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REAFFIRMATION AND AMENDMENT OF SUBORDINATION OF MORTGAGE

This Reaffirmation and Amendment of Subordination of Mortgage ("Reaffirmation"), is made by Jean Malnati Miller ("Miller") this 15th day of February, 1994.

RECITALS

A. Bank of Lincolnwood (the "Bank") is making a loan to The Malnati Organization, Inc., Malu Limited Corporation, Luma Limited, Moolah Inc., American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated December 22, 1980 and known as Trust Number 51686, and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated May 1, 1985 and known as Trust Agreement Number 64210, in the aggregate amount of One Million Two Hundred Thousand Dollars (\$1,200,000) (the "Loan"). The Loan is being secured by, among other things, an Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement (the "Amendment"), which amends and restates, in its entirety that certain mortgage recorded as document no. 93251279 (the "Original Mortgage"). (The Original Mortgage and Amendment are collectively referred to as the "Senior Mortgage", which is a lien on the property described on the attached Exhibit A, the "Property").

B. Miller is holder of a mortgage dated April 15, 1985, and recorded August 20, 1985, as Document 85153359 (the "Junior Mortgage"), which affects the Property.

C. Miller and Bank entered into a Subordination of Mortgage, recorded on December 7, 1989, as Document 89617206, subordinating the lien of the Junior Mortgage to the lien of a mortgage recorded on May 11, 1989 as document no. 89212156 (the "Subordination Agreement").

D. As a condition precedent to amending the Loan and funding the indebtedness in the amount of \$1,200,000 secured by the Senior Mortgage, Bank is now requiring a reaffirmation and amendment of the Subordination Agreement so that the Subordination Agreement incorporates and includes the Senior Mortgage.

COOK COUNTY, ILLINOIS
FEBRUARY 23 1994

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO

FEB 23 AM 10:12

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Michael M. Kaplan, Esq.
Sachnoff & Weaver, Ltd.
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EXHIBIT "A"

Legal Description - Higgins

LOT 1 IN MALNATI RESUBDIVISION, BEING A RESUBDIVISION IN THE
SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

PIN: 08-22-301-067

ADDRESS: 1050 E. Higgins Rd.
Elk Grove Village, IL.

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