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95892613

MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT between GENERAL ELECTRIC CAPITAL CORPORATION, a New York corporation having an office at 201 High Ridge Road, Stamford, Connecticut (the "Mortgagee") as agent for the lenders, (the "Lenders") and WWF PAPER CORPORATION, a Pennsylvania corporation having an office at 2 Bala Plaza, Bala-Cynwyd, Pennsylvania 19004 (the "Mortgagor").

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p26⁰⁰
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PI 746893) JRB

DEPT-01 RECORDING \$29.00
 T#0012 TRAN 8317 12/22/95 14:39:00
 \$6280 CG *-95-892613
 COOK COUNTY RECORDER
 DEPT-10 PENALTY \$26.00

W I T N E S S E T H

WHEREAS, the Mortgagor and Lenders and Mortgagee as agent for the Lenders entered into a Credit Agreement dated as of October 1, 1993 providing for a revolving loan and other extensions of credit (the "Loan") in the principal amount of Ninety Million Dollars (\$90,000,000) secured by a certain Second Mortgage, Assignment of Leases and Rents and Security Agreement on premises owned by Mortgagor described in Schedule A attached hereto which mortgage is dated as of October 15, 1993 and is recorded in the land records of the County of Cook, State of Illinois as Document 93834575 (the "Mortgage");

BOX 333-CTI

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prepared by and subject to
 Paul H. Hertzberg, Esq., Attorney
 1085 Westbury Road
 Stamford, Connecticut 06901
 Maria Lopez

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WHEREAS, the Mortgagor and Lenders and Mortgagee as agent for the Lenders have amended the Loan and entered into an Amended and Restated Credit Agreement dated as of November 1, 1995 which, inter alia, increases the principal amount of the Loan to One Hundred Thirty Million Dollars (\$130,000,000);

WHEREAS, the Mortgagee and Mortgagor hereto desire to amend and modify certain provisions of the Mortgage;

NOW, THEREFORE, for the consideration of One Dollar (\$1.00) and other valuable consideration the receipt and adequacy of which is acknowledged, the Mortgagee, the Lenders and the Mortgagor agree that the Mortgage shall be modified as follows:

1. Without limiting the provisions of Section 1.17 of the Mortgage, the principal amount of the Loan secured by the Mortgage is hereby increased to ONE HUNDRED THIRTY MILLION and 00/100 DOLLARS (\$130,000,000.00), and all references in the Mortgage to the amount of the Loan shall be references to such increased amount.

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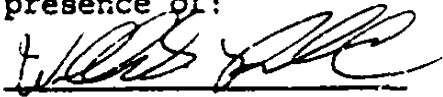
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EXCEPT as modified herein, the Mortgage shall remain in full force and effect as originally written and the Mortgage shall henceforth secure the Loan as modified herein. Mortgagor reconfirms the obligation of the Loan as modified and represents that it has no offsets, defenses, or counterclaims to the obligation to repay the Loan as modified herein. Capitalized terms used herein shall have the meanings ascribed to them in the Mortgage unless otherwise defined herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the 1 day of December, 1995.

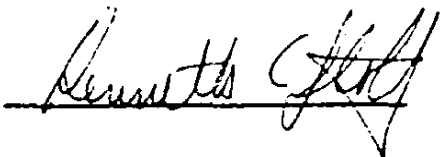
Signed, sealed and delivered in the presence of:

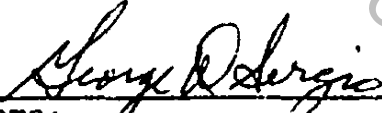


GENERAL ELECTRIC
CAPITAL CORPORATION

By: 
Name: Walter J. Spelmann
Title: VP Authorized Signatory

WWF PAPER CORPORATION



By: 
Name: GEORGE D. SERGIO
Title: EXEC. VP & CFO

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State of Connecticut)
County of Fairfield)

ss: Stamford

December 15, 1995

Personally appeared Murray Steigemann
to me known, who being by me personally sworn, deposed and
said that s/he resides at 201 Hawn Ridge Rd Stamford
that s/he is the duly authorized signatory of General Electric
Capital Corporation, signer and sealer of the foregoing
agreement, who acknowledged that s/he executed the same as
his/her free act and deed in the capacity aforesaid and as
the free act and deed of said corporation.

Lori Reynolds
Notary Public

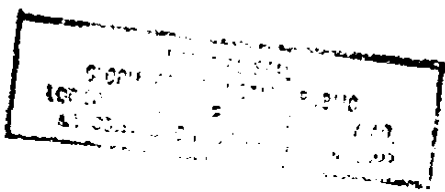
LORI REYNOLDS
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT 31, 1999

State of Pa)
County of)

ss: Lancaster, 1995

Personally appeared William G. ...
to me known, who being by me personally sworn, deposed and
said that s/he resides at ...
that s/he is the ... of WWI Paper
Corporation, signer and sealer of the foregoing agreement,
who acknowledged that s/he executed the same as his/her free
act and deed in the capacity aforesaid and as the free act
and deed of said corporation.

William G. ...
Notary Public



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SCHEDULE A

Description of Property

LOT 233 IN CENTEX INDUSTRIAL PARK UNIT 123, BEING A
SUBDIVISION IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Street Address: 1150 Lively Boulevard, Elk Grove Village, IL

P.I.N.: 08 27-303-027

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