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DEPT-01 RECORDING \$27.00
 T#0012 TRAM 7230 10/30/95 12:21:00
 #8093 # CG *-95-738677
 COOK COUNTY RECORDER

Property of Cook County
SUBORDINATION AGREEMENT

② 75-74-852W

2700
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This Agreement is made as of the 19th day of October, 1995 by and between Harris Bank Hinsdale ("HBH") and Sanwa Business Credit Corp. ("Sanwa").

WHEREAS, White Hen Pantry, Inc. did convey to Sanwa by Financing Statement filed January 4, 1994 as Document No. 94005450 certain described chattels on property located in Cook County, Illinois and legally described on Exhibit "A" hereto.

WHEREAS, William B. Miller ("Miller") has conveyed to HBH by Mortgage and Assignment of Rents dated October 19, 1995 in the amount of \$258,750.00 and recorded in the Recorder's Office of Cook County, Illinois on Oct 30, 1995 as Document Nos. 95738676 also legally described on Exhibit US hereto.

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NOW, THEREFORE, in considerations of the premises and to induce HBH to loan money to Miller and to accept the HBH Mortgage and Assignment of Rents as security therefore, Sanwa hereby consents and agrees with HBH that for so long as the HBH Mortgage, or any indebtedness secured thereby or any extension or renewal thereof remains outstanding and unpaid, the Sanwa Financing Statement, except as to those items of property specifically covered by said Financing Statement, shall be and remain subject and subordinate to the lien of the HBH Mortgage and Assignment of Rents and that said Sanwa Financing Statement, except as to those items of property specifically covered by said Financing Statement, shall remain subject and subordinate to all advances made or to be made under the HBH Mortgage.

This Agreement shall be binding upon Sanwa and its successors and assigns.

BOX 333-CTT

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Sanwa waives (a) notice of acceptance of this Agreement by HBH or any holder of the Note secured by the HBH Mortgage; (b) notice of the existence, creation extension, renewal or non-payment of the indebtedness secured by the HBH Mortgage; and (c) all diligence in collection, protection or realization on such indebtedness or the security therefor.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first written above.

HARRIS BANK HINSDALE

SANWA BUSINESS CREDIT CORP.

BY: *Jelly*

Title: *H.V.P.*

BY: *[Signature]*

Title: *Vice President*

Property of Cook County Clerk's Office

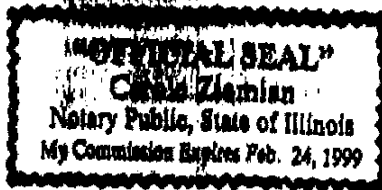
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State of Illinois)
County of Du Page)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Jeffrey S. Grimes, who is Assistant Vice President of Harris Bank Hinsdale, National Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth. Given under my hand and seal this 19 day of Oct, 1995.

[Signature]
Notary Public



State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that CARL SCHUR, who is 1st Vice President of SAVVA BUSINESS CREDIT COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such 1st Vice President appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth. Given under my hand and seal this 19th day of October, 1995.

[Signature]
Notary Public



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EXHIBIT "A"

Lots 4 and 5 in Block 1 of Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 22-22-116-014-0000

commonly known as 814-16 State Street, Lemont, Illinois.

Prepared by and mail to:
Carole Ziemian
Harris Bank Hinsdale
50 S. Lincoln
Hinsdale, IL 60521

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