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SEWER MAINTENANCE COVENANT

Know all men by these presents that the undersigned, The Chicago Trust Company, as Trustee under Trust Agreement dated June 1, 1996, and known as Trust Number 1102749, owner of the property legally described on Exhibit A attached hereto ("Property") does hereby covenant

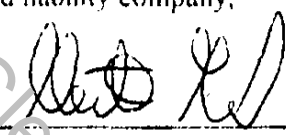
and agree for itself, its successors and assigns, that the maintenance and repair of the common sewer lines constructed by KBR, L.L.C., and located anywhere on the Property, from the point of connection to the sewer main in the public street, shall be the responsibility of KBR, L.L.C., until such time as the recording of the Declaration of Condominium for the Filmworks II Condominium, at which time the sole responsibility shall be that of the Filmworks II Condominium Association, and shall not be the responsibility of the City of Chicago. The undersigned further states that this covenant shall run with the land and be binding upon all of its subsequent grantees. This covenant is made to induce the City of Chicago to furnish sewer service to the Property.

Dated September 3, 1997.

The Chicago Trust Company,
as Trustee under Trust Agreement
dated June 1, 1996, and known as
Trust Number 1102749

By: SEE ATTACHED EXCULPATORY
CLAUSE FOR SIGNATURE

KBR, L.L.C., an Illinois
limited liability company,

By: 
Its Manager

Property Address: 1340 and 1342 South Wabash, Chicago, Illinois 60605

PIN: 17-22-103-026 17-22-103-027 17-22-103-028

Jeffrey W. Middlebrook, Esq.
Bronson & Kahn
300 W. Washington St.
14th Floor
Chicago, Illinois 60606

97651698

DEPT-01 RECORDING 425.50
130064 TRAN 5567 09/04/97 14:37:00
\$1559.4 SA *-97-651698
COOK COUNTY RECORDER

25.52

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EXCULPATORY CLAUSE FOR THE CHICAGO TRUST COMPANY, AS TRUSTEE UNDER TRUST 1102749 ATTACHED TO AND MADE A PART OF THE SEWER MAINTENANCE AGREEMENT DATED 9-3-97, TO CITY OF CHICAGO.

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against The Chicago Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date: September 4, 1997

The Chicago Trust Company, as Trustee
Under Trust No. 1102749

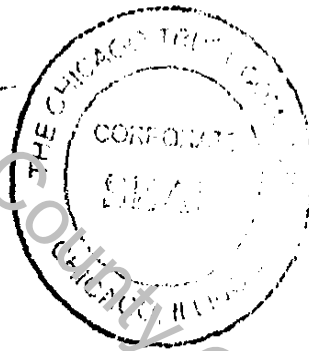
By:

Charles Ruppenthal
Assistant Vice President

Attest:

By:

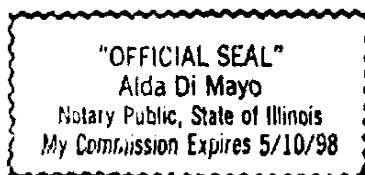
Alda Di Mayo
Assistant Secretary



State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of **THE CHICAGO TRUST COMPANY**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of September, 1997



Alda Di Mayo
NOTARY PUBLIC

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EXHIBIT A

THE EAST 52.00 FEET OF LOT 2 (EXCEPT THE NORTH 16.89 FEET THEREOF); TOGETHER WITH THE EAST 52.00 FEET OF LOTS 3 AND 4 ALL IN BLOCK 10 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 52.00 FEET OF LOT 36 IN HARRINGTON'S ADDITION TO BLOCK 17 IN ASSESSOR'S DIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ✓

Property of Cook County Clerk's Office

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