modify or change the terms of the Leases without the prior written consent of Lender, or cancel or terminate the Leases or accept a surrender thereof or convey or transfer or suffer or permit a conveyance or transfer of the Land or of any interest therein so as to effect a merger of the estates and rights of, or a termination or diminution of the obligations of, lessees thereunder; (vii) shall not alter, modify or change the terms of any guaranty, letter of credit or other credit support with respect to the Leases (the "Lease Guaranty") or cancel or terminate such Lease Guaranty without the prior written consent of Lender, which consent shall not be unreasonably withheld, and (viii) shall not consent to any assignment of or subletting under the Leases not in accordance with their terms without the prior written consent of Lender, unless the original lessee is not released from its obligations thereunder. Borrower agrees that it will give prompt notice to Lender at any time that Leases comprising more than five percent (5%) of the leasable space in each individual Property, whether individually or in the aggregate, (A) are terminated or (B) have expired and the related tenant thereunder has not renewed such Lease, or if the tenants under such Leases have vacated their leased space, ceased operating their business in such space, subleased such space or filed a petition in bankruptcy, similar insolvency proceeding or made any assignment for the benefit of creditors.

(b) Notwithstanding the provisions of Subsection 3.7(a) above, so long as no Event of Default shall have occurred and is continuing, renewals of existing Leases, proposed Leases and modifications or amendments of existing Leases for commercial space with a net rentable area not exceeding 75,000 square feet shall not be subject to the prior approval of Lender provided all of the following conditions are satisfied:

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- (i) such Lease has a net average base annual rental rate (taking into account any rent credits, free rents or concessions and reducing such rental rate by the amount of any rent specifically attributed to the payment of tenant improvements paid for by lessor) per square foot of net rentable area of not less than ninety percent (90%) of the highest base annual rental rate (excluding any rent credits, free rents, concessions or rent specifically attributed to the payment of tenant improvements paid for by lessor) per square foot of net rentable area payable pursuant to the prior Lease for such demised space;
- (ii) any non-disturbance language contained in such Lease has been approved by Lender, unless such language is substantially consistent with the standard form of lease;
- (iii) the Lease provides for rental rates and terms substantially comparable to existing local market rates and terms;
- (iv) the Lease is an arms-length transaction with a bona fide, independent third party tenant; and
- (iv) such Lease is substantially consistent with the Material Lease Provisions in the standard form of lease.

Borrower shall deliver to Lender copies of all Leases which are entered into pursuant to this Subsection 3.7(b), all financial information and reports of creditworthiness of the lessees thereunder, and an accounting of all tenant improvements (specifying who bears such costs), together with Borrower's certification that it has satisfied all of the conditions of the preceding sentence within thirty (30) days after the execution of each such Lease.

(c) To the extent permitted by law, Borrower shall promptly deposit with Lender any and all monies representing security deposits under the Leases, whether or not Borrower actually received such monies (the "Security Deposits"). Lender shall hold the Security Deposits in accordance with the terms of the respective Lease, and shall only release the Security Deposits in order to return a tenant's Security Deposit to such tenant if such tenant is entitled to the return of the Security Deposit under the terms of the Lease and is not otherwise in default under the Lease. To the extent required by Applicable Laws (defined below), Lender shall hold the Security Deposits in an interest bearing account selected by Lender in its sole discretion. The provisions of this Subsection 3.7(c) shall be applicable only upon notification by Lender, which notification shall only take place at any time an Event of Default has occurred and is continuing.

Section 3.8 MAINTENANCE OF PROPERTY. (a) Borrower shall cause the Property to be maintained in a good and safe condition and repair. The Improvements and the Personal Property shall not be removed, demolished or materially altered (except for normal replacement of the Personal Property) without the consent of Lender, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, improvements shall not require Lender's consent provided all of the following conditions are satisfied:

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- (i) the space demised under each individual Property (as set forth in Schedule 1 of the Loan Agreement) has not increased or decreased in the aggregate by more than five percent (5%) as a result of such improvements;
- (ii) the square feet of the net rentable area of office/lab space under any Lease affected by such improvements has not increased from the Closing Date (as defined in the Loan Agreement); and
- (iii) such improvements do not exceed \$75,000 with respect to each individual Property (or with respect to tenant improvements performed as a condition to the initial leasing of space with respect to Leases deemed to be approved pursuant to Section 3.7(b), \$100,000), unless paid for by lessee; provided, further, that Borrower delivers notice to Lender of any improvements not subject to prior approval by Lender totalling \$100,000 or more to any individual Property in any twelve (12) month period.

(b) Borrower shall promptly repair, replace or rebuild any part of the Property which may be destroyed by any casualty, or become damaged or dilapidated or which may be affected by any proceeding of the character referred to in Section 3.6 hereof and shall complete and pay for any structure at any time in the process of construction or repair on the Land. Borrower shall not initiate, join in, acquiesce in, or consent to any change in any private restrictive covenant, zoning law or other public or private restriction, limiting or defining the uses which may be made of the Property or any part thereof, without Lender's prior written consent, which consent shall not be unreasonably withheld. If under applicable zoning provisions the use of all or any portion of the Property is or shall become a nonconforming use, Borrower will not cause or permit the nonconforming use to be discontinued or abandoned without the express written consent of Lender.

Section 3.9 WASTE. Borrower shall not commit or suffer any waste of the Property or make any change in the use of the Property which will in any way materially increase the risk of fire or other hazard arising out of the operation of the Property, or take any action that might invalidate or give cause for cancellation of any Policy, or do or permit to be done thereon anything that may in any way impair the value of the Property or the security of this Security Instrument. Borrower will not, without the prior written consent of Lender, permit any drilling or exploration for or extraction, removal, or production of any minerals from the surface or the subsurface of the Land, regardless of the depth thereof or the method of mining or extraction thereof.

Section 3.10 COMPLIANCE WITH LAWS. (a) Borrower shall promptly comply with all existing and future federal, state and local laws, orders, ordinances, governmental rules and regulations or court orders affecting or which may be interpreted to affect the Property, or the use thereof including, but not limited to, the Americans with Disabilities Act ("ADA") (collectively, the "Applicable Laws").

(b) Borrower shall from time to time, upon Lender's request, provide Lender with evidence satisfactory to Lender that the Property complies with all Applicable Laws or is exempt from compliance with Applicable Laws.

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(c) In the event Borrower alters the Property in any manner which would materially increase Borrower's responsibilities for compliance with Applicable Laws, Borrower shall promptly give Lender notice thereof. Borrower shall deliver to Lender copies of the plans, specifications, or working drawings for such alterations of the Property. Lender's receipt and/or review of such plans, specifications or working drawings shall create no responsibility or liability on behalf of Lender for their completeness, design, sufficiency or their compliance with Applicable Laws. The foregoing shall apply to tenant improvements constructed by Borrower or by any of its tenants, to the extent such tenants are required pursuant to the Leases to supply such plans, specifications or working drawings. Lender may request a receipt of a certificate of compliance with Applicable Laws from an independent architect, engineer, or other person acceptable to Lender in connection with any such alterations of the Property.

(d) Borrower shall give prompt notice to Lender of the receipt by Borrower of any notice related to a violation of any Applicable Laws and of the commencement of any proceedings or investigations which relate to compliance with Applicable Laws.

(e) Borrower will take appropriate measures to prevent and will not engage in or knowingly permit any illegal activities at the Property.

Section 3.11 BOOKS AND RECORDS. (a) Borrower shall keep adequate books and records of account in accordance with generally accepted accounting principles ("GAAP"), or in accordance with other methods acceptable to Lender in its sole discretion, consistently applied and furnish to Lender:

(i) quarterly operating statements of the Property, prepared and certified by Borrower in the form required by Lender, detailing the revenues received, the expenses incurred and the net operating income before and after debt service (principal and interest), major capital improvements for that quarter and containing appropriate year to date information, and containing a comparison for such quarter and year to date information with the annual budget delivered pursuant to Subsection 3.11(a)(vi), within forty-five (45) days after the end of each fiscal quarter;

(ii) quarterly certified rent rolls signed and dated by Borrower, detailing the names of all tenants of the Improvements, the portion of Improvements occupied by each tenant, the base rent and any other charges payable under each Lease and the term of each Lease, including the expiration date, and any other information as is reasonably required by Lender, within forty-five (45) days after the end of each fiscal quarter;

(iii) quarterly consolidated balance sheets of Borrower as at the end of such quarterly period and the related consolidated statements of income, cash flow and retained earnings for such quarterly period and for the elapsed portion of the fiscal year ended with the last day of such quarterly period, each prepared in accordance with GAAP, within forty-five (45) days after the close of each quarterly accounting period in each fiscal year of Borrower;

(iv) an annual operating statement of the Property detailing the total revenues received, total expenses incurred, total cost of all capital improvements, total debt service

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and total cash flow, and containing a comparison for such period with the annual budget delivered pursuant to Subsection 3.11(a)(vi), to be prepared and certified by Borrower in the form required by Lender, or if required by Lender, an audited annual operating statement prepared and certified by an independent certified public accountant acceptable to Lender, within ninety (90) days after the close of each fiscal year of Borrower:

(v) an annual balance sheet and profit and loss statement of Borrower, in the form required by Lender, prepared and certified by Borrower, or if required by Lender, audited financial statements prepared by an independent certified public accountant acceptable to Lender, within ninety (90) days after the close of each fiscal year of Borrower;

(vi) an annual operating and capital budget presented on a monthly basis consistent with the quarterly and annual operating statements described above for the Property, including cash flow projections for the upcoming year, and all proposed capital replacements and improvements at least fifteen (15) days prior to the start of each calendar year; and

(vii) copies of all of Borrower's quarterly and annual filings with the Securities and Exchange Commission and all shareholder reports and letters to Borrower's shareholders and all other publicly released information promptly after their filing or mailing.

(b) Upon request from Lender, Borrower and its affiliates shall furnish to Lender:

(i) a property management report for the Property, showing the deposits received from tenants and any other information requested by Lender, in reasonable detail and certified by Borrower under penalty of perjury to be true and complete, but no more frequently than quarterly; and

(ii) an accounting of all Security Deposits, letters of credit and lease guaranties held in connection with any Lease of any part of the Property, including, with respect to the Security Deposits, the name and identification number of the accounts in which such Security Deposits are held, the name and address of the financial institutions in which such Security Deposits are held and the name of the person to contact at such financial institution, along with any authority or release necessary for Lender to obtain information regarding such accounts directly from such financial institutions.

(c) Borrower and its affiliates shall furnish Lender with such other additional financial or management information as may, from time to time, be required by Lender in form and substance reasonably satisfactory to Lender.

(d) Borrower and its affiliates shall keep adequate books and records of account in accordance with the terms of the Loan Agreement and shall furnish to Lender and its agents convenient facilities for the examination, copying and audit of any such books and records. Within a reasonable time after request by Lender, Borrower and its affiliates shall

provide any other information with respect to the Property and the financial condition of Borrower and its affiliates as Lender may reasonably from time to time request.

Section 3.12 PAYMENT FOR LABOR AND MATERIALS. Borrower will promptly pay when due all bills and costs for labor, materials, and specifically fabricated materials incurred in connection with the Property and never permit to exist beyond the due date thereof in respect of the Property or any part thereof any lien or security interest, even though inferior to the liens and the security interests hereof, and in any event never permit to be created or exist in respect of the Property or any part thereof any other or additional lien or security interest other than the liens or security interests hereof, except for the Permitted Exceptions (defined below).

Section 3.13 MANAGEMENT AGREEMENTS. (a) Borrower shall continue to manage the Property substantially in the current manner. In the event Borrower desires to hire an independent manager (the "Manager") for the Property, the Manager and the terms and conditions of the management agreement between Borrower and the Manager, (hereinafter, together with any renewals or replacements thereof, being referred to as the "Management Agreement"), shall be subject to the reasonable approval and consent of Lender. In such case, Borrower shall (i) diligently perform and observe all of the terms, covenants and conditions of the Management Agreement on the part of Borrower to be performed and observed to the end that all things shall be done which are necessary to keep unimpaired the rights of Borrower under the Management Agreement and (ii) promptly notify Lender of the giving of any notice to Borrower of any default by Borrower in the performance or observance of any of the terms, covenants or conditions of the Management Agreement on the part of Borrower to be performed and observed and deliver to Lender a true copy of each such notice. Borrower shall not surrender the Management Agreement, consent to the assignment by the Manager of its interest under the Management Agreement, or terminate or cancel the Management Agreement or modify, change, supplement, alter or amend the Management Agreement, in any respect, either orally or in writing, and Borrower hereby assigns to Lender as further security for the payment of the Debt and for the performance and observance of the terms, covenants and conditions of this Security Instrument, all the rights, privileges and prerogatives of Borrower to surrender the Management Agreement or to terminate, cancel, modify, change, supplement, alter or amend the Management Agreement in any respect, and any such surrender of the Management Agreement or termination, cancellation, modification, change, supplement, alteration or amendment of the Management Agreement without the prior consent of Lender shall be void and of no force and effect. If Borrower shall default in the performance or observance of any material term, covenant or condition of the Management Agreement on the part of Borrower to be performed or observed, then, without limiting the generality of the other provisions of this Security Instrument, and without waiving or releasing Borrower from any of its obligations hereunder, Lender shall have the right, but shall be under no obligation, to pay any sums and to perform any act or take any action as may be appropriate to cause all the terms, covenants and conditions of the Management Agreement on the part of Borrower to be performed or observed to be promptly performed or observed on behalf of Borrower, to the end that the rights of Borrower in, to and under the Management Agreement shall be kept unimpaired and free from default. Lender and any person designated by Lender shall have, and are hereby granted, the right to enter upon the Property at any time and from time to time for the purpose of taking any such action. If the Manager under the Management Agreement shall deliver to Lender a copy of any notice sent to Borrower of default under the Management Agreement, such notice

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shall constitute full protection to Lender for any action taken or omitted to be taken by Lender in good faith, in reliance thereon. Borrower shall notify Lender if the Manager sub-contracts to a third party or an affiliate any or all of its management responsibilities under the Management Agreement. Borrower shall, from time to time, use its best efforts to obtain from the Manager under the Management Agreement such certificates of estoppel with respect to compliance by Borrower with the terms of the Management Agreement as may be requested by Lender. Any sums expended by Lender pursuant to this paragraph shall bear interest at the Default Rate from the date such cost is incurred to the date of payment to Lender, shall be deemed to constitute a portion of the Debt, shall be secured by the lien of this Security Instrument and the other Loan Documents and shall be immediately due and payable upon demand by Lender therefor.

(ii) Without limitation of the foregoing, if (i) Borrower, as property manager, or the Manager shall become insolvent or (ii) an Event of Default or an Actionable Default shall occur and be continuing then Lender, at its option, may require Borrower to engage a bona-fide, independent third party management agent approved by Lender in its sole discretion (the "New Manager") to manage the Property and the Additional Properties (hereinafter defined). The New Manager shall be engaged by Borrower pursuant to a written management agreement that complies with the terms hereof and is otherwise satisfactory to Lender in all respects.

Section 3.14 PERFORMANCE OF OTHER AGREEMENTS. Borrower shall observe and perform each and every term to be observed or performed by Borrower pursuant to the terms of any agreement or recorded instrument affecting or pertaining to the Property, or given by Borrower to Lender for the purpose of further securing an obligation secured hereby and any amendments, modifications or changes thereto.

Section 3.15 BUSINESS WITH AFFILIATES. Borrower shall not engage in business transactions with any Affiliate (as defined in the Loan Agreement) of Borrower unless the terms and conditions thereof will be intrinsically fair, at not more than market rates and substantially similar or more favorable to those that would be available on an arm-length basis with persons or entities that are not affiliated with each other.

Section 3.16 CURRENT BUSINESS. Borrower shall continue to carry on and shall not change its current business of owning, operating and managing primarily industrial and warehouse properties and all activities incidental thereto.

Section 3.17 CHANGE OF NAME, IDENTITY OR STRUCTURE. Borrower will not change Borrower's name, identity (including its trade name or names), chief executive office, principal place of business or Borrower's corporate structure without notifying Lender of such change in writing at least thirty (30) days prior to the effective date of such change and, in the case of a change in Borrower's structure (to the extent that any such change in Borrower's corporate structure would make any Uniform Commercial Code financing statement or other Loan Document filed against Borrower seriously misleading), without first obtaining the prior written consent of the Lender. Borrower will execute and deliver to the Lender, prior to or contemporaneously with the effective date of any such change, any financing statement or financing statement change required by the Lender to establish or maintain the validity, perfection and priority of the security interest granted herein. At the request of the Lender,

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Borrower shall execute a certificate in form satisfactory to the Lender listing the trade names under which Borrower intends to operate the Property, and representing and warranting that Borrower does business under no other trade name with respect to the Property.

Section 3.18 EXISTENCE. Borrower will continuously maintain its existence, good standing and its rights to do business in its state of organization, the state where the Property is located and all other jurisdictions in which it is required, together with its franchises and trade names. Borrower shall continue to maintain its existence as a real estate investment trust ("REIT") and shall maintain its REIT tax status.

Article 4 - SPECIAL COVENANTS

Borrower covenants and agrees that:

Section 4.1 PROPERTY USE. The Property shall be used only for warehouse/industrial and incidental office and lab use, and for no other use without the prior written consent of Lender, which consent may be withheld in Lender's sole and absolute discretion.

Section 4.2 ERISA. (a) It shall not engage in any transaction which would cause any obligation, or action taken or to be taken, hereunder (or the exercise by Lender of any of its rights under the Note, this Security Instrument and the Other Security Documents) to be a non-exempt (under a statutory or administrative class exemption) prohibited transaction under the Employee Retirement Income Security Act of 1974, as amended ("ERISA").

(b) Borrower further covenants and agrees to deliver to Lender such certifications or other evidence from time to time throughout the term of the Security Instrument, as requested by Lender in its sole discretion, that (i) Borrower is not an "employee benefit plan" as defined in Section 3(3) of ERISA, which is subject to Title I of ERISA, or a "governmental plan" within the meaning of Section 3(3) of ERISA; (ii) Borrower is not subject to state statutes regulating investments and fiduciary obligations with respect to governmental plans; and (iii) one or more of the following circumstances is true:

(A) Equity interests in Borrower are publicly offered securities, within the meaning of 29 C.F.R. § 2510.3-101(b)(2);

(B) Less than 25 percent of each outstanding class of equity interests in Borrower are held by "benefit plan investors" within the meaning of 29 C.F.R. § 2510.3-101(f)(2); or

(C) Borrower qualifies as an "operating company" or a "real estate operating company" within the meaning of 29 C.F.R. § 2510.3-101(c) or (e) or an investment company registered under The Investment Company Act of 1940.

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Section 4.3 RESTORATION. The following provisions shall apply in connection with the Restoration of the Property:

(a) If the Net Proceeds shall be less than \$100,000 and the costs of completing the Restoration shall be less than \$100,000, the Net Proceeds will be disbursed by Lender to Borrower upon receipt, provided that all of the conditions set forth in Subsection 4.3(b)(i) are met and Borrower delivers to Lender (i) a written undertaking to expeditiously commence and to satisfactorily complete with due diligence the Restoration in accordance with the terms of this Security Instrument and (ii) a monthly accounting of all payments, costs and expenditures made by Borrower in connection with the Restoration.

(b) If the Net Proceeds are equal to or greater than \$100,000 or the costs of completing the Restoration is equal to or greater than \$100,000 Lender shall make the Net Proceeds available for the Restoration in accordance with the provisions of this Subsection 4.3(b). The term "Net Proceeds" for purposes of this Section 4.3 shall mean: (i) the net amount of all insurance proceeds received by Lender pursuant to Subsections 3.3(a)(i), (iv), (vi) and (vii) of this Security Instrument as a result of such damage or destruction, after deduction of its reasonable costs and expenses (including, but not limited to, reasonable counsel fees), if any, in collecting same ("Insurance Proceeds"), or (ii) the net amount of all awards and payments received by Lender with respect to a taking referenced in Section 3.6 of this Security Instrument, after deduction of its reasonable costs and expenses (including, but not limited to, reasonable counsel fees), if any, in collecting the same ("Condemnation Proceeds"), whichever the case may be.

(i) The Net Proceeds shall be made available to Borrower for the Restoration provided that each of the following conditions are met:

(A) no Event of Default or Actionable Default shall have occurred and be continuing under the Loan Agreement, the Note, this Security Instrument or any of the Other Security Documents;

(B) Borrower shall commence the Restoration as soon as reasonably practicable (but in no event later than thirty (30) days after such damage or destruction or taking occurs) and shall diligently pursue the same to satisfactory completion;

(C) Lender shall be satisfied that any operating deficits, including all scheduled payments of principal and interest under the Note and the Contract Rate (as defined in the Loan Agreement) which will be incurred with respect to the Property as a result of the occurrence of any such fire or other casualty or taking, whichever the case may be, will be covered out of (1) the Net Proceeds, (2) the insurance coverage referred to in Subsection 3.3(a)(iii), if applicable, or (3) by other funds of Borrower;

(D) Lender shall be satisfied that, upon the completion of the Restoration, the Debt Service Coverage Ratio (defined herein) shall be at least (i) if no Conversion Event (as defined in the Loan Agreement) shall have occurred.

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1.75 to 1.0, (ii) if a Tier I Conversion Event but not a Tier II Conversion Event (each as defined in the Loan Agreement) shall have occurred, 1.70 to 1.0 and (iii) if a Tier II Conversion Event shall have occurred, 1.65 to 1.0, as determined by Lender in its sole and absolute discretion;

(E) Lender shall be satisfied that the Restoration will be completed on or before the earliest to occur of (1) twelve (12) months after the occurrence of such fire or other casualty or taking, whichever the case may be, or (2) such time as may be required under applicable zoning law, ordinance, rule or regulation in order to repair and restore the Property to the condition it was in immediately prior to such fire or other casualty or to as nearly as possible the condition it was in immediately prior to such taking, as applicable;

(F) the Property and the use thereof after the Restoration will be in compliance with and permitted under all applicable zoning laws, ordinances, rules and regulations; and

(G) the Restoration shall be done and completed by Borrower in an expeditious and diligent fashion and in compliance with all applicable governmental laws, rules and regulations (including, without limitation, all applicable Environmental Laws) defined below.

As used in this Security Instrument, "Debt Service Coverage Ratio" shall mean the ratio of (i) Net Operating Income (as defined in the Loan Agreement) attributable to the operation of one or more Real Property Assets (as defined in the Loan Agreement) to (ii) principal and interest that would accrue and become due hereunder and under the other Loan Documents with respect to the Allocated Loan Amount (as defined in the Loan Agreement) of such Real Property Asset or Real Property Assets for the twelve (12) calendar month period immediately following the date of calculation, calculated at a rate equal to the greater of (a) the average Contract Rate of interest applicable thereunder on such date and (b) the Treasury Rate.

(ii) The Net Proceeds shall be held by Lender in an interest bearing account and, until disbursed in accordance with the provisions of this Subsection 4.3(b), shall constitute additional security for the Obligations. The Net Proceeds shall be disbursed by Lender to, or as directed by, Borrower from time to time during the course of the Restoration, upon receipt of evidence satisfactory to Lender that (A) all materials installed and work and labor performed (except to the extent that they are to be paid for out of the requested disbursement) in connection with the Restoration have been paid for in full, and (B) there exist no notices of pendency, stop orders, mechanic's or materialman's liens or notices of intention to file same, or any other liens or encumbrances of any nature whatsoever on the Property arising out of the Restoration which have not either been fully bonded to the satisfaction of Lender and discharged of record or in the alternative fully insured to the satisfaction of Lender by the title company insuring the lien of this Security Instrument.

(iii) If the costs of completing the Restoration are equal to or greater than \$100,000, then all plans and specifications required in connection with the Restoration

shall be subject to prior review and acceptance in all respects by Lender and by an independent consulting engineer selected by Lender (the "Restoration Consultant"). Lender shall have the use of the plans and specifications and all permits, licenses and approvals required or obtained in connection with the Restoration. The identity of the contractors, subcontractors and materialmen engaged in the Restoration, as well as the contracts under which they have been engaged, shall be subject to prior review and acceptance by Lender and the Restoration Consultant. All costs and expenses incurred by Lender in connection with making the Net Proceeds available for the Restoration including, without limitation, reasonable counsel fees and disbursements and the Restoration Consultant's fees, shall be paid by Borrower.

(v) In no event shall Lender be obligated to make disbursements of the Net Proceeds in excess of an amount equal to the costs actually incurred from time to time for work in place as part of the Restoration, as certified by the Restoration Consultant, minus the Retainage. The term "Retainage" as used in this Subsection 4.3(b) shall mean an amount equal to 10% of the costs actually incurred for work in place as part of the Restoration, as certified by the Restoration Consultant, until the Restoration has been completed. The Retainage shall in no event, and notwithstanding anything to the contrary set forth above in this Subsection 4.3(b), be less than the amount actually held back by Borrower from contractors, subcontractors and materialmen engaged in the Restoration. The Retainage shall not be released until the Restoration Consultant certifies to Lender that the Restoration has been completed in accordance with the provisions of this Subsection 4.3(b) and that all approvals necessary for the re-occupancy and use of the Property have been obtained from all appropriate governmental and quasi-governmental authorities, and Lender receives evidence satisfactory to Lender that the costs of the Restoration have been paid in full or will be paid in full out of the Retainage, provided, however, that Lender will release the portion of the Retainage being held with respect to any contractor, subcontractor or materialman engaged in the Restoration as of the date upon which the Restoration Consultant certifies to Lender that the contractor, subcontractor or materialman has satisfactorily completed all work and has supplied all materials in accordance with the provisions of the contractor's, subcontractor's or materialman's contract, and the contractor, subcontractor or materialman delivers the lien waivers and evidence of payment in full of all sums due to the contractor, subcontractor or materialman as may be reasonably requested by Lender or by the title company insuring the lien of this Security Instrument. If required by Lender, the release of any such portion of the Retainage shall be approved by the surety company, if any, which has issued a payment or performance bond with respect to the contractor, subcontractor or materialman.

(v) Lender shall not be obligated to make disbursements of the Net Proceeds more frequently than once every calendar month.

(vi) If at any time the Net Proceeds or the undisbursed balance thereof shall not, in the opinion of Lender, be sufficient to pay in full the balance of the costs which are estimated by the Restoration Consultant to be incurred in connection with the completion of the Restoration, Borrower shall deposit the deficiency (the "Net Proceeds Deficiency") with Lender before any further disbursement of the Net Proceeds shall be

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made. The Net Proceeds Deficiency deposited with Lender shall be held by Lender in an interest bearing account and shall be disbursed for costs actually incurred in connection with the Restoration on the same conditions applicable to the disbursement of the Net Proceeds, and until so disbursed pursuant to this Subsection 4.3(b) shall constitute additional security for the Obligations.

(vii) The excess, if any, of the Net Proceeds and the remaining balance, if any, of the Net Proceeds Deficiency deposited with Lender after the Restoration Consultant certifies to Lender that the Restoration has been completed in accordance with the provisions of this Subsection 4.3(b), and the receipt by Lender of evidence satisfactory to Lender that all costs incurred in connection with the Restoration have been paid in full, shall be remitted by Lender to Borrower, provided no Default or Event of Default shall have occurred and shall be continuing under the Loan Agreement, the Note, this Security Instrument or any of the Other Security Documents.

(c) All Net Proceeds not required (i) to be made available for the Restoration or (ii) to be returned to Borrower as excess Net Proceeds pursuant to Subsection 4.3(b)(vii) may be retained and applied by Lender toward the payment of the Debt whether or not then due and payable in such order, priority and proportions as Lender in its discretion shall deem proper or, at the discretion of Lender, the same may be paid, either in whole or in part, to Borrower for such purposes as Lender shall designate, in its discretion. If Lender shall receive and retain Net Proceeds, the lien of this Security Instrument shall be reduced only by the amount thereof received and retained by Lender and actually applied by Lender in reduction of the Debt.

Section 4.4 LOCK-BOX ACCOUNT. Upon the occurrence of and during the continuance of an Event of Default or an Actionable Default, Lender shall have the right, upon written notice to Borrower to require that, from and after the next succeeding date of payment of an installment of principal and interest under the Note, all rents with respect to the Property, at Lender's discretion, be paid directly to the Manager or the New Manager, if applicable, and deposited daily by Borrower or the Manager or the New Manager, if applicable, in the name designated by Lender directly to a designated lock-box account (the "Lock-Box Account"), opened by Lender at a bank (the "Lock-Box Bank"), which account shall be within the exclusive control of Lender. Notwithstanding the foregoing, upon the occurrence of an Event of Default or an Actionable Default, Lender shall have the right to require that each tenant under the Leases make all payments under its respective Lease, (y) if by wire transfer, to the Lock-Box Account and (z) if by check, money order or similar manner of payment, by mail to a designated lock-box (the "Lock-Box") within the exclusive control of Lender. All amounts to be deposited into the Lock-Box Account shall be collected and deposited daily by Borrower or the Manager or the New Manager, as applicable (or, if required by Lender, by the Lock-Box Bank), into the Lock-Box Account. Amounts on deposit in the Lock-Box Account or held in the Lock-Box shall be applied by Lender to the payment of the Debt, in such order and priority as Lender shall determine in its sole discretion.

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Article 5 - REPRESENTATIONS AND WARRANTIES

Borrower represents and warrants to Lender that:

Section 5.1 WARRANTY OF TITLE. Borrower has good title to the Property and has the right to mortgage, grant, bargain, sell, pledge, assign, warrant, transfer and convey the same and that Borrower possesses an unencumbered fee simple absolute estate in the Land and the Improvements and that it owns the Property free and clear of all liens, encumbrances and charges whatsoever except for those exceptions shown in the title insurance policy insuring the lien of this Security Instrument (the "Permitted Exceptions"). Borrower shall forever warrant, defend and preserve the title and the validity and priority of the lien of this Security Instrument and shall forever warrant and defend the same to Lender against the claims of all persons whomsoever.

Section 5.2 AUTHORITY. Borrower (and the undersigned representative of Borrower, if any) has full power, authority and legal right to execute this Security Instrument, and to mortgage, grant, bargain, sell, pledge, assign, warrant, transfer and convey the Property pursuant to the terms hereof and to keep and observe all of the terms of this Security Instrument on Borrower's part to be performed.

Section 5.3 LEGAL STATUS AND AUTHORITY. Borrower (a) is duly organized, validly existing and in good standing under the laws of its state of organization or incorporation; (b) is duly qualified to transact business and is in good standing in the State where the Property is located and each other jurisdiction in which it is required; and (c) has all necessary approvals, governmental and otherwise, and full power and authority to own the Property and carry on its business as now conducted and proposed to be conducted. Borrower now has and shall continue to have the full right, power and authority to operate and lease the Property, to encumber the Property as provided herein and to perform all of the other obligations to be performed by Borrower under the Note, the Loan Agreement, this Security Instrument and Other Security Documents.

Section 5.4 VALIDITY OF DOCUMENTS. (a) The execution, delivery and performance of the Note, the Loan Agreement, this Security Instrument and Other Security Documents and the borrowing evidenced by the Note (i) are within the corporate power of Borrower; (ii) have been authorized by all requisite corporate action; (iii) have received all necessary licenses, approvals and consents, corporate, governmental or otherwise; (iv) will not violate, conflict with, result in a breach of or constitute (with notice or lapse of time, or both) a default under any provision of law, rule, regulation, writ, any order or judgment of any court or governmental authority, the articles of incorporation, by-laws, partnership or trust agreement, or other governing instrument of Borrower or its subsidiaries, or any indenture, agreement or other instrument to which Borrower is a party or by which it or any of its assets or the Property is or may be bound or affected; (v) will not result in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of its assets, except the lien and security interest created hereby; and (vi) will not require any authorization or license from, or any filing with, any governmental or other body (except for the recordation of this instrument in appropriate land records in the State where the Property is located and except for Uniform Commercial Code filings relating to the security interest created hereby); and (b) the Note, the Loan Agreement,

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this Security Instrument and the Other Security Documents constitute the legal, valid and binding obligations of Borrower and are enforceable against Borrower in accordance with their terms, except as such enforcement may be limited by applicable bankruptcy, insolvency, reorganization or similar laws affecting the rights of creditors generally.

Section 5.5 LITIGATION. There are no judgments, decrees or orders of any kind against Borrower unpaid of record which would affect the ability of Borrower to comply with its obligations under the Note, this Security Instrument, the Loan Agreement or the Other Security Documents.

Section 5.6 STATUS OF PROPERTY. (a) No portion of the Improvements is located in an area identified by the Secretary of Housing and Urban Development or any successor thereto as an area having special flood hazards pursuant to the National Flood Insurance Act of 1968 or the Flood Disaster Protection Act of 1973, as amended, or any successor law, or, if located within any such area, Borrower has obtained and will maintain the insurance prescribed in Section 3.3 hereof.

(b) Borrower has obtained all necessary certificates, licenses and other approvals, governmental and otherwise, necessary for the operation of the Property and the conduct of its business and all required zoning, building code, land use, environmental and other similar permits or approvals, all of which are in full force and effect as of the date hereof and not subject to revocation, suspension, forfeiture or modification.

(c) The Property and the present and contemplated use and occupancy thereof are in full compliance with all applicable zoning ordinances (without reliance upon grandfather provisions or adjoining or other properties), building codes, land use and environmental laws, laws relating to the disabled (including, but not limited to, the ADA) and other similar laws.

(d) The Property is served by all utilities required for the current or contemplated use thereof. All utility service is provided by public utilities and the Property has accepted or is equipped to accept such utility service.

(e) All public roads and streets necessary for service of and access to the Property for the current or contemplated use thereof have been completed, are serviceable and all-weather and are physically and legally open for use by the public.

(f) The Property is served by public water and sewer systems.

(g) Except as provided in the Post-Closing Undertaking (as defined in the Loan Agreement), to the best knowledge of Borrower, there is no latent or patent structural deficiency of the Property. To the best knowledge of Borrower, the Property is free of damage and waste that would materially and adversely affect the value of the Property, is in good repair and there is no deferred maintenance, except as provided in the Post-Closing Undertaking. The Property is free from damage caused by fire or other casualty. There is no pending or, to the actual knowledge of Borrower, threatened condemnation proceedings affecting the Property, or any part thereof.

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(h) All costs and expenses of any and all labor, materials, supplies and equipment used in the construction of the Improvements have been paid in full. Subject to Borrower's right to contest as set forth in this Security Instrument, there are no mechanics' or similar liens or claims that have been filed and recorded for work, labor or materials that affects the Property and that are or may be liens prior to, or coordinate with, the lien of this Security Instrument.

(i) Borrower has paid in full for, and is the owner of, all furnishings, fixtures and equipment (other than tenants' property) used in connection with the operation of the Property, free and clear of any and all security interests, liens or encumbrances, except the lien and security interest created hereby.

(j) To the best knowledge of Borrower, all liquid and solid waste disposal, septic and sewer systems located on the Property are in a good and safe condition and repair and in compliance with all Applicable Laws.

(k) Except as may be shown on the surveys delivered by Borrower pursuant to the Loan Agreement, all Improvements lie within the boundaries and building restrictions of the Land, no such Improvements encroach upon easements benefitting the Property other than encroachments that do not materially adversely affect the use or occupancy of the Property and no improvements on adjoining properties encroach upon the Property or easements benefitting the Property other than encroachments that do not materially adversely affect the use or occupancy of the Property. All amenities, access routes or other items that materially benefit the Property are under direct control of Borrower, constitute permanent easements that benefit all or part of the Property or are public property, and the Property by virtue of such easements or otherwise is contiguous to a physically open, dedicated all weather public street, and has the necessary permits for ingress and egress.

(l) If the Property constitutes a legal non-conforming use, the non-conforming Improvements may be rebuilt to current density and used and occupied for such non-conforming purposes if damaged or destroyed.

(m) There are no delinquent taxes, ground rents, water charges, sewer rents, assessments (including assessments payable in future installments), insurance premiums, leasehold payments, or other outstanding charges affecting the Property.

Section 5.7 NO FOREIGN PERSON. Borrower is not a "foreign person" within the meaning of Sections 1445(f)(3) of the Internal Revenue Code of 1986, as amended and the related Treasury Department regulations, including temporary regulations.

Section 5.8 SEPARATE TAX LOT. Each individual Property is assessed for real estate tax purposes as one or more wholly independent tax lot or lots, separate from any adjoining land or improvements not constituting a part of such lot or lots, and no other land or improvements is assessed and taxed together with each such individual Property or any portion thereof.

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Section 5.9 ERISA COMPLIANCE. (a) As of the date hereof and throughout the term of this Security Instrument, (i) Borrower is not and will not be an "employee benefit plan" as defined in Section 3(3) of ERISA, which is subject to Title I of ERISA, and (ii) the assets of Borrower do not and will not constitute "plan assets" of one or more such plans for purposes of Title I of ERISA; and

(b) As of the date hereof and throughout the term of this Security Instrument (i) Borrower is not and will not be a "governmental plan" within the meaning of Section 3(3) of ERISA and (ii) transactions by or with Borrower are not and will not be subject to state statutes applicable to Borrower regulating investments of and fiduciary obligations with respect to governmental plans.

Section 5.10 LEASES. (a) Borrower is the sole owner of the entire lessor's interest in the Leases; (b) the Leases are valid and enforceable; (c) the terms of all alterations, modifications and amendments to the Leases are reflected in the certified occupancy statement delivered to and approved by Lender; (d) none of the Rents reserved in the Leases have been assigned or otherwise pledged or hypothecated; (e) none of the Rents have been collected for more than one (1) month in advance; (f) the premises demised under the Leases have been completed and the tenants under the Leases have accepted the same and have taken possession of the same on a rent-paying basis; (g) to the best knowledge of Borrower after due inquiry, there exist no offsets or defenses to the payment of any portion of the Rents; (h) except for the purchase options and rights of first offer/refusal (collectively, the "Option Rights") set forth in the Form S-11 Registration Statement of Borrower as filed with the Securities and Exchange Commission on October 24, 1994, no Lease contains an option to purchase, right of first refusal to purchase, or any other similar provision, except as approved by Lender; (i) no person or entity has any possessory interest in, or right to occupy, the Property except under and pursuant to a Lease; each Lease is subordinate to this Security Instrument and each lessee agrees to attorn to Lender, either pursuant to its terms or a recorded subordination, non-disturbance and attornment agreement; (k) no Lease has the benefit of a non-disturbance agreement that would be considered unacceptable to prudent institutional lenders; (l) there are no prior assignments, pledges, hypothecation or other encumbrances of any Leases or any portion of Rents due and payable or to become due and payable thereunder which are presently outstanding and have priority to the assignment of rents executed in connection with this Security Instrument; and (m) the Property is not subject to any Lease other than the Leases described in the rent rolls delivered pursuant to Section 3.11.

Section 5.11 FINANCIAL CONDITION. (a) Borrower is solvent, and no bankruptcy, reorganization, insolvency or similar proceeding under any state or federal law with respect to Borrower has been initiated, and (b) it has received reasonably equivalent value for the granting of this Security Instrument.

Section 5.12 BUSINESS PURPOSES. The loan evidenced by the Note is solely for the business purpose of Borrower, and is not for personal, family, household, or agricultural purposes.

Section 5.13 TAXES. Borrower has filed all federal, state, county, municipal, and city income and other tax returns required to have been filed by it and has paid all taxes and

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related liabilities which have become due pursuant to such returns or pursuant to any assessments received by it. Borrower does not know of any basis for any additional assessment in respect of any such taxes and related liabilities for prior years.

Section 5.14 MAILING ADDRESS. Borrower's mailing address, as set forth in the opening paragraph hereof or as changed in accordance with the provisions hereof, is true and correct.

Section 5.15 NO CHANGE IN FACTS OR CIRCUMSTANCES. All information in the application for the loan submitted to Lender (the "Loan Application") and in all financing statements, rent rolls (as the same are updated in accordance with the terms of the Loan Agreement), reports, certificates and other documents submitted in connection with the Loan Application or in satisfaction of the terms thereof, are accurate, complete and correct in all respects.

Section 5.16 DISCLOSURE. Borrower has disclosed to Lender all material facts and has not failed to disclose any material fact that could cause any representation or warranty made herein to be materially misleading.

Section 5.17 ILLEGAL ACTIVITY. No portion of the Property has been or will be purchased with proceeds of any illegal activity.

Section 5.18 TRADE NAMES. Borrower does not do any business with respect to the Property under any trade name other than CenterPoint Properties.

Section 5.19 CONTRACTS. All contracts, agreements, consents, waivers, documents and writings of every kind or character at any time to which the Borrower is a party to be delivered to Lender pursuant to any of the provisions of this Security Instrument are valid and enforceable against the Borrower and, to the best knowledge of Borrower, are enforceable against all other parties thereto, and in all respects are what they purport to be and, to the best knowledge of Borrower, to the extent that any such writing shall impose any obligation or duty on the party thereto or constitute a waiver of any rights which any such party might otherwise have, said writing shall be valid and enforceable against said party in accordance with the terms, except as such enforcement may be limited by applicable bankruptcy, insolvency, reorganization or similar laws affecting the rights of creditors generally.

Section 5.20 SURVIVAL. The foregoing representations and warranties shall survive the execution and delivery of this Security Instrument until the Debt has been fully paid and satisfied and Lender shall have no further commitment to advance funds hereunder. The request for any Advance (as defined in the Loan Agreement) under the Loan Agreement by Borrower or on its behalf shall constitute a certification that the aforesaid representation and warranties are true and correct as of the date of such request, except to the extent any such representation or warranty shall relate solely to an earlier date.

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Article 6 - OBLIGATIONS AND RELIANCES

Section 6.1 RELATIONSHIP OF BORROWER AND LENDER. The relationship between Borrower and Lender is solely that of debtor and creditor, and Lender has no fiduciary or other special relationship with Borrower, and no term or condition of any of the Note, this Security Instrument and the Other Security Documents shall be construed so as to deem the relationship between Borrower and Lender to be other than that of debtor and creditor.

Section 6.2 NO RELIANCE ON LENDER. The officers, principals and (if Borrower is a trust) beneficial owners of Borrower are experienced in the ownership and operation of properties similar to the Property, and Borrower and Lender are relying solely upon such expertise and business plan in connection with the ownership and operation of the Property. Borrower is not relying on Lender's expertise, business acumen or advice in connection with the Property.

Section 6.3 NO LENDER OBLIGATIONS. (a) Notwithstanding the provisions of Subsections 1.2(f) and (l) or Section 1.3, Lender is not undertaking the performance of (i) any obligations under the Leases; or (ii) any obligations with respect to such agreements, contracts, certificates, instruments, franchises, permits, trademarks, licenses and other documents.

(b) By accepting or approving anything required to be observed, performed or fulfilled or to be given to Lender pursuant to this Security Instrument, the Note, the Loan Agreement or the Other Security Documents, including without limitation, any officer's certificate, balance sheet, statement of profit and loss or other financial statement, survey, appraisal, or insurance policy, Lender shall not be deemed to have warranted, consented to, or affirmed the sufficiency, the legality or effectiveness of same, and such acceptance or approval thereof shall not constitute any warranty or affirmation with respect thereto by Lender.

Section 6.4 RELIANCE. Borrower recognizes and acknowledges that in accepting the Note, this Security Instrument, the Loan Agreement, and the Other Security Documents, Lender is expressly and primarily relying on the truth and accuracy of the warranties and representations set forth in Article 5 without any obligation to investigate the Property and notwithstanding any investigation of the Property by Lender; that such reliance existed on the part of Lender prior to the date hereof; that the warranties and representations are a material inducement to Lender in accepting the Note, this Security Instrument, the Loan Agreement and the Other Security Documents; and that Lender would not be willing to make the loan evidenced by the Note, this Security Instrument, the Loan Agreement and the Other Security Documents and accept this Security Instrument in the absence of the warranties and representations as set forth in Article 5.

Article 7 - FURTHER ASSURANCES

Section 7.1 RECORDING OF SECURITY INSTRUMENT, ETC. Borrower forthwith upon the execution and delivery of this Security Instrument and thereafter, from time to time, will cause this Security Instrument and any of the Other Security Documents creating a lien or security interest or evidencing the lien hereof upon the Property and each instrument of further

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assurance to be filed, registered or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect and perfect the lien or security interest hereof upon, and the interest of Lender in, the Property. Borrower will pay all taxes, filing, registration or recording fees, and all expenses incident to the preparation, execution, acknowledgment and/or recording of the Note, this Security Instrument, the Other Security Documents, any note or mortgage supplemental hereto, any security instrument with respect to the Property and any instrument of further assurance, and any modification or amendment of the foregoing documents, and all federal, state, county and municipal taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of this Security Instrument, any mortgage supplemental hereto, any security instrument with respect to the Property or any instrument of further assurance, and any modification or amendment of the foregoing documents, except where prohibited by law so to do.

Section 7.2 FURTHER ACTS, ETC. Borrower will, at the cost of Borrower, and without expense to Lender, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers and assurances as Lender shall, from time to time, reasonably require, for the better assuring, conveying, assigning, transferring, and confirming unto Lender the property and rights hereby mortgaged, granted, bargained, sold, conveyed, confirmed, pledged, assigned, warranted and transferred or intended now or hereafter so to be, or which Borrower may be or may hereafter become bound to convey or assign to Lender, or for carrying out the intention or facilitating the performance of the terms of this Security Instrument or for filing, registering or recording this Security Instrument, or for complying with all Applicable Laws. Borrower, on demand, will execute and deliver one or more financing statements, chattel mortgages or other instruments, to evidence more effectively the security interest of Lender in the Property. Borrower grants to Lender an irrevocable power of attorney coupled with an interest for the purpose of exercising and perfecting any and all rights and remedies available to Lender at law and in equity, including without limitation such rights and remedies available to Lender pursuant to this Section 7.2.

Section 7.3 CHANGES IN TAX, DEBT, CREDIT AND DOCUMENTARY STAMP LAWS. (a) If any law is enacted or adopted or amended after the date of this Security Instrument which deducts the Debt from the value of the Property for the purpose of taxation or which imposes a tax, either directly or indirectly, on the Debt or Lender's interest in the Property, Borrower will pay the tax, with interest and penalties thereon, if any. If Lender is advised by counsel chosen by it that the payment of tax by Borrower would be unlawful or taxable to Lender or unenforceable or provide the basis for a defense of usury, then Lender shall have the option by written notice of not less than ninety (90) days to declare the Debt immediately due and payable.

(b) Borrower will not claim or demand or be entitled to any credit or credits on account of the Debt for any part of the Taxes or Other Charges assessed against the Property, or any part thereof, and no deduction shall otherwise be made or claimed from the assessed value of the Property, or any part thereof, for real estate tax purposes by reason of this Security Instrument or the Debt. If such claim, credit or deduction shall be required by law, Lender shall have the option, by written notice of not less than ninety (90) days, to declare the Debt immediately due and payable.

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(c) If at any time the United States of America, any State thereof or any subdivision of any such State shall require revenue or other stamps to be affixed to the Note, this Security Instrument, or any of the Other Security Documents or impose any other tax or charge on the same, Borrower will pay for the same, with interest and penalties thereon, if any.

Section 7.4 ESTOPPEL CERTIFICATES. Upon any transfer or proposed transfer contemplated by Section 19.1 hereof, at Lender's request, (a) Borrower shall deliver to Lender, any Co-Lender or Participant, (each as defined in the Loan Agreement) or any prospective Co-Lender or Participant promptly upon request, to the extent not previously received by Lender, duly executed estoppel certificates from any one or more lessees as required by Lender and, to the extent such estoppel certificates have been previously received by Lender, duly executed updated landlord estoppel certificates, attesting to such facts regarding Leases as Lender may reasonably require, including but not limited to attestations that each Lease covered thereby is in full force and effect with no defaults thereunder on the part of any party, that none of the Rents have been paid more than one month in advance, and that the lessee claims no defense or offset against the full and timely performance of its obligations under the Lease.

(b) The delivery by Borrower and Lender of estoppel certificates and similar statements shall otherwise be governed by the Loan Agreement.

Section 7.5 FLOOD INSURANCE. After Lender's request, Borrower shall deliver evidence satisfactory to Lender that no portion of the Improvements is situated in a federally designated "special flood hazard area" or, if located with such area, Borrower shall maintain the insurance prescribed in Section 3.3 hereof.

Section 7.6 SPLITTING OF SECURITY INSTRUMENT. This Security Instrument and the Note shall, at any time until the same shall be fully paid and satisfied, at the sole election of Lender, be split or divided into two or more notes and two or more security instruments, each of which shall cover all or a portion of the Property to be more particularly described therein. To that end, Borrower, upon written request of Lender, shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered by the then owner of the Property, to Lender and/or its designee or designees substitute notes and security instruments in such principal amounts, aggregating not more than the then unpaid principal amount of this Security Instrument, and containing terms, provisions and clauses similar to those contained herein and in the Note, and such other documents and instruments as may be required by Lender.

Section 7.7 REPLACEMENT DOCUMENTS. Upon receipt of an affidavit of an officer of Lender as to the loss, theft, destruction or mutilation of the Note or any Other Security Document which is not of public record, and, in the case of any such mutilation, upon surrender and cancellation of such Note or Other Security Document, Borrower will issue, in lieu thereof, a replacement Note or Other Security Document, dated the date of such lost, stolen, destroyed or mutilated Note or Other Security Document in the same principal amount thereof and otherwise of like tenor.

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Article 8 - DUE ON SALE/ENCUMBRANCE

Section 8.1 LENDER RELIANCE. Borrower acknowledges that Lender has examined and relied on the experience of Borrower in owning and operating properties such as the Property in agreeing to make the loan secured hereby, and will continue to rely on Borrower's ownership of the Property as a means of maintaining the value of the Property as security for repayment of the Debt and the performance of the Other Obligations. Borrower acknowledges that Lender has a valid interest in maintaining the value of the Property so as to ensure that, should Borrower default in the repayment of the Debt or the performance of the Other Obligations, Lender can recover the Debt by a sale of the Property.

Section 8.2 NO SALE/ENCUMBRANCE. Except pursuant to the Option Rights (as defined in Subsection 5.10(h) hereof), Borrower agrees that Borrower shall not, without the prior written consent of Lender, sell, convey, mortgage, grant, bargain, encumber, pledge, assign, or otherwise transfer the Property or any part thereof or permit the Property or any part thereof to be sold, conveyed, mortgaged, granted, bargained, encumbered, pledged, assigned, or otherwise transferred.

Section 8.3 SALE/ENCUMBRANCE DEFINED. A sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer within the meaning of this Article 8 shall be deemed to include, but not limited to, (a) an installment sales agreement wherein Borrower agrees to sell the Property or any part thereof for a price to be paid in installments; and (b) an agreement by Borrower leasing all or a substantial part of the Property for other than actual occupancy by a space tenant thereunder or a sale, assignment or other transfer of, or the grant of a security interest in, Borrower's right, title and interest in and to any Leases or any Rents.

Section 8.4 LENDER'S RIGHTS. Lender reserves the right to condition the consent required hereunder upon a modification of the terms hereof and an assumption of the Note, the Loan Agreement, this Security Instrument and the Other Security Documents as so modified by the proposed transferee, payment of a transfer fee of not less than one percent (1%) of the principal balance of the Note and all of Lender's expenses incurred in connection with such transfer, the proposed transferee's continued compliance with the covenants set forth in Section 4.2 hereof, or such other conditions as Lender shall determine in its sole discretion to be in the interest of Lender. Lender shall not be required to demonstrate any actual impairment of its security or any increased risk of default hereunder in order to declare the Debt immediately due and payable upon Borrower's sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property without Lender's consent. This provision shall apply to every sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property regardless of whether voluntary or not, or whether or not Lender has consented to any previous sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property.

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Article 9 - PREPAYMENT

Section 9.1 PREPAYMENT. The Debt may be prepaid only in strict accordance with the express terms and conditions of the Note and the Loan Agreement including, but not limited to, the payment of any Funding Costs (as defined in the Loan Agreement).

Article 10 - DEFAULT

Section 10.1 EVENTS OF DEFAULT. The occurrence of any one or more of the following events shall constitute an "Event of Default":

- (a) if any portion of the Debt is not paid in the time and the manner set forth in the Loan Agreement;
- (b) if any of the Taxes or Other Charges is not paid when the same is due and payable except to the extent sums sufficient to pay such Taxes and Other Charges have been deposited with Lender in accordance with the terms of this Security Instrument;
- (c) if the Policies are not kept in full force and effect, or if the Policies are not delivered to Lender upon request or Borrower has not delivered evidence of the renewal of the Policies thirty (30) days prior to their expiration as provided in Section 3.3(b);
- (d) if Borrower violates or does not comply with any of the provisions of Sections 3.3, 3.7, 3.11, 4.3, 7.4 and Articles 8, 12 and 13; provided, however, Borrower shall have an additional ten (10) day grace period to deliver the renewal Policies described in Section 3.3(b);
- (e) if any representation or warranty of Borrower or any principal or beneficial owner of Borrower made herein or in the Environmental Indemnity (defined below) or any guaranty, or in any certificate, report, financial statement or other instrument or document furnished to Lender shall have been false or misleading in any material respect when made; provided, however, that if such breach is capable of being cured, then Borrower shall have a period of thirty (30) days after delivery of notice from Lender to cure any such breach;
- (f) if (i) Borrower shall commence any case, proceeding or other action (A) under any existing or future law of any jurisdiction, domestic or foreign, relating to bankruptcy, insolvency, reorganization, conservatorship or relief of debtors, seeking to have an order for relief entered with respect to it, or seeking to adjudicate it a bankrupt or insolvent, or seeking reorganization, arrangement, adjustment, winding-up, liquidation, dissolution, composition or other relief with respect to it or its debts, or (B) seeking appointment of a receiver, trustee, custodian, conservator or other similar official for it or for all or any substantial part of its assets, or the Borrower shall make a general assignment for the benefit of its creditors; or (ii) there shall be commenced against Borrower any case, proceeding or other action of a nature referred to in clause (i) above

which (A) results in the entry of an order for relief or any such adjudication or appointment or (B) remains undismissed, undischarged or unbonded for a period of sixty (60) days; or (iii) there shall be commenced against the Borrower any case, proceeding or other action seeking issuance of a warrant of attachment, execution, distraint or similar process against all or any substantial part of its assets which results in the entry of any order for any such relief which shall not have been vacated, discharged, or stayed or bonded pending appeal within sixty (60) days from the entry thereof; or (iv) the Borrower shall take any action in furtherance of, or indicating its consent to, approval of, or acquiescence in, any of the acts set forth in clause (i), (ii), or (iii) above; or (v) the Borrower shall generally not, or shall be unable to, or shall admit in writing its inability to, pay its debts as they become due;

(g) if Borrower shall be in default under any other mortgage, deed of trust, deed to secure debt or other security agreement covering any part of the Property whether it be superior or junior in lien to this Security Instrument;

(h) if the Property becomes subject to any mechanic's, materialman's or other lien other than a lien for local real estate taxes and assessments not then due and payable and the lien shall remain undischarged of record (by payment, bonding or otherwise) for a period of thirty (30) days;

(i) if any federal tax lien is filed against Borrower or the Property and same is not discharged of record within thirty (30) days after same is filed;

(j) if Borrower fails to cure promptly any violations of Applicable Laws in accordance with the terms of the Loan Agreement;

(k) if (i) Borrower fails to timely provide Lender with the written certification and evidence referred to in Section 4.2 hereof, or (ii) Borrower consummates a transaction which would cause the Security Instrument or Lender's exercise of its rights under this Security Instrument, the Note or the Other Security Documents to constitute a nonexempt prohibited transaction under ERISA or result in a violation of a state statute regulating governmental plans, subjecting Lender to liability for a violation of ERISA or a state statute;

(l) if any default occurs under that certain environmental indemnity agreement dated the date hereof given by Borrower to Lender (the "Environmental Indemnity") and such default continues after the expiration of applicable notice and grace periods, if any;

(m) if any default occurs under any guaranty or indemnity executed in connection herewith and such default continues after the expiration of applicable grace periods, if any;

(n) if an Event of Default occurs under the Loan Agreement;

(o) if Borrower defaults under the Management Agreement beyond the expiration of applicable notice and grace periods, if any, thereunder or if cancelled,

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terminated or surrendered, unless in such case Borrower shall enter into a new management agreement on market terms and conditions no less favorable than the Management Agreement and with a management company satisfactory to Lender;

(p) if an Event of Default occurs under any Additional Security Instrument (hereinafter defined): or

(q) if for more than ten (10) days after notice from Lender or such shorter time period as provided in the Note, the Loan Agreement, this Security Instrument, Other Security Documents or any other Loan Document, Borrower shall continue to be in default under any other term, covenant or condition of this Security Instrument in the case of any default which can be cured by the payment of a sum of money, or for thirty (30) days after notice from Lender in the case of any other default, provided that if such default cannot reasonably be cured within such thirty (30) day period and Borrower shall have commenced to cure such default within such thirty (30) day period and thereafter diligently and expeditiously proceeds to cure the same, such thirty (30) day period shall be extended for so long as it shall require Borrower in the exercise of due diligence to cure such default, it being agreed that no such extension shall be for a period in excess of ninety (90) days.

Section 10.2 DEFAULT INTEREST. Borrower does hereby agree that upon the occurrence of an Event of Default, Lender shall be entitled to receive and Borrower shall pay interest on the entire principal amount outstanding of the Note at a rate equal to the Default Rate (as defined in the Loan Agreement). The Default Rate shall be computed (i) for all Events of Default which can be cured by the payment of a sum of money from the date upon which such payment was due, and (ii) for all other Events of Default, from the occurrence of the Event of Default until, for all Events of Default, the earlier of the date upon which the Event of Default is cured or the date upon which the Debt is paid in full. Interest calculated at the Default Rate shall be added to the Debt, and shall be deemed secured by this Security Instrument. This clause, however, shall not be construed as an agreement or privilege to extend the date of the payment of the Debt, nor as a waiver of any other right or remedy accruing to Lender by reason of the occurrence of any Default or any Event of Default.

Article 11 - RIGHTS AND REMEDIES

Section 11.1 REMEDIES. Upon the occurrence of any Event of Default, Borrower agrees that Lender may take such action, without notice or demand, as it deems advisable to protect and enforce its rights against Borrower and in and to the Property, including, but not limited to, the following actions, each of which may be pursued concurrently or otherwise, at such time and in such order as Lender may determine, in its sole discretion, without impairing or otherwise affecting the other rights and remedies of Lender:

- (a) declare the entire unpaid Debt to be immediately due and payable;
- (b) institute proceedings, judicial or otherwise, for the complete foreclosure of this Security Instrument under any applicable provision of law in which case the

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Property or any interest therein may be sold for cash or upon credit in one or more parcels or in several interests or portions and in any order or manner;

(c) with or without entry, to the extent permitted and pursuant to the procedures provided by applicable law, institute proceedings for the partial foreclosure of this Security Instrument for the portion of the Debt then due and payable, subject to the continuing lien and security interest of this Security Instrument for the balance of the Debt not then due, unimpaired and without loss of priority;

(d) sell for cash or upon credit the Property or any part thereof and all estate, claim, demand, right, title and interest of Borrower therein and rights of redemption thereof, pursuant to power of sale or otherwise, at one or more sales, as an entity or in parcels, at such time and place, upon such terms and after such notice thereof as may be required or permitted by law;

(e) institute an action, suit or proceeding in equity for the specific performance of any covenant, condition or agreement contained herein, in the Note, the Loan Agreement or in the Other Security Documents;

(f) recover judgment on the Note either before, during or after any proceedings for the enforcement of this Security Instrument, the Loan Agreement or the Other Security Documents;

(g) apply for the appointment of a receiver, trustee, liquidator or conservator of the Property, without notice, unless required by law, and without regard for the adequacy of the security for the Debt and without regard for the solvency of Borrower or of any person, firm or other entity liable for the payment of the Debt;

(h) subject to any applicable law, the license granted to Borrower under Section 1.3 shall automatically be revoked and Lender may enter into or upon the Property, either personally or by its agents, nominees or attorneys and dispossess Borrower and its agents and servants therefrom, without liability for trespass, damages or otherwise and exclude Borrower and its agents or servants wholly therefrom, and take possession of all books, records and accounts relating thereto and Borrower agrees to surrender possession of the Property and of such books, records and accounts to Lender upon demand, and thereupon Lender may (i) use, operate, manage, control, insure, maintain, repair, restore and otherwise deal with all and every part of the Property and conduct the business thereat; (ii) complete any construction on the Property in such manner and form as Lender deems advisable; (iii) make alterations, additions, renewals, replacements and improvements to or on the Property; (iv) exercise all rights and powers of Borrower with respect to the Property, whether in the name of Borrower or otherwise, including, without limitation, the right to make, cancel, enforce or modify Leases, obtain and evict tenants, and demand, sue for, collect and receive all Rents of the Property and every part thereof; (v) require Borrower to pay monthly in advance to Lender, or any receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupation of such part of the Property as may be occupied by Borrower; (vi) require Borrower to vacate and surrender possession of the Property to Lender or to such

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receiver and, in default thereof, Borrower may be evicted by summary proceedings or otherwise; and (vii) apply the receipts from the Property to the payment of the Debt, in such order, priority and proportions as Lender shall deem appropriate in its sole discretion after deducting therefrom all expenses (including reasonable attorneys' fees) incurred in connection with the aforesaid operations and all amounts necessary to pay the Taxes, Other Charges, insurance and other expenses in connection with the Property, as well as just and reasonable compensation for the services of Lender, its counsel, agents and employees;

(i) exercise any and all rights and remedies granted to a secured party upon default under the Uniform Commercial Code, including, without limiting the generality of the foregoing: (i) the right to take possession of the Personal Property or any part thereof, and to take such other measures as Lender may deem necessary for the care, protection and preservation of the Personal Property, and (ii) request Borrower at its expense to assemble the Personal Property and make it available to Lender at a convenient place acceptable to Lender. Any notice of sale, disposition or other intended action by Lender with respect to the Personal Property sent to Borrower in accordance with the provisions hereof at least ten (10) days prior to such action, shall constitute commercially reasonable notice to Borrower;

(j) apply any sums then deposited in the Escrow Fund, if any, and any other sums held in escrow or otherwise by Lender in accordance with the terms of this Security Instrument or any Other Security Document to the payment of the following items in any order in its uncontrolled discretion:

- (i) Taxes and Other Charges;
- (ii) Insurance Premiums;
- (iii) Operating Expenses (as defined in the Loan Agreement);
- (iv) Interest on the unpaid principal balance of the Note;
- (v) Amortization of the unpaid principal balance of the Note; and
- (vi) All other sums payable pursuant to the Note, the Loan Agreement, this Security Instrument and the Other Security Documents, including without limitation advances made by Lender pursuant to the terms of this Security Instrument;

(k) surrender the Policies maintained pursuant to Article 3 hereof, collect the unearned Insurance Premiums and apply such sums as a credit on the Debt in such priority and proportion as Lender in its discretion shall deem proper, and in connection therewith, Borrower hereby appoints Lender as agent and attorney-in-fact (which is coupled with an interest and is therefore irrevocable) for Borrower to collect such Insurance Premiums;

(l) pursue such other remedies as Lender may have under applicable law;

(m) apply the undisbursed balance of any Net Proceeds Deficiency deposit, together with interest thereon, to the payment of the Debt in such order, priority and proportions as Lender shall deem to be appropriate in its discretion; and/or

(n) require a Lock-Box Account pursuant to Section 4.4 and apply all sums in the Lock-Box Account to the payment of the Debt, in such order, priority and proportions as Lender shall deem appropriate in its discretion.

In the event of a sale, by foreclosure, power of sale, or otherwise, of less than all of the Property, this Security Instrument shall continue as a lien and security interest on the remaining portion of the Property unimpaired and without loss of priority. Notwithstanding the provisions of this Section 11.1 to the contrary, if any Event of Default as described in clause (i) or (ii) of Subsection 10.1(f) shall occur, the entire unpaid Debt shall be automatically due and payable, without any further notice, demand or other action by Lender.

Section 11.2 APPLICATION OF PROCEEDS. The purchase money proceeds and avails of any disposition of the Property or any part thereof, or any other sums collected by Lender pursuant to the Note, the Loan Agreement, this Security Instrument or the Other Security Documents, may be applied by Lender to the payment of the Debt in such priority and proportions as Lender in its discretion shall deem proper; provided, however, that if no Default or Event of Default has occurred and is continuing, Lender's application of such sums shall be governed by the Loan Agreement.

Section 11.3 RIGHT TO CURE DEFAULTS. Upon the occurrence of any Event of Default, Lender may, but without any obligation to do so and without notice to or demand on Borrower and without releasing Borrower from any obligation hereunder, make or do the same in such manner and to such extent as Lender may deem necessary to protect the security hereof. Lender is authorized to enter upon the Property for such purposes, or appear in, defend, or bring any action or proceeding to protect its interest in the Property or to foreclose this Security Instrument or collect the Debt, and the cost and expense thereof (including reasonable attorneys' fees to the extent permitted by law), with interest as provided in this Section 11.3, shall constitute a portion of the Debt and shall be due and payable to Lender upon demand. All such costs and expenses incurred by Lender in remedying such Event of Default or such failed payment or act or in appearing in, defending, or bringing any such action or proceeding shall bear interest at the Default Rate, for the period after notice from Lender that such cost or expense was incurred to the date of payment to Lender. All such costs and expenses incurred by Lender together with interest thereon calculated at the Default Rate shall be deemed to constitute a portion of the Debt and be secured by this Security Instrument and the Other Security Documents and shall be immediately due and payable upon demand by Lender therefor.

Section 11.4 ACTIONS AND PROCEEDINGS. Lender has the right to appear in and defend any action or proceeding brought with respect to the Property and to bring any action or proceeding, in the name and on behalf of Borrower, which Lender, in its discretion, decides should be brought to protect its interest in the Property.

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Section 11.5 RECOVERY OF SUMS REQUIRED TO BE PAID. Lender shall have the right from time to time to take action to recover any sum or sums which constitute a part of the Debt as the same become due, without regard to whether or not the balance of the Debt shall be due, and without prejudice to the right of Lender thereafter to bring an action of foreclosure, or any other action, for a default or defaults by Borrower existing at the time such earlier action was commenced.

Section 11.6 EXAMINATION OF BOOKS AND RECORDS. Lender and each Co-Lender, their respective agents, accountants and attorneys shall have the right to examine the records, books, management and other papers of Borrower and its affiliates which reflect upon their financial condition, at the Property or at any office regularly maintained by Borrower or its affiliates where the books and records are located. Lender and its agents shall have the right to make copies and extracts from the foregoing records and other papers. In addition, Lender and each Co-Lender, their respective agents, accountants and attorneys shall have the right, upon two (2) Business Days' notice, to examine, copy and audit the books and records of Borrower and its affiliates pertaining to the income, expenses and operation of the Property during reasonable business hours at any office of Borrower or its affiliates where the books and records are located. This Section 11.6 shall apply throughout the term of the Note and without regard to whether a Default or an Event of Default has occurred or is continuing; provided, further, that if an Event of Default or an Actionable Default has occurred and is continuing, the examination(s) conducted pursuant to this Section 11.6 shall be at Borrower's sole cost and expense and shall not require prior notice.

Section 11.7 OTHER RIGHTS, ETC. (a) The failure of Lender to insist upon strict performance of any term hereof shall not be deemed to be a waiver of any term of this Security Instrument. Borrower shall not be relieved of Borrower's obligations hereunder by reason of (i) the failure of Lender to comply with any request of Borrower to take any action to foreclose this Security Instrument or otherwise enforce any of the provisions hereof or of the Note, the Loan Agreement or the Other Security Documents, (ii) the release, regardless of consideration, of the whole or any part of the Property, or of any person liable for the Debt or any portion thereof, or (iii) any agreement or stipulation by Lender extending the time of payment or otherwise modifying or supplementing the terms of the Note, the Loan Agreement, this Security Instrument or the Other Security Documents.

(b) It is agreed that the risk of loss or damage to the Property is on Borrower, and Lender shall have no liability whatsoever for decline in value of the Property, for failure to maintain the Policies, or for failure to determine whether insurance in force is adequate as to the amount of risks insured. Possession by Lender shall not be deemed an election of judicial relief, if any such possession is requested or obtained, with respect to any Property or collateral not in Lender's possession.

(c) Lender may resort for the payment of the Debt to any other security held by Lender in such order and manner as Lender, in its discretion, may elect. Lender may take action to recover the Debt, or any portion thereof, or to enforce any covenant hereof without prejudice to the right of Lender thereafter to foreclose this Security Instrument. The rights of Lender under this Security Instrument shall be separate, distinct and cumulative and none shall be given effect to the exclusion of the others. No act of Lender shall be construed as an election

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to proceed under any one provision herein to the exclusion of any other provision. Lender shall not be limited exclusively to the rights and remedies herein stated but shall be entitled to every right and remedy now or hereafter afforded at law or in equity.

Section 11.8 RIGHT TO RELEASE ANY PORTION OF THE PROPERTY. Lender may release any portion of the Property for such consideration as Lender may require without, as to the remainder of the Property, in any way impairing or affecting the lien or priority of this Security Instrument, or improving the position of any subordinate lienholder with respect thereto, except to the extent that the obligations hereunder shall have been reduced by the actual monetary consideration, if any, received by Lender for such release, and may accept by assignment, pledge or otherwise any other property in place thereof as Lender may require without being accountable for so doing to any other lienholder. This Security Instrument shall continue as a lien and security interest in the remaining portion of the Property.

Section 11.9 VIOLATION OF LAWS. If the Property is not in compliance with Applicable Laws, Lender may impose additional requirements upon Borrower in connection herewith including, without limitation, monetary reserves or financial equivalents.

Section 11.10 RECOURSE AND CHOICE OF REMEDIES. Notwithstanding any other provision of this Security Instrument, Lender and other Environmental Indemnified Parties (defined in Section 12.1 below) and other Indemnified Parties (defined in Section 13.1 below) are entitled to enforce the obligations of Borrower contained in Sections 13.2, 13.3 and 13.4 without first resorting to or exhausting any security or collateral and without first having recourse to the Note or any of the Property, through foreclosure or acceptance of a deed in lieu of foreclosure or otherwise, and in the event Lender commences a foreclosure action against the Property, Lender is entitled to pursue a deficiency judgment with respect to such obligations against Borrower. The liability of Borrower is not limited to the original principal amount of the Note. Notwithstanding the foregoing, nothing herein shall inhibit or prevent Lender from foreclosing pursuant to this Security Instrument or exercising any other rights and remedies pursuant to the Note, the Loan Agreement, this Security Instrument and the Other Security Documents, whether simultaneously with foreclosure proceedings or in any other sequence. A separate action or actions may be brought and prosecuted against Borrower, whether or not action is brought against any other person or entity or whether or not any other person or entity is joined in the action or actions. In addition, Lender shall have the right but not the obligation to join and participate in, as a party if it so elects, any administrative or judicial proceedings or actions initiated in connection with any matter addressed in Article 12 or Section 13.4. Borrower shall remain liable for any deficiency if the proceeds from any sale or other disposition of the Property are insufficient to satisfy the Obligations in full.

Section 11.11 RIGHT OF ENTRY. Upon two (2) Business Days' notice to Borrower, Lender and its agents shall have the right to enter and inspect the Property at all reasonable times, including, without limitation, the right to enter and inspect in order to conduct an appraisal of the Property, subject to the provisions of the Loan Agreement. This Section 11.11 shall apply throughout the term of the Note and without regard to whether a Default or an Event of Default has occurred or is continuing; provided, further, that if an Event of Default or an Actionable Default has occurred or is continuing, Lender and its agents shall not be required to give Borrower notice before exercising their right of entry pursuant to this Section 11.11.

Article 12 - ENVIRONMENTAL HAZARDS

Section 12.1 ENVIRONMENTAL REPRESENTATIONS AND WARRANTIES. Borrower has conducted or obtained the Environmental Reports (as defined in the Loan Agreement) on the Property, has made the Environmental Reports and other environmental information related to the Property available to Lender, and has included a list of the environmental assessment reports on the Property on Exhibit B to the Environmental Indemnity. Except as set forth in the Environmental Reports listed in Exhibit B to the Environmental Indemnity, and based on the Environmental Laws (defined below) in effect as of the date of this Security Instrument, to the best of Borrower's knowledge:

(a) there are not now, and never have been, Hazardous Substances (defined below) not in compliance with the Environmental Laws (defined below) nor underground storage tanks at, in, on, or under the Property not in compliance with the Environmental Laws;

(b) there are no past, present, or threatened Releases (defined below) of Hazardous Substances at, in, on, under, or from the Property, except where such Releases are both (i) in compliance with the Environmental Laws and (ii) are not reasonably likely to require Remediation;

(c) there is no threat of an Release of Hazardous Substances migrating to the Property;

(d) there is no past or present non-compliance with the Environmental Laws or with permits issued pursuant thereto, in connection with the Property, and there are no circumstances that may prevent or interfere with such compliance in the future;

(e) in connection with the Property, Borrower has not received any written notice or other communication from any person or entity (including, but not limited to, a governmental entity) of possible liability relating to (i) the presence of Hazardous Substances or for Remediation (defined below) of Hazardous Substances, (ii) non-compliance with any Environmental Law, (iii) other environmental conditions, or (iv) any actual or potential administrative or judicial proceedings in connection with any of the foregoing;

(f) none of the Property (i) is listed or proposed for listing on the National Priorities List, CERCLIS, or any analogous list maintained by any governmental entity of sites that may require investigation or cleanup, (ii) is the subject of any investigation or cleanup, or is or has been the subject of a CERCLA Section 104(e) notice, or (iii) is subject to any restrictions on ownership, occupancy, use, or transferability under any Environmental Law;

(g) Borrower has not received any notice of potential liability with respect to any site other than the Property arising from Hazardous Substances generated, stored, treated, disposed of, or transported at or from the Property; and

(h) Borrower has provided to Lender, in writing, all information relating to the environmental conditions at, in, on, under, or from the Property that is known to Borrower

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and that is contained in files and records of Borrower, including, but not limited to, the Environmental Reports.

The term "Environmental Indemnified Parties" includes Lender, any person or entity who is or will have been involved in the origination of the Loan, any person or entity who is or will have been involved in the servicing of the Loan, any person or entity in whose name the encumbrance created by this Security Instrument is or will have been recorded, persons and entities who may hold or acquire or will have held a full or partial interest in the Loan (including, but not limited to, Co-Lenders and Participants (each as defined in the Loan Agreement), custodians, trustees and other fiduciaries who hold or have held a full or partial interest in the Loan for the benefit of third parties) as well as the respective directors, officers, shareholders, partners, employees, agents, servants, representatives, contractors, subcontractors, affiliates, subsidiaries, participants, and, subject to the terms of Section 14.6, successors and assigns of any and all of the foregoing (including, but not limited to, any other person or entity who holds or acquires or will have held a participation or other full or partial interest in the Loan or the Property, whether during the term of the Loan or as part of or following a foreclosure of the Loan and including, but not limited to, any successors by merger, consolidation or acquisition of all or a substantial portion of Lender's assets and business).

The term "Environmental Laws" means any present and future federal, state and local laws, statutes, ordinances, rules, regulations, any judicial or administrative interpretations thereof (including any judicial or administrative order, consent decree or judgment), and common law, relating to protection of human health or the environment, relating to Hazardous Substances, relating to liability for or costs of Remediation or prevention of Releases of Hazardous Substances or relating to liability for or costs of other actual or threatened danger to the environment, and includes, but is not limited to, the following statutes, as amended, and any regulations promulgated pursuant thereto, and any state or local statutes, ordinances, rules, regulations addressing similar issues: the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"); the Emergency Planning and Community Right-to-Know Act; the Hazardous Substances Transportation Act; the Resource Conservation and Recovery Act (including, but not limited to, Subtitle I relating to underground storage tanks); the Solid Waste Disposal Act; the Clean Water Act; the Clean Air Act; the Toxic Substances Control Act; the Safe Drinking Water Act; the Occupational Safety and Health Act; the Federal Water Pollution Control Act; the Federal Insecticide, Fungicide and Rodenticide Act; the Endangered Species Act; the National Environmental Policy Act; and the River and Harbors Appropriation Act; any law conditioning transfer of property upon a negative declaration or other approval of a governmental authority of the environmental condition of the property; any law requiring notification or disclosure of Releases of Hazardous Substances or other environmental condition of the Property to any governmental authority or other person or entity, whether or not in connection with transfer of title to or interest in property; and any law relating to nuisance, trespass or other causes of action related to the Property.

The term "Environmental Losses" includes any losses, damages, costs, fees, expenses, claims, suits, judgments, awards, liabilities (including, but not limited to, strict liabilities), obligations, debts, diminutions in value, fines, penalties, charges, costs of Remediation (whether or not performed voluntarily), amounts paid in settlement, consequential damages, litigation costs, reasonable attorneys' fees, reasonable engineers' fees, reasonable

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environmental consultants' fees, and reasonable investigation costs (including, but not limited to, costs for sampling, testing and analysis of soil, water, air, building materials, and other materials and substances whether solid, liquid, or gas), of whatever kind or nature, and whether or not incurred in connection with any judicial or administrative proceedings, actions, claims, suits, judgments, or awards. The term "reasonable", as used in this definition, shall only be construed to determine whether the costs incurred are reasonable given the particular scope of work required by Environmental Indemnified Parties.

The term "Hazardous Substances" includes, but is not limited to, any and all substances (whether solid, liquid, or gas) defined, listed, or otherwise regulated under the Environmental Laws, or for which liability may be incurred under the Environmental Laws, including, but not limited to, hazardous wastes, hazardous substances, hazardous materials, toxic substances, pollutants, contaminants, petroleum and petroleum products, asbestos and asbestos-containing materials, polychlorinated biphenyls, lead, radon, radioactive materials, flammables, and explosives.

The term "Legal Action" means any claim, action, suit, proceeding or investigation, whether administrative or judicial in nature.

The term "Release" with respect to any Hazardous Substance includes, but is not limited to, any release, deposit, discharge, emission, leaking, leaching, spilling, seeping, migrating, injecting, pumping, pouring, emptying, escaping, dumping, disposing, or other movement of Hazardous Substances.

The term "Remediation" includes but is not limited to, any response, remedial, removal, or corrective action; any activity to clean up, detoxify, decontaminate, contain or otherwise remediate any Hazardous Substance; any actions to prevent, cure or mitigate any Release of any Hazardous Substance; any action to comply with any Environmental Laws or with any permits issued pursuant thereto; any inspection, investigation, study, monitoring, assessment, audit, sampling and testing, laboratory or other analysis, or evaluation relating to any Hazardous Substances or to anything referred to in Article 12.

Section 12.2 ENVIRONMENTAL COVENANTS. Borrower covenants and agrees that:

(a) all uses and operations on or of the Property, whether by Borrower or its tenants, lessees, contractors, licensees, business invitees, agents, or any other person or entity lawfully using or operating on the Property shall be in compliance with the Environmental Laws;

(b) (i) it will not engage in actions or omissions that will result in a Release of Hazardous Substances at, in, on, under, or from the Property, except for such Releases that are both in compliance with the Environmental Laws and that are not reasonably likely to require Remediation; (ii) it will make its best efforts to ensure that any other person using or operating on the Property will not engage in actions or omissions that will result in a Release of Hazardous Substances at, in, on, under, or from the Property, except for such Releases that are both in compliance with the Environmental Laws and that are not reasonably likely to require Remediation; and (iii) it will promptly notify Lender in the event of any Release of Hazardous Substances prohibited by this subsection;

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(c) it will use best efforts to ensure that there are no Hazardous Substances at, in, on, or under the Property, except those that are both (i) in compliance with the Environmental Laws and (ii) fully disclosed to Lender in writing;

(d) Borrower shall keep the Property free and clear of all statutory liens or encumbrances imposed pursuant to any Environmental Law, whether due to any act or omission of Borrower or any other person or entity (the "Environmental Liens");

(e) Borrower shall, at its sole cost and expense, fully and expeditiously cooperate in all activities pursuant to Subsection 12.3 of the Security Instrument, including, but not limited to, providing all relevant information and making knowledgeable persons available for interviews;

(f) in connection with the Property, Borrower shall, at its sole cost and expense, comply with all reasonable written requests of Lender to (i) reasonably effectuate Remediation of any condition (including, but not limited to, a Release of a Hazardous Substance) at, in, on, under or from the Property, where the condition is not in compliance with Environmental Laws or there are concentrations of Hazardous Substances present that are in excess of regulatory standards or guidelines applicable to the Property; (ii) comply with any Environmental Law; (iii) comply with any legally authorized directive from any governmental authority; and (iv) take any other reasonable action necessary or appropriate for protection of human health or the environment, except that in connection with requests by Lender with respect to all of the above, for purposes of this Agreement, Borrower may, at its option, release a Real Property Asset (as defined in the Loan Agreement) pursuant to Subsection 2.21(a) of the Loan Agreement;

(g) in connection with the Property, Borrower shall not do and shall use best efforts to not allow its tenants, lessees, contractors, licensees, business invitees, agents, or any other lawful user or operator of the Property, to do any act that materially increases the dangers to human health or the environment, poses an unreasonable risk of harm to any person or entity (whether on or off the Property), impairs or may impair the value of the Property, is contrary to any requirement of any insurer, constitutes a public or private nuisance, constitutes waste, or violates any covenant, condition, agreement or easement applicable to the Property; and

(h) upon discovery, Borrower shall promptly notify Lender in writing of (A) any presence or Release of Hazardous Substances or threatened Release of Hazardous Substances at, in, on, under, from, or migrating toward the Property, except for such Releases that are both in compliance with the Environmental Laws and that are not reasonably likely to require Remediation; (B) any non-compliance with the Environmental Laws related to the Property; (C) any actual or potential Environmental Lien relating to the Property; (D) any required or proposed Remediation of environmental conditions relating to the Property; (E) any listing or proposed listing of any Property on the National Priorities List, CERCLIS, or any analogous list maintained by any governmental entity of sites that may require investigations or cleanup; (F) receipt of a CERCLA Section 104(e) notice relating to any Property; (G) any written notice or other communication relating in any way to the presence of Hazardous Substances not in

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compliance with the Environmental Laws at, in, on, or under the Property or Remediation thereof, possible liability of any person or entity pursuant to any Environmental Law in connection with the Property, other environmental conditions in connection with the Property, or any actual or potential administrative or judicial proceedings in connection with anything referred to in this Agreement; and (H) any circumstances or conditions that cause or may cause any Environmental Representation and Warranty to be untrue or that results in a breach thereof.

Section 12.3 ENVIRONMENTAL ASSESSMENTS.

(a) On an annual basis, at its expense, Borrower will perform additional assessments to update the Environmental Reports and report any new or newly discovered information related to the environmental conditions at each Property and otherwise provide copies of such assessments to the Environmental Indemnified Parties. Borrower may, but is not required to, use its own personnel to perform these assessments.

(b) In the event that an environmental assessment to be conducted under subsection (a) of this Section or other information identifies a Release of Hazardous Substances or threatened Release of Hazardous Substances, Borrower shall engage, at its expense, an environmental consultant approved by Lender (which approval shall not be unreasonably withheld) to perform necessary testing of such Release, threatened Release or condition according to a scope of work, protocol and consultant approved by Borrower and the Environmental Indemnified Parties (which approval shall not be unreasonably withheld) and to prepare a report of the results. If Borrower and the Environmental Indemnified Parties cannot agree to a scope of work, protocol and consultant for such testing, the Environmental Indemnified Parties may require or Borrower may elect to release the affected Real Property Asset pursuant to Subsection 2.21(a) of the Loan Agreement. If the affected Real Property Asset is not released pursuant to Subsections 2.21(a) of the Loan Agreement, Lender or any Environmental Indemnified Party may elect to engage an environmental consultant approved by Borrower (which approval shall not be unreasonably withheld) to conduct such testing and to prepare a report, but in such event Borrower shall reimburse Lender or other Environmental Indemnified Party only for that portion of the testing and report cost agreed to by Borrower. Upon written notice of not less than five (5) Business Days (as defined in the Loan Agreement) (or such longer period as may be required by any agreement with any tenant, lessee, or other lawful user or operator on the affected Real Property Asset), Borrower shall provide Lender, other Environmental Indemnified Parties, or its consultant with access to the affected Real Property Asset during regular business hours and upon reasonable conditions to perform the testing identified in the preceding sentence of this subsection. Regardless of which party to this Agreement performs the testing identified herein, the other party shall be entitled to observe (at its own expense) and receive representative split samples of any samples taken as part of such testing. Such testing may include taking samples of soil, groundwater or other water, air or building materials, and other invasive testing.

(c) In addition to environmental inspections or assessments conducted pursuant to Section 12.3(b), Environmental Indemnified Parties and any other person or entity designated by Environmental Indemnified Parties (including but not limited to any receiver, any representative of a governmental entity and any environmental consultant), shall have the right

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but not the obligation to enter upon the Property at all reasonable times to assess the environmental condition of the Property and its use, including but not limited to conducting any environmental assessment or audit (the scope of which shall be determined in Lender's sole and absolute discretion) and taking samples of soil, groundwater or other water, air or building materials, and conducting other invasive testing. Upon written notice of not less than five (5) Business Days (or such longer period as may be required by any agreement with any tenant, lessee, or other lawful user or operator on the affected Real Property Asset), Borrower shall provide Lender, other Environmental Indemnified Parties, or its consultant with access to the affected Real Property Asset during regular business hours and upon reasonable conditions to perform the environmental investigation discussed above. Borrower may be entitled to observe (at its own expense) and receive representative split samples taken as part of any testing conducted pursuant to the investigation. Other than environmental work that is subject to reimbursement pursuant to Section 12.3(b), or environmental inspections or assessments performed when Borrower is in default of this Section 12.3(c), or environmental inspections or assessments performed by Environmental Indemnified Parties in anticipation of a possible foreclosure when Borrower is in default of any other undertaking or condition in connection with the Loan (which environmental assessments or inspections shall be conducted at the sole cost and expense of the Borrower), environmental inspections or assessments conducted by Environmental Indemnified Parties pursuant to this subsection shall be conducted at the sole cost and expense of said Environmental Indemnified Party (except for the analysis of split samples provided to Borrower, the cost of which shall be borne by Borrower).

Article 13 - INDEMNIFICATION

Section 13.1 GENERAL INDEMNIFICATION. Borrower shall, at its sole cost and expense, protect, defend, indemnify, release and hold harmless the Indemnified Parties (defined below) from and against any and all claims, suits, liabilities (including, without limitation, strict liabilities), actions, proceedings, obligations, debts, damages, losses, costs, expenses, diminutions in value, fines, penalties, charges, fees, expenses, judgments, awards, amounts paid in settlement, punitive damages, foreseeable and unforeseeable consequential damages, of whatever kind or nature (including but not limited to attorneys' fees and other costs of defense) (the "Losses") imposed upon or incurred by or asserted against any Indemnified Parties and directly or indirectly arising out of or in any way relating to any one or more of the following: (a) ownership of this Security Instrument, the Property or any interest therein or receipt of any Rents; (b) any amendment to, or restructuring of, the Debt, and the Note, the Loan Agreement, this Security Instrument, or any Other Security Documents; (c) any and all lawful action that may be taken by Lender in connection with the enforcement of the provisions of this Security Instrument or the Note, the Loan Agreement or the Other Security Documents, whether or not suit is filed in connection with same, or in connection with Borrower and/or any partner, joint venturer or shareholder thereof becoming a party to a voluntary or involuntary federal or state bankruptcy, insolvency or similar proceeding; (d) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (e) any use, nonuse or condition in, on or about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (f) any failure on the part of Borrower to perform or be in compliance with any of the terms of this Security Instrument; (g) performance of any labor or services or the furnishing of any materials or other

property in respect of the Property or any part thereof; (h) the failure of any person to file timely with the Internal Revenue Service an accurate Form 1099-B, Statement for Recipients of Proceeds from Real Estate, Broker and Barter Exchange Transactions, which may be required in connection with the Security Instrument, or to supply a copy thereof in a timely fashion to the recipient of the proceeds of the transaction in connection with which this Security Instrument is made; (i) any failure of the Property to be in compliance with any Applicable Laws; (j) the enforcement by any Indemnified Party of the provisions of this Article 13; (k) any and all claims and demands whatsoever which may be asserted against Lender by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained in any Lease; (l) the payment of any commission, charge or brokerage fee to anyone which may be payable in connection with the funding of the loan evidenced by the Note and secured by this Security Instrument; or (m) any misrepresentation made by Borrower in this Security Instrument or any Other Security Document. Any amounts payable to Lender by reason of the application of this Section 13.1 shall become immediately due and payable and shall bear interest at the Default Rate from the date loss or damage is sustained by Lender until paid. For purposes of this Article 13, the term "Indemnified Parties" means Lender and any person or entity who is or will have been involved in the origination of this loan, any person or entity who is or will have been involved in the servicing of this loan, any person or entity in whose name the encumbrance created by this Security Instrument is or will have been recorded, persons and entities who may hold or acquire or will have held a full or partial interest in this loan (including, but not limited to, Participants and each Co-Lender (each as defined in the Loan Agreement) as well as custodians, trustees and other fiduciaries who hold or have held a full or partial interest in this loan for the benefit of third parties) as well as the respective directors, officers, shareholders, partners, employees, agents, servants, representatives, contractors, subcontractors, affiliates, subsidiaries, participants, successors and assigns of any and all of the foregoing (including but not limited to any other person or entity who holds or acquires or will have held a participation or other full or partial interest in this loan or the Property, whether during the term of this loan or as a part of or following a foreclosure of this loan and including, but not limited to, any successors by merger, consolidation or acquisition of all or a substantial portion of Lender's assets and business).

Section 13.2 MORTGAGE AND/OR INTANGIBLE TAX. Borrower shall, at its sole cost and expense, protect, defend, indemnify, release and hold harmless the Indemnified Parties from and against any and all Losses imposed upon or incurred by or asserted against any Indemnified Parties and directly or indirectly arising out of or in any way relating to any tax on the making and/or recording of this Security Instrument, the Note, the Loan Agreement or any of the Other Security Documents.

Section 13.3 ERISA INDEMNIFICATION. Borrower shall, at its sole cost and expense, protect, defend, indemnify, release and hold harmless the Indemnified Parties from and against any and all Losses (including, without limitation, attorneys' fees and costs incurred in the investigation, defense, and settlement of Losses incurred in correcting any prohibited transaction or in the sale of a prohibited loan, and in obtaining any individual prohibited transaction exemption under ERISA that may be required, in Lender's sole discretion) that Lender may incur, directly or indirectly, as a result of a default under Sections 4.2 or 5.9.

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Section 13.4 ENVIRONMENTAL INDEMNIFICATION.

(a) Borrower covenants and agrees at its sole cost and expense, to protect, defend, indemnify, release and hold Environmental Indemnified Parties harmless from and against any and all Environmental Losses imposed upon or incurred by or asserted against any Environmental Indemnified Parties and directly or indirectly arising out of or in any way relating to any one or more of the following:

(i) any presence of any Hazardous Substances at, in, on, above or under the Property;

(ii) any past, present, or threatened Release of Hazardous Substances at, in, on, above, under, or from the Property;

(iii) any activity by Borrower, any person or entity affiliated with Borrower, and any tenant or other user of the Property in connection with any actual, proposed or threatened use, treatment, storage, holding, existence, disposition or other Release, generation, production, manufacturing, processing, refining, control, management, abatement, removal, handling, transfer or transportation to or from the Property of any Hazardous Substances at, in, on, above or under the Property;

(iv) any activity by Borrower, any person or entity affiliated with Borrower, and any tenant or other user of the Property in connection with any actual or proposed Remediation of any Hazardous Substances at, in, on, above or under the Property, whether or not such Remediation is voluntary or pursuant to court or administrative order, including, but not limited to, any removal, remedial or corrective action;

(v) any past, present or threatened non-compliance or violations of any Environmental Laws in connection with the Property, operations thereon or transfer thereof, including, but not limited to, any failure by Borrower, any person or entity affiliated with Borrower, and any tenant or other user of the Property to comply with any order of any governmental authority in connection with any Environmental Laws;

(vi) the imposition, recording or filing or the threatened imposition, recording or filing of any Environmental Lien encumbering the Property;

(vii) any administrative process or proceedings or judicial proceedings in any way connected with any matter addressed in this Section 13.4;

(viii) any past, present or threatened injury to, destruction of or loss of natural resources in any way connected with the Property or use thereof, including, but not limited to, costs to investigate and assess such injury, destruction or loss;

(ix) any acts of Borrower, any person or entity affiliated with Borrower, and any tenant or other user of the Property in arranging for disposal or treatment, or arranging with a transporter for transport for disposal or treatment, or Hazardous

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Substances at any facility or incineration vessel owned or operated by another person or entity;

(x) any acts of Borrower any person or entity affiliated with Borrower, and any tenant or other user of the Property in accepting any Hazardous Substances for transport to disposal or treatment facilities, incineration vessels or sites from which there is a Release, or a threatened Release of any Hazardous Substance which causes the incurrence of costs for Remediation;

(xi) any personal injury, wrongful death, or property or other damage arising under any statutory or common law theory related to the environmental condition of the Property, including, but not limited to, damages assessed for private or public nuisance or for the conducting of an abnormally dangerous activity on the Property; and

(xii) any misrepresentation or inaccuracy in any representation or warranty or material breach or failure to perform any covenants or other obligations pursuant to the Environmental Indemnity, the Loan Agreement or this Security Instrument.

(b) This indemnity shall not apply if it is determined that both (i) any contamination of the Property was caused solely by or as a result of Hazardous Substances that were not present at, in, on, or under the Property prior to the date that Lender or other Environmental Indemnified Parties (or any purchaser at a foreclosure sale) acquires title to the Property pursuant to foreclosure or deed in lieu of foreclosure; and (ii) any Releases of Hazardous Substances at, in, on, or under the Property were not caused by the direct or indirect actions of Borrower or any agents of Borrower.

Section 13.5 DUTY TO DEFEND; ATTORNEYS' FEES AND OTHER FEES AND EXPENSES.

Upon written request by any Indemnified Party or Environmental Indemnified Party, Borrower shall defend in any Legal Action same (if requested by any Indemnified Party or Environmental Indemnified Party, in the name of the Indemnified Party or the Environmental Indemnified Party) by attorneys and other professionals approved by the Indemnified Parties or the Environmental Indemnified Parties. Notwithstanding the foregoing, any Indemnified Parties or Environmental Indemnified Parties may, in their sole and absolute discretion, engage their own attorneys and other professionals to defend or assist them, and, at the option of Indemnified Parties or Environmental Indemnified Parties, their attorneys shall control the resolution of any claim or proceeding, except that Indemnified Parties or Environmental Indemnified Parties, as the case may be, shall provide written notice to Borrower of any settlement that Indemnified Parties or Environmental Parties intend to execute in order to resolve such proceeding. Indemnified Parties or Environmental Indemnified Parties may settle such proceeding without the consent of Borrower, except that Indemnified Parties or Environmental Indemnified Parties shall not settle such proceeding if Borrower, within fourteen (14) days of receiving notice from any Indemnified Party or Environmental Indemnified Party (i) provides written notice that Borrower does not consent to the proposed settlement; and (ii) posts a bond or other security satisfactory to Indemnified Parties or Environmental Indemnified Parties, at Borrower's sole cost and expense, adequate to cover a judgment against Indemnified Parties or Environmental Indemnified Parties in an amount equal to the amount of all claims against such Indemnified Party or Environmental Indemnified Party plus reasonable costs and expenses likely to be incurred by

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such Indemnified Party or Environmental Indemnified Party in connection with its failure to settle such suit or other proceeding. Borrower shall maintain said bond or other security until the proceeding has been settled, the Indemnified Parties' or the Environmental Indemnified Parties' liability or exposure has been fully extinguished, and the Indemnified Parties or the Environmental Indemnified Parties have been reimbursed in accordance with the terms of this Article 13. Upon demand, Borrower shall pay or, in the sole and absolute discretion of the Indemnified Parties or the Environmental Indemnified Parties, reimburse, the Indemnified Parties or the Environmental Indemnified Parties for the payment of reasonable fees and disbursements of attorneys, engineers, environmental consultants, laboratories and other professionals in connection with the above.

Article 14 - WAIVERS

Section 14.1 WAIVER OF COUNTERCLAIM. Borrower hereby waives the right to assert a counterclaim, other than a mandatory or compulsory counterclaim, in any action or proceeding brought against it by Lender arising out of or in any way connected with this Security Instrument, the Note, the Loan Agreement, the Other Security Documents or the Obligations.

Section 14.2 MARSHALLING AND OTHER MATTERS. Borrower hereby waives, to the extent permitted by law, the benefit of all appraisal, valuation, stay, extension, reinstatement and redemption laws now or hereafter in force and all rights of marshalling in the event of any sale hereunder of the Property or any part thereof or any interest therein. Further, Borrower hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of this Security Instrument on behalf of Borrower, and on behalf of each and every person acquiring any interest in or title to the Property subsequent to the date of this Security Instrument and on behalf of all persons to the extent permitted by applicable law.

Section 14.3 WAIVER OF NOTICE. Borrower shall not be entitled to any notices of any nature whatsoever from Lender except with respect to matters for which this Security Instrument specifically and expressly provides for the giving of notice by Lender to Borrower and except with respect to matters for which Lender is required by applicable law to give notice, and Borrower hereby expressly waives the right to receive any notice from Lender with respect to any matter for which this Security Instrument does not specifically and expressly provide for the giving of notice by Lender to Borrower.

Section 14.4 WAIVER OF STATUTE OF LIMITATIONS. Borrower hereby expressly waives and releases to the fullest extent permitted by law, the pleading of any statute of limitations as a defense to payment of the Debt or performance of its Other Obligations.

Section 14.5 SOLE DISCRETION OF LENDER. Wherever pursuant to this Security Instrument (a) Lender exercises any right given to it to approve or disapprove, (b) any arrangement or term is to be satisfactory to Lender, or (c) any other decision or determination is to be made by Lender, the decision of Lender to approve or disapprove, all decisions that arrangements or terms are satisfactory or not satisfactory and all other decisions and

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determinations made by Lender, shall be in the sole and absolute discretion of Lender and shall be final and conclusive, except as may be otherwise expressly and specifically provided herein.

Section 14.6 SURVIVAL. The indemnification made pursuant to Sections 13.1 and 13.3 shall continue indefinitely in full force and effect and shall survive and shall in no way be impaired by: any satisfaction or other termination of this Security Instrument, any assignment or other transfer of all or any portion of this Security Instrument or Lender's interest in the Property (but, in such case, shall benefit both Indemnified Parties and any assignee or transferee), any exercise of Lender's rights and remedies pursuant hereto including but not limited to foreclosure or acceptance of a deed in lieu of foreclosure, any exercise of any rights and remedies pursuant to the Note, the Loan Agreement or the Other Security Documents, any transfer of all or any portion of the Property (whether by Borrower or by Lender following foreclosure or acceptance of a deed in lieu of foreclosure or at any other time), any amendment to this Security Instrument, the Note or the Other Security Documents, and any act or omission that might otherwise be construed as a release or discharge of Borrower from the obligations pursuant hereto. All of the representations, warranties, covenants, and indemnities of Section 13.4 and Article 12 shall survive the repayment of the Note and/or the release of the lien of Lender's mortgage from the Property, and shall survive the transfer of any or all right, title, and interest in and to the Property by Borrower to any party, whether or not affiliated with Borrower. Notwithstanding anything herein to the contrary, in no event shall Borrower's obligations extend to any third party which acquires title to the Property except pursuant to a transfer directly from Lender, any Co-Lender, Participant and their successors and assigns or pursuant to a foreclosure of Borrower's interest in the Property.

SECTION 14.7 WAIVER OF TRIAL BY JURY. BORROWER HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, THE RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM, WHETHER IN CONTRACT, TORT OR OTHERWISE, RELATING DIRECTLY OR INDIRECTLY TO THE LOAN EVIDENCED BY THE NOTE, THE APPLICATION FOR THE LOAN EVIDENCED BY THE NOTE, THE NOTE, THIS SECURITY INSTRUMENT OR THE OTHER SECURITY DOCUMENTS OR ANY ACTS OR OMISSIONS OF LENDER, ITS OFFICERS, EMPLOYEES, DIRECTORS OR AGENTS IN CONNECTION THEREWITH.

Article 15 - RECOURSE

Section 15.1 RECOURSE. The Debt and the Obligations (as defined in the Loan Agreement) shall be full recourse to Borrower.

Article 16 - NOTICES

Section 16.1 NOTICES. All notices or other written communications hereunder shall be deemed to have been properly given (i) upon delivery, if delivered in person or by facsimile transmission with receipt acknowledged by the recipient thereof, (ii) when received at the proper address after having been deposited for overnight delivery with any reputable

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overnight courier service, or (iii) when received at the proper address after having been deposited in any post office or mail depository regularly maintained by the U.S. Postal Service and sent by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

If to Borrower: CenterPoint Properties Corporation
401 North Michigan Avenue
Chicago, Illinois 60611
Attention: Mr. Paul Fisher
Facsimile No. 312-456-7696

With a copy to: Coffield Ungaretti & Harris
Suite 3500
Three First National Plaza
Chicago, Illinois 60602
Attention: James B. Smith
Facsimile No. 312-977-4405

If to Lender: Lehman Brothers Holdings Inc.
d/b/a Lehman Capital, a division of
Lehman Brothers Holdings Inc.
Three World Financial Center, 29th Floor
New York, New York 10285
Telecopier Number: (212) 528-9696
Attention: Ron Hiram

With a copy to: Lehman Brothers Holdings Inc.
d/b/a Lehman Capital, a division of
Lehman Brothers Holdings Inc.
Three World Financial Center, 7th Floor
New York, New York 10285
Telecopier Number: (212) 526-3721
Attention: Scott Kimmel and Annette Nazareth

or addressed as such party may from time to time designate by written notice to the other parties.

Either party by notice to the other may designate additional or different addresses for subsequent notices or communications.

ARTICLE 17 - SERVICE OF PROCESS

Section 17.1 CONSENT TO SERVICE. (a) Borrower will maintain a place of business or an agent for service of process in New York, New York and give prompt notice to Lender

of the address of such place of business and of the name and address of any new agent appointed by it, as appropriate. Borrower further agrees that the failure of its agent for service of process to give it notice of any service of process will not impair or affect the validity of such service or of any judgment based thereon. If, despite the foregoing, there is for any reason no agent for service of process of Borrower available to be served, and if it at that time has no place of business in New York, New York, then Borrower irrevocably consents to service of process by registered or certified mail, postage prepaid, to it at its address given in or pursuant to the first paragraph hereof.

(b) Borrower initially and irrevocably designates CT CORPORATION SYSTEM, with offices on the date hereof at 1633 Broadway, New York, New York 10019, to receive for and on behalf of Borrower service of process in New York, New York with respect to this Security Instrument.

Section 17.2 SUBMISSION TO JURISDICTION. With respect to any claim or action arising hereunder or under the Note or the Other Security Documents, Borrower (a) irrevocably submits to the nonexclusive jurisdiction of the courts of the State of New York and the United States District Court located in the Borough of Manhattan in New York, New York, and appellate courts from any thereof, and (b) irrevocably waives any objection which it may have at any time to the laying on venue of any suit, action or proceeding arising out of or relating to this Security Instrument brought in any such court, irrevocably waives any claim that any such suit, action or proceeding brought in any such court has been brought in an inconvenient forum.

Section 17.3 JURISDICTION NOT EXCLUSIVE. Nothing in this Security Instrument will be deemed to preclude Lender from bringing an action or proceeding with respect hereto in any other jurisdiction.

Article 18 - APPLICABLE LAW

Section 18.1 CHOICE OF LAW. THIS SECURITY INSTRUMENT SHALL BE DEEMED TO BE A CONTRACT ENTERED INTO PURSUANT TO THE LAWS OF THE STATE OF NEW YORK AND SHALL IN ALL RESPECTS BE GOVERNED, CONSTRUED, APPLIED AND ENFORCED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW YORK, PROVIDED HOWEVER, THAT WITH RESPECT TO THE CREATION, PERFECTION, PRIORITY AND ENFORCEMENT OF THE LIEN OF THIS SECURITY INSTRUMENT, AND THE DETERMINATION OF DEFICIENCY JUDGMENTS, THE LAWS OF THE STATE WHERE THE PROPERTY IS LOCATED SHALL APPLY.

Section 18.2 USURY LAWS. This Security Instrument and the Note are subject to the express condition that at no time shall Borrower be obligated or required to pay interest on the Debt at a rate which could subject the holder of the Note to either civil or criminal liability as a result of being in excess of the maximum interest rate which Borrower is permitted by applicable law to contract or agree to pay. If by the terms of this Security Instrument or the Note, Borrower is at any time required or obligated to pay interest on the Debt at a rate in excess of such maximum rate, the rate of interest under the Security Instrument and the Note

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shall be deemed to be immediately reduced to such maximum rate and the interest payable shall be computed at such maximum rate and all prior interest payments in excess of such maximum rate shall be applied and shall be deemed to have been payments in reduction of the principal balance of the Note. All sums paid or agreed to be paid to Lender for the use, forbearance, or detention of the Debt shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the full stated term of the Note until payment in full so that the rate or amount of interest on account of the Debt does not exceed the maximum lawful rate of interest from time to time in effect and applicable to the Debt for so long as the Debt is outstanding.

Section 18.3 PROVISIONS SUBJECT TO APPLICABLE LAW. All rights, powers and remedies provided in this Security Instrument may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law and are intended to be limited to the extent necessary so that they will not render this Security Instrument invalid, unenforceable or not entitled to be recorded, registered or filed under the provisions of any applicable law. If any term of this Security Instrument or any application thereof shall be invalid or unenforceable, the remainder of this Security Instrument and any other application of the term shall not be affected thereby.

Article 19 - SECONDARY MARKET

Section 19.1 TRANSFER OF LOAN. Subject to the terms of the Loan Agreement, the Lender shall have the right in its sole discretion at any time during the term of this Security Instrument to sell, assign, syndicate, participate or otherwise transfer and/or dispose of all or any portion of its interest in the loan evidenced by the Note pursuant to the terms of the Loan Agreement.

Article 20 - COSTS

Section 20.1 PERFORMANCE AT BORROWER'S EXPENSE. Borrower acknowledges and confirms that Lender shall impose certain fees and certain other reasonable administrative processing and due diligence costs and expenses in connection with (a) the extension, renewal, modification, amendment and (except with respect to fees) termination of its loans, (b) certain releases, additions or substitutions of collateral therefor (but with respect to fees, only in accordance with the terms of the Loan Agreement); (c) obtaining certain consents, waivers and approvals with respect to the Property, or (d) the review of any Lease Request or material changes made to the Material Lease Provisions in connection with any Lease or proposed Lease pursuant to Section 3.7 (the occurrence of any of the above shall be called an "Event"). Subject to the provisions of the Loan Agreement, Borrower further acknowledges and confirms that it shall be responsible for the payment of all costs of reappraisal of the Property or any part thereof, whether required by law, regulation, Lender or any governmental or quasi-governmental authority. Borrower hereby acknowledges and agrees to pay, within ten (10) days after demand, all such fees, costs and expenses (as the same may be increased or decreased from time to time), and any additional fees of a similar type or nature which may be imposed by Lender from time to time, upon the occurrence of any Event or otherwise. Wherever it is provided for herein that

Borrower pay any costs and expenses, such costs and expenses shall include, but not be limited to, all reasonable legal fees and disbursements of Lender, whether by retained firms or the reimbursement for the out-of-pocket expenses of Lender or Lender's in-house staff. If any such fees, costs and expenses or any items set forth herein are not paid within such ten (10) day period, interest thereon shall accrue at the Default Rate from the date paid or incurred by Lender until such costs and expenses are paid by Borrower..

Section 20.2 ATTORNEY'S FEES FOR ENFORCEMENT. (a) Borrower shall pay, within the (10) days after demand, all reasonable legal fees incurred by Lender in connection with (i) the preparation of the Note, the Loan Agreement, this Security Instrument and the Other Security Documents and (ii) the items set forth in Section 20.1 above, and (b) Borrower shall pay to Lender on demand any and all expenses, including legal expenses, reasonable attorneys' fees and due diligence costs incurred or paid by Lender in protecting its interest in the Property or Personal Property or in collecting any amount payable hereunder or in enforcing its rights hereunder with respect to the Property or Personal Property, whether or not any legal proceeding is commenced hereunder or thereunder. If any Default or any Event of Default shall have occurred and is continuing, or if any monies are not paid within ten (10) days of demand, interest thereon shall accrue at the Default Rate from the date paid or incurred by Lender until such expenses are paid by Borrower.

Article 21 - DEFINITIONS

Section 21.1 GENERAL DEFINITIONS. Unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, words used in this Security Instrument may be used interchangeably in singular or plural form and the word "Borrower" shall mean "each Borrower and any subsequent owner or owners of the Property or any part thereof or any interest therein," the word "Lender" shall mean "Lender and any subsequent holder of the Note and any Co-Lender (as defined in the Loan Agreement)," the word "Note" shall mean "the Note and any other evidence of indebtedness secured by this Security Instrument," the word "person" shall include an individual, corporation, partnership, trust, unincorporated association, government, governmental authority, and any other entity, the word "Property" shall include any portion of the Property and any interest therein, and the phrases "attorneys' fees" and "counsel fees" shall include any and all reasonable attorneys', paralegal and law clerk fees and disbursements, including, but not limited to, fees and disbursements at the pre-trial, trial and appellate levels incurred or paid by Lender in protecting its interest in the Property, the Leases and the Rents and enforcing its rights hereunder.

Article 22 - MISCELLANEOUS PROVISIONS

Section 22.1 NO ORAL CHANGE. This Security Instrument, and any provisions hereof, may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of Borrower or Lender, but only by an agreement in writing signed by the party against whom enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

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Section 22.2 LIABILITY. This Security Instrument shall be binding upon and inure to the benefit of Borrower and Lender and their respective successors and assigns forever.

Section 22.3 INAPPLICABLE PROVISIONS. If any term, covenant or condition of the Note, the Loan Agreement or this Security Instrument is held to be invalid, illegal or unenforceable in any respect, the Note, the Loan Agreement and this Security Instrument shall be construed without such provision.

Section 22.4 HEADINGS, ETC. The headings and captions of various Sections of this Security Instrument are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

Section 22.5 DUPLICATE ORIGINALS; COUNTERPARTS. This Security Instrument may be executed in any number of duplicate originals and each duplicate original shall be deemed to be an original. This Security Instrument may be executed in several counterparts, each of which counterparts shall be deemed an original instrument and all of which together shall constitute a single Security Instrument. The failure of any party hereto to execute this Security Instrument, or any counterpart hereof, shall not relieve the other signatories from their obligations hereunder.

Section 22.6 NUMBER AND GENDER. Whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

Section 22.7 SUBROGATION. If any or all of the proceeds of the Note have been used to extinguish, extend or renew any indebtedness heretofore existing against the Property, then, to the extent of the funds so used, Lender shall be subrogated to all of the rights, claims, liens, titles, and interests existing against the Property heretofore held by, or in favor of, the holder of such indebtedness and such former rights, claims, liens, titles, and interests, if any, are not waived but rather are continued in full force and effect in favor of Lender and are merged with the lien and security interest created herein as cumulative security for the repayment of the Debt, the performance and discharge of Borrower's obligations hereunder, under the Note and the Other Security Documents and the performance and discharge of the Other Obligations.

Section 22.8 NO JOINT VENTURE. Notwithstanding anything to the contrary herein contained, Lender by entering into this Security Instrument or by taking any action pursuant hereto, will not be deemed a partner or joint venturer with Borrower and Borrower agrees to hold Lender harmless from any damages and expenses resulting from such a construction of the relationship of the parties hereto or any assertion thereof.

Section 22.9 NO BENEFIT TO THIRD PARTIES. This Security Instrument is for the sole and exclusive benefit of Borrower and Lender and all conditions of the obligations of Lender hereunder are imposed solely and exclusively for the benefit of Lender and its assigns and no other person shall have standing to require satisfaction of such conditions in accordance with their terms or be entitled to assume that Lender will refuse to meet its obligations hereunder in the absence of strict compliance with any and all thereof and no other person shall under any

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circumstances be deemed to be a beneficiary of such conditions, any or all of which may be freely waived in whole or in part by the Lender at any time if it in its sole discretion deems it advisable to do so. Without limiting the generality of the foregoing, Lender shall not have any duty or obligation to anyone to ascertain that funds advanced pursuant to the terms of the Loan Agreement are used to pay the cost of constructing the improvements on the Property or to acquire materials and supplies to be used in connection therewith or to pay costs of owning, operating and maintaining same.

Section 22.10 ENTIRE AGREEMENT. The Note, the Loan Agreement, this Security Instrument and the Other Security Documents constitute the entire understanding and agreement between Borrower and Lender with respect to the transactions arising in connection with the Debt and supersede all prior written or oral understandings and agreements between Borrower and Lender with respect thereto. Borrower hereby acknowledges that, except as incorporated in writing in the Note, the Loan Agreement, this Security Instrument and the Other Security Documents, there are not, and were not, and no persons are or were authorized by Lender to make, any representations, understandings, stipulations, agreements or promises, oral or written, with respect to the transaction which is the subject of the Note, this Security Instrument and the Other Security Documents.

Article 23 - CROSS-COLLATERALIZATION

Section 23.1 CROSS-COLLATERALIZATION. Borrower acknowledges that the Debt is secured by this Security Instrument together with the other Mortgages (as defined in the Loan Agreement) (together with their respective assignments of leases and rents and other documents securing or evidencing the Debt, the "Additional Security Instruments") and encumbering the additional properties (the "Additional Properties"), all as more specifically set forth in the Loan Agreement. Upon the occurrence of an Event of Default, Lender shall have the right to institute a proceeding or proceedings for the total or partial foreclosure of this Security Instrument and any or all of the Additional Security Instruments whether by court action, power of sale or otherwise, under any applicable provision of law, for all of the Debt or the portion of the Debt allocated to the Property in the Loan Agreement, and the lien and the security interest created by the Additional Security Instruments shall continue in full force and effect without loss of priority as a lien and security interest securing the payment of that portion of the Debt then due and payable but still outstanding. Borrower acknowledges and agrees that the Property and the Additional Properties are located in one or more States and counties, and therefore Lender shall be permitted to enforce payment of the Debt and the performance of any term, covenant or condition of the Note, this Security Instrument, the Loan Documents or the Additional Security Instruments and exercise any and all rights and remedies under the Note, this Security Instrument, the Loan Documents or the Additional Security Instruments, or as provided by law or at equity, by one or more proceedings, whether contemporaneous, consecutive or both, to be determined by Lender, in its sole discretion, in any one or more of the States or counties in which the Property or any Additional Property is located. Neither the acceptance of this Security Instrument, the Loan Documents or the Additional Security Instruments nor the enforcement thereof in any one State or county, whether by court action, foreclosure, power of sale or otherwise, shall prejudice or in any way limit or preclude enforcement by court action, foreclosure, power of sale or otherwise, of the Note, this Security Instrument, the Other Security

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Documents, or any Additional Security Instruments through one or more additional proceedings in that State or county or in any other State or county. Any and all sums received by Lender under the Note, this Security Instrument, and the Loan Documents shall be applied to the Debt in such order and priority as Lender shall determine, in its sole discretion, without regard to the Release Price (as defined in the Loan Agreement) allocated to the Property or any Additional Property or the appraised value of the Property or any Additional Property.

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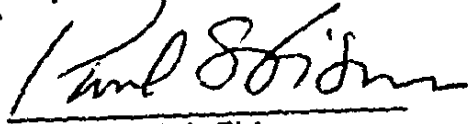
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IN WITNESS WHEREOF, THIS SECURITY INSTRUMENT has been executed
by Borrower the day and year first above written.

BORROWER:

CENTERPOINT PROPERTIES CORPORATION,
a Maryland corporation

By: 

Name: Paul S. Fisher

Title: Executive Vice President

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

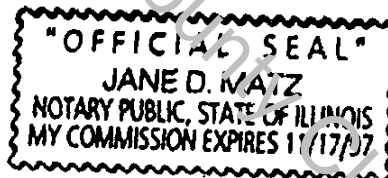
I, Jane D. Matz, a Notary Public in and for the County and State aforesaid, do hereby certify that Paul S. Fisher, the Executive Vice President of CenterPoint Properties Corporation, a Maryland corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of said corporation, appeared before me in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of November, 1994.

Jane D. Matz
Notary Public

[NOTARIAL SEAL]

My Commission Expires:



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EXHIBIT A

PROPERTY #: 5
ADDRESS: 1520 Pratt Avenue, Elk Grove Village, Illinois
COUNTY: Cook County
RECORD OWNER: CenterPoint Properties Corporation

(Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

LOT 1 (EXCEPT THE WEST 15 FEET THEREOF) IN GEORGE ANDERSON RESUBDIVISION IN ELK GROVE VILLAGE BEING A RESUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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EXHIBIT A

PROPERTY #: 6
ADDRESS: 1850 Greenleaf, Elk Grove Village, Illinois
COUNTY: Cook County
RECORD OWNER: CenterPoint Properties Corporation

(Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

THE EAST 370 FEET OF THE WEST 801.72 FEET OF LOT 24 (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 370 FEET AND THE SOUTH LINE OF SAID LOT 24; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 15 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 175.64 FEET TO A POINT ON SAID SOUTH LINE, DISTANT 175 FEET EAST OF SAID WEST LINE OF SAID EAST 370 FEET; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING) IN CENTER INDUSTRIAL PARK UNIT NO. 5 BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1960 AS DOCUMENT 17976174 AND FILED SEPTEMBER 28, 1960 AS DOCUMENT LR1944839 IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office

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EXHIBIT A

PROPERTY #: 12
ADDRESS: 5619-25 West 115th Street, Alsip, Illinois
COUNTY: Cook County
RECORD OWNER: CenterPoint Properties Corporation

(Description of Land)

ALL of that certain loc. piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

PARCEL 7:

LOT 1 IN L AND K ALSIP SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 2 IN CENTRAL PARK OF ALSIP UNIT 2, BEING A RESUBDIVISION OF LOT 3 IN CENTRAL PARK OF ALSIP, BEING A RESUBDIVISION OF LOT 2 IN L & K ALSIP SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID EAST 1/2; THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID

EAST 1/2 A DISTANCE OF 868.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 500.00 FEET; THENCE RUNNING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 140.00 FEET; THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE RUNNING SOUTH 23 DEGREES 48 MINUTES 21 SECONDS WEST A DISTANCE OF 185.81 FEET; THENCE RUNNING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCELS 7 AND 8 ABOVE AS SET FORTH IN DECLARATION AND GRANT OF EASEMENT DATED SEPTEMBER 1, 1989 AND RECORDED ON SEPTEMBER 15, 1989 AS DOCUMENT NUMBER 89437253 TO USE EXISTING RAILROAD TRACT AND ANCILLARY EQUIPMENT AND TO RECONSTRUCT, REPAIR, OPERATE, USE, INSPECT, MAINTAIN, REPAIR, REPLACE, REMOVE AND SERVICE ANY IMPROVEMENTS AND EQUIPMENT LOCATED ON THE PROPERTY HEREAFTER DESCRIBED, TOGETHER WITH A RIGHT OF INGRESS TO USE SUCH RAILROAD TRACT AND ANCILLARY EQUIPMENT OVER, UPON, AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT A

PROPERTY #: 12
ADDRESS: 5619-25 West 115th Street, Alsip, Illinois
COUNTY: Cook County
RECORD OWNER: CenterPoint Properties Corporation

(Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID EAST 1/2; THENCE RUNNING NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID EAST 1/2 A DISTANCE OF 15.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1352.68 FEET; THENCE RUNNING SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 180.00 FEET; THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 350.00; THENCE RUNNING SOUTH 20 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 406.64 FEET; THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 621.22 FEET TO A POINT ON A LINE WHICH IS 15.33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE RUNNING NORTH 89 DEGREES 32 MINUTES 43 SECONDS WEST ALONG SAID LINE 15.33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 7 AND 8 ABOVE, OVER THE WEST 40 FEET OF LOT 1 IN CENTRAL PARK OF ALSIP, BEING A RESUBDIVISION OF LOT 2 IN L & K ALSIP SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON PLAT OF RESUBDIVISION OF CENTRAL PARK OF ALSIP RECORDED SEPTEMBER 8, 1989 AS DOCUMENT 89423340, AND AS CREATED BY DRAINAGE EASEMENT AGREEMENT DATED SEPTEMBER 9, 1989 AND RECORDED SEPTEMBER 20, 1989 AS DOCUMENT 89443542.

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EXHIBIT A

PROPERTY #: 13
ADDRESS: 5990 West Touhy Avenue, Niles, Illinois
COUNTY: Cook County
RECORD OWNER: CenterPoint Properties Corporation
(Description of Land)

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being:

PARCEL 5:

LOT 12 (EXCEPT THAT PART LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPT THAT PART OF SAID LOTS 12 AND 13 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13, A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.69 FEET TO A POINT OF INTERSECTION WITH

THE WESTERLY LINE OF SAID LEHIGH AVENUE; THENCE SOUTH 22 DEGREES 07 MINUTES 30 SECONDS EAST ON SAID WESTERLY LINE 68.33 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 13; THENCE SOUTH ON SAID EAST LINE 432.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 5 AS SET FORTH IN DECLARATION DATED MAY 30, 1978 AND RECORDED JUNE 7, 1978 AS DOCUMENT NUMBER 24480801, AND AS CREATED BY DEED FROM THOMAS INTERNATIONAL CORPORATION TO THOMAS SCHROEDER DATED JUNE 9, 1978 AND RECORDED JUNE 12, 1978 AS DOCUMENT NUMBER 24486750, FOR INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND 24 FEET IN WIDTH LYING 12 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE AND SAID STRIP OF LAND BEING A PART OF LOT 12 (EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WESTERLY LINE OF LEHIGH AVENUE, BEING A LINE 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND THAT PART OF LOT 13 (EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF THE SOUTH 340 FEET THEREOF AND EAST OF A LINE 35 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 13) ALL IN CHARLES MC DONNELL'S SUBDIVISION OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 13 WHICH IS 340 FEET NORTH OF THE SOUTH EAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 89 DEGREES 11 MINUTES 45 SECONDS WEST ON THE NORTH LINE OF SAID SOUTH 340 FEET OF LOT 13 A DISTANCE OF 254.65 FEET TO A POINT OF BEGINNING OF THE CENTER LINE OF SAID 24 FOOT STRIP OF LAND, TO WIT: THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 13 A DISTANCE OF 499.37 FEET; THENCE SOUTH 90 DEGREES EAST 228.89 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID LEHIGH AVENUE, SAID POINT BEING THE TERMINATION OF SAID CENTER LINE OF SAID 24 FOOT STRIP OF LAND AND SAID POINT BEING NORTH 22 DEGREES 07 MINUTES 30 SECONDS WEST 68.33 FEET FROM THE POINT OF INTERSECTION OF SAID WESTERLY LINE OF LEHIGH AVENUE WITH THE EAST LINE OF SAID LOT 13 (EXCEPT THAT PART FALLING IN PARCEL 5) IN COOK COUNTY, ILLINOIS

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