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Caryn L. Finkle, Esq. Sonnenschein Nath & Rosenthal 8000 Sears Tower Chicago, Illinois 60606

2102-2125 GARDNER ROAD, BROADVIEW, ILLINOIS

DEPT-01 RECORDING \$35.50 14777 TRAH 5822 87/27/75 13:34:00 \$0645 \$ \$1K \$\$ \$\$ \$5 \$ \$0.0953 COOK COUNTY RECORDER DEPT-10 PERALTY \$32.00

FIRST AMENDMENT TO

MORTGAGE, SECURITY AGREEMENT,

ASSIGNMENT OF LEASES AND RENTS,

ND FINANCING STATEMENT, AND FIRST AMENDMENT

TO ASSIGNMENT OF RENTS AND LEASES

This First Amendment to Mortgage, Security Agreement, Assignment of Leases and Rents and Financing Statement, and First Amendment to Assignment of Leases and Rents (this "Amendment") is made as of May 12, 1995, by and among FIRST INDUSTRIAL, L.P., a Delaware limited partnership ("FILP"), and THE FIRST NATIONAL BANK OF CHICAGO, a national banking association ("First Chicago"), individually and as agent for itself and the Lenders (as such term is defined in the Revolving Credit Agreement described below) and its and their respective successors and assigns ("Lender").

RECITALS

- A. First Chicago, FILP, First Industrial Pennylvania, L.P. ("FILP-PA"; FILP and FILP-PA are collectively referred to herein as "Borrowe,") FILP's general partner, Agent and the other Lenders have entered into an Amended and Restated Revolving Credit Agreement dated as of May 12, 1995 (the "Revolving Credit Agreement"). All capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Revolving Credit Agreement.
- B. As security for the performance of Borrower's obligations under the Revolving Credit Agreement. Borrower executed and delivered (or caused to be executed and delivered) to Lender, among other things, (i) a Mortgage, Security Agreement, Assignment of Lasses and Rents and Financing Statement, dated as of October 17, 1994 ("Mortgage"), made by FILP in favor of Lender and recorded on October 20, 1994 with the office of the Recorder of Cook County, Illinois ("Recorder") as Document No. 94-898907 and, (ii) an Assignment of Rents and Leases, dated as of October 17, 1994 ("Assignment"), made by FILP in favor of Lender and recorded on October 20, 1994 with the Recorder as Document No. 94-898906. Both the Mortgage and the Assignment grant to Lender security interests in the real property described in Exhibit A attached hereto and made a part hereof, together with the improvements and other real and personal property interests relating thereto and more particularly described in such documents.

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C. Pursuant to the terms of the Revolving Credit Agreement the Aggregate Commitment has been increased from \$100,000,000 to \$150,000,000. The parties hereto desire to amend the Mortgage and the Assignment in order to reflect the increase in the Aggregate Commitment.

NOW, THEREFORE, in consideration of the foregoing Recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENTS

- 1. The foregoing Recitals and all Exhibits attached hereto are hereby incorporated into and made a part of this Amendment.
- 2. The references to the amount "\$100,000,000" in (i) the first paragraph of the Mortgage, and (ii) Section 34 of the Mortgage are hereby deleted and the amount "\$150,000,000" is in each instance substituted in lieu thereof.
- 3. The reference to "\$100,000,000" in the first sentence of Section 4 of the Assignment is hereby deleted and the amount "\$150,000,000" is substituted in lieu thereof.
- 4. All references in the Mortgage, he Assignment, the other Loan Documents and the Security Documents to the Mortgage and/or the Assignment shall be deemed to refer to the Mortgage and/or the Assignment as amended by his Amendment.
- 5. In all other respects, the Mortgage and the Assignment are and remain unmodified and in full force and effect and are hereby ratified and confirmed.
- 6. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one agreement, and any of the parties hereto may execute this Amendment by signing any such counterpart.

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first written above.

WITNESS: Print Name: Mccom

THE FIRST NATIONAL BANK OF CHICAGO, individuall and as Agent

By:

MARK D. ZEISLOFT VICE PRESIDENT

Print Name:

FIRST INDUSTRIAL L.P., a Delaware limited partnership

First Industrial Realty Trust, Inc., By: its general partner

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Id Notary Seal this The day of May, 1995.

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Notary Public BEFORE ME, a Notary Public in and for said County and State, personally appeared Michael T. Tarancz, by me known to be the President of First Industrial Realty Trust, inc., a Delaware corporation, the general partner of First Industrial L.P., a Delaware limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of such general partner of such limited partnership, and who, being duly sworn, stated that he signed and delivered the foregoing Amendment as such Mossiciont of such general partner of such limited partnership as his own free and vountary act and as the free and voluntary act of such general partner and such limited partnership, for the uses and purposes therein set forth.

WITNESS my hard and Notary Seal this 1th day of May, 1995.

My Commission expires:

OFFICIAL SEAL MARY DOBRANSKI NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. NOV. 3,1995

This instrument was prepared by and after recording please return this document to:

Caryn L. Finkle, Esq. Sonnenschein Nath & Rosenthal 8000 Sears Tower Chicago, Illinois 60606

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STATE OF ILLINOIS COUNTY OF COOK) S.S.			
BEFORE ME, a Notary Public in and for said County and State, personally appeared Lilia 3000 by me known to be the Lilia of The First National Bank of Chicago, a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such 1000 of such national banking association, and who, being duly sworn, stated that he signed and delivered the foregoing Amendment as such 1000 of such national banking association as his own tree and voluntary act and as the free and voluntary act of such national banking association, for he uses and purposes therein set forth. WITNESS my hand and Notary Seal this day of May, 1995.				
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	Notary Public			
My Commission expires:				
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OFFICIAL CAROL A C	Notary Public SEAL RONIN SOURCE RONIN SOURCE SOUR			

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EXHIBIT 4.

Legal Description:

15-16-420 -004 OFC THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THE SOUTH 646.07 FEET THEREOF) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THE SOUTH 646.07 FEET OF THAT PART OF LOT 16 LYING WEST OF THE WEST RIGHT OF WAY LINE OF INDIANA HARBOR BELT RAILROAD COMPANY (EXCEPT THAT PART TAKEN FOR ROSEVELT ROAD) IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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