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SUBORDINATION AGREEMENT OF LEASE

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AGREEMENT dated as of November 10, 1993 by the undersigned ("Tenant") in favor of Bank One, Chicago, NA ("Mortgagee").

RECITALS

- A. Tenant is the lessee under that certain lease agreement dated Jan 1, 1991 relating to the property commonly known as 5942 North Washtenaw, Chicago, Illinois, which is part of the real estate legally described on Exhibit "A" attached hereto ("Property").
- B. The present owner of the Property is about to execute and deliver to Mortgagee a Mortgage to secure the principal sum of \$3,000,000 and interest, covering the Property.
- C. Mortgagee has refused to accept said Mortgage unless said Lease held by Tenant is subordinated to the Mortgage in the manner hereinafter mentioned.

NOW THEREFORE, in consideration of the Recitals and to induce the Mortgagee to accept said Mortgage, and also for other good and valuable consideration, the receipt whereof is hereby acknowledged, Tenant hereby covenants and agrees with Mortgagee that said Lease and any and all rights, options, liens and charges therein contained or created thereunder held by Tenant is and shall continue to be subject and subordinate in lien to the lien of the Mortgage in favor of Mortgagee about to be delivered to Mortgagee, and to all advances heretofore made or which hereafter may be made thereon, and to any extensions, renewals and modifications thereof.

This Agreement may not be changed or terminated orally. This Agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

Tenant has duly executed this Agreement the day and year first above written.

Tenant:

Poulos Bros. Construction Co., Inc.,
an Illinois corporation

By: [Signature]
Its:

Document prepared by: Brian K. Doyle
Document to be returned to: Susan Fogel
BANC ONE ILLINOIS CORPORATION
208 South LaSalle, Suite 10
Chicago, Illinois 60604

93000608

25.50
[Signature]

12/15/93
12/15/93
[Handwritten notes]

[Stamp]

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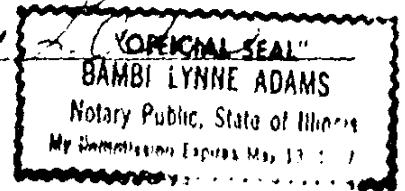
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STATE OF ILLINOIS)
)SS
COUNTY OF)

I, The undersigned, a notary public in and for the state and county
aforesaid, DO HEREBY CERTIFY, that Andrew J. [unclear]

Inc. Louis Bros. Const. Co.
personally known to me to be the same person(s) whose name(s) (is/are)
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that (s)he (they) signed, sealed and delivered the said
instrument as (his/her/their) free and voluntary act, for the uses and
purposes and in the capacity (if any) therein set forth. Given under my hand
and seal this 27 day of Dec., 1993.

[Signature]
Notary Public



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EXHIBIT A

ALL FURNITURE, FIXTURES, APPARATUS, MACHINERY AND EQUIPMENT, WHETHER NOW OWNED OR HEREAFTER ACQUIRED, NOW OR HEREAFTER LOCATED UPON OR USED IN CONNECTION WITH OR HELD OR ACQUIRED FOR USE IN CONNECTION WITH, THE REAL ESTATE (INCLUDING PRESENT AND FUTURE IMPROVEMENTS) LEGALLY DESCRIBED BELOW, COMMONLY KNOWN AS 5942 NORTH WASHTENAW, CHICAGO, ILLINOIS ("REAL ESTATE"), INCLUDING ANY AND ALL ACCESSORIES, PARTS, REPLACEMENTS, ACCESSIONS, AND ALL PROCEEDS OF ANY OF THE FOREGOING; TOGETHER WITH ALL TENANT SECURITY DEPOSITS, UTILITY DEPOSITS AND INSURANCE PREMIUM REBATES TO WHICH DEBTOR IS OR MAY BE ENTITLED TO AND ALL SUMS ON DEPOSIT WITH THE SECURED PARTY APPLICABLE TO THE REAL ESTATE.

LEGAL DESCRIPTION

Lot 36 in Block 7 in W.F. Kaiser and Company's Arcadia Terrace, being a Subdivision of the North 1/2 of the Southeast 1/4 (except the West 33 feet thereof) in the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-01-401-024, Vol. 317

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