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control the said real estate and premises hereinabove described, and conduct the business thereof, either personally or by its agents and may, at the expense of the mortgaged property, from time to time, either by purchase, repair, or construction, make all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments, and improvements to the said real estate and premises as to it may seem judicious, and may insure and reinsure the same, and may lease said mortgaged property in such parcels and for such time and on such terms as to it may seem fit, including leases for terms expiring beyond maturity of the indebtedness secured by said Trust Deed, and may cancel any lease or sub-lease for any cause or on any ground which would entitle the First Party to cancel the same, and in every such case the Second Party shall have the right to manage and operate the said real estate and premises, and to carry on the business thereof, as it shall deem best, and the Second Party shall be entitled to collect and receive all earnings, revenues, rents, issues, profits, and income of the same, and any part thereof, and, after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments, and improvements, and all payments which may be made for taxes, assessments, insurance, and prior or proper charges on the said real estate and premises, or any part thereof, including reasonable compensation for the services of the Second Party and of its attorneys, agents, clerks, servants, and others employed by it, properly engaged and employed, for services rendered in connection with the operation, management, and control of the mortgaged property and the conduct of the business thereof, and such further sums as may be sufficient to indemnify the Second Party against any liability, loss, or damage on account of any matter or thing done in good faith in pursuance of the rights and powers of Second Party hereunder, the Second Party may apply any and all moneys arising as aforesaid:

(1) To the payment of interest on the principal and overdue interest on the note or notes secured by said Trust Deed at the rate therein provided; (2) To the payment of interest accrued and unpaid on the said Note or Notes; (3) To the payment of the principal on said Note or Notes from time to time remaining outstanding and unpaid; (4) To the payment of any and all other charges secured by or created under the said Trust Deed above referred to; and (5) To the payment of the balance, if any, after the payment in full of the items hereinbefore referred to in (1), (2), (3), and (4), to the First Party.

This instrument shall be assignable by Second Party, and all of the terms and provisions hereof shall be binding upon and inure to the benefit of the respective executors, administrators, legal representatives, successors and assigns of each of the parties hereto.

The failure of Second Party, or any of its agents or attorneys, successors or assigns, to avail itself or themselves of any of the terms, provisions and conditions of this agreement for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any of its, his, or their rights under the terms hereof, but said Second Party, or its agents or attorneys, successors or assigns shall have full right, power and authority to enforce this agreement, or any of the terms, provisions, or conditions hereof and exercise the powers hereunder, at any time or times that shall be deemed fit.

The payment of the Note or Notes and release of the Trust Deed securing said Note or Notes shall ipso facto operate as a release of this instrument.

This Assignment of Rents is executed by the undersigned Bank, not personally but as Trustee as aforesaid in the exercise of the powers and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed that nothing herein or in said Note or Notes contained shall be construed as creating any liability on the said First Party or on said Bank personally to pay the said principal notes or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by said Party of the Second Part and by every person now or hereafter claiming any right or security hereunder, and that so far as the First Party and its successors and assigns and said Bank personally are concerned, the legal holder or holders of said principal and interest notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal note provided.

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IN WITNESS WHEREOF, the Undersigned Bank, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President/Trust Officer, and its corporate seal to be hereunto affixed and attested by its Assistant Trust Officer/Cashier, the day and year first above written.

FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS,  
as Trustee as aforesaid and not personally.

BY [Signature]

~~Assistant Vice-President/Trust Officer~~

Chairman of the Board/CEO & Trust Officer

ATTEST [Signature]

Assistant Trust Officer-Cashier

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Marvin A. Siensa ~~Assistant~~ Vice President/Trust Officer of FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS, and Louis R. Acevedo Assistant Trust Officer/Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice-President/Trust Officer and Assistant Trust Officer/Cashier, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer/Cashier did also then and there acknowledge that said Assistant Trust Officer/Cashier, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Trust Officer's/Cashier's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of January, 19 97.

[Signature]  
Notary Public

OFFICIAL SEAL  
ELAINE ANDRESKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION: EXPIRES 5-2-99

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