

PREPARED BY:

R. Bruce Patterson
511 W. Capitol Avenue, Suite 102
Springfield, Illinois 62704-1968

WHEN RECORDED MAIL TO:

R. Bruce Patterson
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Springfield, Illinois 62704-1968



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

ASSIGNMENT OF LEASE

WHEREAS, under date of November 30, 1995, XII West Maple Street, L.L.C. (hereinafter called "Assignor") became successor Lessor of a Lease dated 8/4/93 with P.B.R. Enterprises, Inc., as tenant of a portion of the premises situated at 12 West Maple, in the City of Chicago, in the County of Cook, State of Illinois, to Lessee for a term ending 11/30/2001 which said premises are more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

WHEREAS, Lessor has heretofore made application to Illinois Small Business Growth Corporation (hereinafter called "Assignee" or "Payee") for a loan in the amount of Seven Hundred Fifty Thousand Dollars, which loan has been conditionally authorized; and

WHEREAS, said loan is evidenced by a Note dated July 9, 1997, executed and delivered by Lessor, or its owners, payable to the order of Assignee, in the principal amount of Seven Hundred Fifty Thousand Dollars, principal and interest being payable as in said Note provided (said Note and any note or notes given in extension or renewal thereof being hereinafter referred to as the "NOTE"); and

WHEREAS, one of the conditions for making of said loan or any part thereof is the assignment by said Lessor to the Payee named in the above described Note of Lessor's interest in said lease as collateral security for the indebtedness evidenced by the said Note or for its guaranty of said indebtedness of its owners;

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, receipt of which is hereby acknowledged, and as an inducement to Assignee to make disbursement of said loan, or any part thereof, the Lessor does hereby convey, assign, with the right of reassignment, transfer and set over unto Assignee all its right, title and interest in, and under said lease.

Prior to the election by Assignee to collect the Rents upon the occurrence of an event of default under the Note and Mortgage, the Lessor shall have the right to use, collect and dispose of the Rents without restriction. Further, this assignment is made upon the express understanding and agreement that so long as Assignee, or the holder of the Note, has not entered into possession of the property covered by said lease, Assignee, or the holder of the Note shall not be liable for the performance of any of the obligations, agreements, and covenants made or assumed by Lessor in connection with said lease and that said Lessor shall, notwithstanding this Assignment, remain liable for the performance of all such obligations, agreements and covenants.

465-0887

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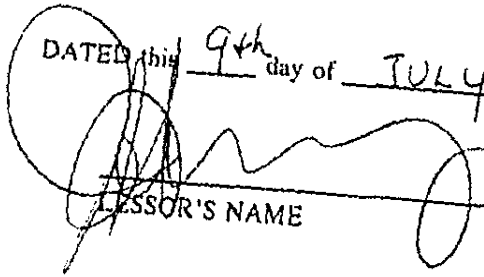
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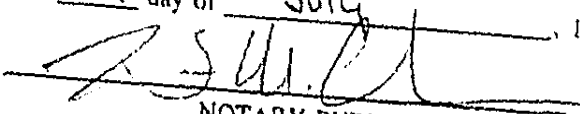
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The Lessor hereby covenants and agrees that the Lessor will not modify or rescind the lease hereby assigned, or any of the terms thereof, without in each instance first obtaining the written consent of the Assignee; and that the Lessor will not enter into any new lease or leases of the premises hereinabove identified, or any agreement for the use or occupancy of the premises hereinabove identified or any part thereof, without such written consent of the Assignee.

DATED this 9th day of JULY, 19 97.

LESSOR'S NAME

BY: JOSEPH HENNESSY
LESSOR

SUBSCRIBED AND SWORN to before me
this 9th day of July, 19 97.

NOTARY PUBLIC

OFFICIAL SEAL
BRUCE M. CHANEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-13-99

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EXHIBIT "A"

LOTS 9 AND 10 IN SHELDON AND RUMSEY'S SUBDIVISION OF THE SOUTH 205 FEET OF BLOCK 17 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 12 WEST MAPLE ST., CHICAGO, ILLINOIS;
PIN: 17-04-414-018, 17-04-414-019

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