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PREPARED BY:
James J. Riebandt
Riebandt & DeWald, P.C.
3025 Salt Creek Lane
Arlington Heights, Illinois 60005

96650432

WHEN RECORDED RETURN TO:
Liana Smolensky
AT&T SMALL BUSINESS LENDING
CORPORATION
2 GATEHALL DRIVE
PARSIPPANY, NJ 07054-0440

DEPT-01 RECORDING 131.00
T#0012 TRAM 1820 08/23/96 15:32:00
#1436 # CG *-96-650432
COOK COUNTY RECORDER

8

96047636 R07619844 J

ASSIGNMENT OF LEASE AND RENTS (LESSOR'S INTEREST)

31.00

THIS AGREEMENT is made August 16, 1996, by and between AT&T Small Business Lending Corporation, as Assignee, and JAMES E. BURNS as Lessor and Assignor.

RECITALS

- A. Assignor and NATE SCHWARTZ have entered into that certain real property lease dated August 16, 1996 as Lessor and Lessee, respectively, for the rental of those certain premises described as Office Number 1, 4201 West Irving Park Road, Chicago, Illinois 60641. See Exhibit "A" attached hereto and made a part hereof.
- B. Assignor desires to obtain a loan from Assignee in the principal sum of Four Hundred Thirty Thousand and 00/100ths DOLLARS (\$430,000.00) (Loan).
- C. In order to induce Assignee to make the Loan to Assignor, Assignor desires to assign its rights in the Lease to Assignee as additional security for the Loan.

THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereby agree to the following terms, covenants and conditions.

TERMS, COVENANTS AND CONDITIONS

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- 1. Assignment of Lease Interest. Assignor hereby absolutely and irrevocably assigns to Assignee, with the right of reassignment, all of the rights, title and interest of Assignor in and to the Lease, including, without limitation, all rent, income and profits derived therefrom, for the purpose of securing (a) payment of the principal, interest in all other sums now or at any time hereafter due Assignee relating to, or arising from the Loan and any extension, modification, replacement or renewal thereof and (b) performance and discharge of each term, covenant and condition of Assignor contained herein or in any

This instrument is subject to the Illinois Uniform Gifts to Minors Act (IGMIA) and the Illinois Uniform Transfers to Minors Act (UTMA). The Illinois Tax Billing Information Form is required to be recorded with this instrument.

BOX 383-611

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IN FAVOR OF THE
SUCCESSION OF THE
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other agreement relating to arising from the Loan. The assignment of rents, income and profits herein is absolute, not an assignment for security only, and the Assignee's right to rents, income and profits is not contingent upon, and may be exercised without, possession of the Premises. The rights assigned hereunder include, without limitation, all of Assignor's rights to modify or terminate the Lease or release the Lessee from the performance of any term thereof, and Assignor shall not modify or terminate the Lease nor accept the surrender thereof without the written consent of Assignee. Any violation of the terms of the agreement may, at Assignee's option, result in the acceleration of the Loan.

2. **Successor and Assigns.** This Assignment shall be binding upon and shall inure to the benefits of the successors, assigns and transferees of the parties hereto.

3. **Attorneys' Fees.** In the event any party commences any action against any other party by reason of any claimed breach of any provision of this Assignment, the party prevailing in such action shall be entitled to recover from the other party or parties reasonable attorneys' fees and costs.

"Lessor and Assignor"


James E. Burns

"Lessee"


Nate Schwartz

"Assignee"

AT&T SMALL BUSINESS LENDING
CORPORATION

By:


James J. Riebandt

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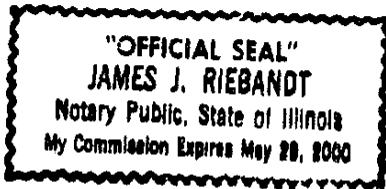
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JAMES J. RIEBANDT, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY, that JAMES E. BURNS is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes set forth.

GIVEN under my hand and seal this 16th day of August, 1996.

James J. Riebandt
Notary Public

My commission expires: May 29, 2000



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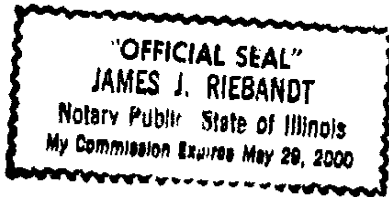
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JAMES J. RIEBANDT, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY, that NATE SCHWARTZ is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes set forth.

GIVEN under my hand and seal this 16th day of August, 1996.

James J. Riebandt
Notary Public



My commission expires: May 29, 2000

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08/11/2011 10:00 AM

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STATE OF ILLINOIS)
COUNTY OF Cook) SS:

I, The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that JAMES J. RIEBANDT personally known to me to be the Agent and Attorney for AT&T SMALL BUSINESS LENDING CORPORATION, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument of writing as Agent and Attorney of said Corporation, and caused the seal of said Corporation to be thereunto affixed, for the uses and purposes set forth.

GIVEN under my hand and seal this 16 day of August, 1992.

Rosanne M. O'Connor
Notary Public

My Commission Expires: _____



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EXHIBIT A

**THE EAST 32 FEET OF LOTS 2, 3 AND 6 (EXCEPT THE SOUTH 8 FEET OF LOT 6)
IN BLOCK 32 IN IRVING PARK, IN THE NORTH ½ OF THE NORTHEAST ¼ OF
SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Common Address: Office #1, 4201 West Irving Park Road, Chicago, Illinois 60641

Permanent Index No.: 13-22-202-019

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BOX 203--TH