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Recording Requested by,
and When Recorded, Mail to:

97065794

Principal Mutual Life Insurance Company
c/o The Principal Financial Group
Des Moines, IA 50392-1360
Attn: Julie Enslow


SECOND AMENDMENT AND MODIFICATION OF
MORTGAGE AND SECURITY AGREEMENT

D-399350

WHEREAS, on the 10th day of April, 1991, PETULA ASSOCIATES, LTD., an Iowa corporation, and NARCO ENTERPRISES, INC., an Illinois corporation, formerly known as Narco Properties, Ltd., an Illinois corporation, (hereinafter collectively referred to as "Borrower"), executed and delivered to PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation ("Lender"), a Secured Promissory Note ("Note") in the amount of Seven Million Four Hundred Ninety Thousand and 00/100 Dollars (\$7,490,000.00), with interest thereon as set forth in said Note. Said Note was and is secured by a Mortgage and Security Agreement ("Mortgage"), dated April 10, 1991, duly signed and acknowledged by Borrower; said Mortgage being recorded on April 24, 1991, under Instrument No. 91189599, in the Official Records of Cook County, Illinois, and covering certain real property as described in Exhibit A attached hereto; and

WHEREAS, said Note was amended on June 13, 1996, to reflect a change in the maturity date of said Note and to reflect certain other changes and modifications to said Note. Said Deed of Trust was amended on June 13, 1996, and said amendment was recorded on July 24, 1996, as Instrument No. 96563707, Official Records of Cook County, Illinois; and

WHEREAS, the Borrower and Lender desire to extend the maturity date and to reflect herein certain other changes and modifications made to said Note.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, it is agreed by the parties hereto that the above described Mortgage dated April 10, 1991, as previously amended, shall be modified and further amended as follows:

1. In the last line of the second paragraph on the first page, delete "January, 1997" and insert therein "July 1997".

It is agreed by the parties hereto that all of the terms, covenants, conditions and warranties contained in the above described Mortgage dated April 10, 1991, as previously

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amended, which are not changed, modified or amended by this instrument are unchanged and are hereby ratified, affirmed and held to be in full force and effect.

IN WITNESS WHEREOF, the parties hereby have set their hands and seals this 10th day of January, 1997 to be effective as of January 1, 1997.

LENDER

PRINCIPAL MUTUAL LIFE INSURANCE
COMPANY, an Iowa corporation



By Donald D. Johnson
Director
Commercial Real Estate
Closing Loan Administration
(CORPORATE SEAL)
Assistant Secretary
Commercial Real Estate

BORROWER

PETITA ASSOCIATES, LTD., an Iowa
corporation

By [Signature]
S. JAMES D. [Signature]
Vice President
(CORPORATE SEAL)
Vice President

NARCO ENTERPRISES, INC.,
an Illinois corporation, formerly
known as NARCO PROPERTIES,
LTD., an Illinois corporation

By Stephen J. Nardi
Name: Stephen J. Nardi
Title: President

By [Signature]
(CORPORATE SEAL)
Name: Gary S. Shifrin
Title: Assistant Secretary

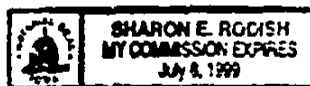
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STATE OF IOWA)
)
COUNTY OF POLK)

On this 10th day of January, 1996, before me, a Notary Public in and for said County, personally appeared Ronald B. Franklin and Dave Nepl to me personally known to be the identical persons whose names are subscribed to the instrument, who being each by me duly sworn did say that they are the Director, Commercial Real Estate Closing/Loan Administration and Assistant Director, Commercial Real Estate, respectively, of PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation, and that the seal affixed to the said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the aforesaid officers each acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by each of them voluntarily executed.




Notary Public in and for Polk County Iowa

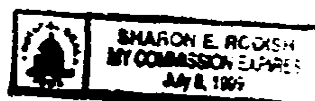


STATE OF IOWA)
)
COUNTY OF POLK)

On this 10th day of January, 1997, before me, a Notary Public in and for said County, personally appeared Stanley K. Gibson and Gregory C. Hauser to me known to be the persons who executed the within instrument as the Vice President and Vice President, respectively, of PETULA ASSOCIATES, LTD., an Iowa corporation, and they being duly sworn did state that the seal affixed to the said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation by authority of its board of directors, and the aforesaid officers each acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by and of each of them voluntarily executed.



Notary Public in and for said County and State



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STATE OF ILLINOIS

COUNTY OF COOK

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for said County and State, personally came and appeared Stephen J. Nardi and Gary S. Shifrin to me known, who declared and acknowledged to me, Notary that they are the President and Assistant Secretary of NARCO ENTERPRISES, INC., an Illinois Corporation, that as such duly authorized officers, by and with the authority of the Board of Directors of said corporation, have signed and executed and foregoing instrument as the free and voluntary act and deed of said corporation, and for the objects and purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and official seal on this 23rd day of January, 1997.


Notary Public



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PARCEL 1:

THE WESTERLY 1,042.00 FEET OF THE EASTERLY 1,117.00 FEET AS MEASURED ALONG THE NORTHERLY LINE OF LOTS 2 AND 3 (TAKEN AS A TRACT) IN THE C.N.W. PROVISO INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED DEED MADE BY CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY TO PETULA ASSOCIATES, LTD. AND NARCO DEVELOPMENT CO., RECORDED DECEMBER 2, 1981 AS DOCUMENT 2607309 FOR STORM WATER DETENTION PURPOSES ONLY OVER THE FOLLOWING DESCRIBED LAND:

A STRIP OF LAND 19.00 FEET IN WIDTH (AS MEASURED PERPENDICULARLY AND RADIALLY) SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOT 3 AND PROVISO DRIVE IN C.N.W. PROVISO INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EASTERLY 1,117.00 FEET (AS MEASURED ALONG THE NORTHERLY LINE) OF LOTS 2 AND 3 (TAKEN AS A TRACT) IN THE AFORESAID C.N.W. PROVISO INDUSTRIAL SUBDIVISION AND LYING WESTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 75.00 FEET OF SAID LOT 2, IN COOK COUNTY, ILLINOIS.

ADDRESS: 5600 PROVISO DRIVE
BERKELEY, ILLINOIS

P.I.N. 15-06-400-051
15-06-400-053

EXHIBIT A

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