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## ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING

96-546 CNT

THIS ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Assignment"), made as of the 15th day of January, 1997 by CAPITAL LEASE FUNDING SECURITIZATION, L.P., a special purpose Delaware limited partnership, having an office at 85 John Street, 12th Floor, New York, New York 10038 ("Assignor") to LASALLE NATIONAL BANK, a nationally chartered bank, as Trustee under that certain Pooling and Servicing Agreement dated as of January 15, 1997 for Corporate Credit-Backed Pass-Through Certificates, Series 1997-CTL-1, having an address at 135 LaSalle Street, 17th Floor, Chicago, Illinois 60603 ("Assignee");

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States and other good and valuable consideration, to it in hand paid at or before the encasing and delivery of these presents, the receipt whereof is hereby acknowledged, Assignor has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto Assignee:

Assignor's right, title and interest under that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Mortgage") from Orchard Place Retail L.L.C., as Mortgagor unto Capital Lease Funding, L.P., as Mortgagee dated September 23, 1996, recorded on September 23, 1996, in the Official Records of Cook County, Illinois, as Instrument Number 96725942, and as further assigned by Capital Lease Funding, L.P. to the Assignor pursuant to that certain Assignment of Mortgage, Security Agreement and Assignment of Leases and Rents dated as of the 15th day of January, 1997, to be recorded immediately prior hereto in the Official Records of Cook County.

TOGETHER WITH the note or notes described or referred to in said Mortgage, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage;

This Assignment is made by Assignor without recourse or warranty in any respect.

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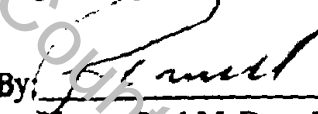
TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

Said Mortgage encumbers, among other things, all of those certain lots, pieces or parcels of land described in Exhibit A annexed hereto and made a part hereof, together with the buildings and improvements erected thereon.

IN WITNESS WHEREOF, the Assignor has caused these presents to be duly executed as of the day and year first written above.

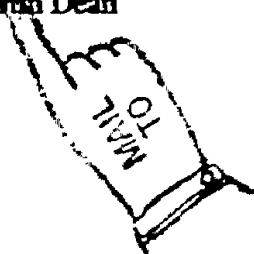
CAPITAL LEASE FUNDING SECURITIZATION, L.P.,  
a Delaware limited partnership

By: CLF Holdings, Inc., a Delaware corporation,  
its general partner

By:   
Name: Paul McDowell  
Title: Vice President

Upon recordation please return to:

LaSalle National Bank  
25 Northwest Point Boulevard  
8th Floor  
Elk Grove, Illinois 60007  
Attention: Mr. Martin Dean




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STATE OF NEW YORK )  
 ) SS.  
COUNTY OF NEW YORK )

On this 15th day of January, 1997, in the County and State aforesaid, before me, the subscriber, a Notary Public authorized to take acknowledgements and proofs in said County and State, personally appeared Paul McDowell, the Vice President of CLF Holdings, Inc., general partner of Capital Lease Funding Securitization, L.P., a Delaware limited partnership, who, I am satisfied, is the person who, as such authorized representative, signed and delivered the within instrument on behalf of said corporation as general partner of such limited partnership, the party named in the within instrument, and he did acknowledge that he is duly authorized to sign and deliver the within instrument on behalf of said corporation as such general partner and that he signed, and delivered the same as the act and deed of said corporation as such general partner for the uses and purposes set forth herein.

  
\_\_\_\_\_  
Notary Public

FABIAN G. KLAPP  
Notary Public, State of New York  
No. 02KLS017263  
Qualified in Queens County  
Commission Expires Aug. 30, 1998

10-16-206-001  
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10-16 206004

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN ORCHARD PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND PARKING OVER ALL COMMON AREAS AS SET FORTH IN THE DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96718369 TO BE RECORDED AT OR PRIOR TO CLOSING.

#### PARCEL 3:

EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT FILED AS DOCUMENT NO. 24-59-484, AND RE-FILED AS DOCUMENT NO. 26-14-011.

#### PERIMETER DESCRIPTION OF PARCEL 1:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40.0 FEET SOUTH AND 328.15 FEET WEST OF AND PARALLEL TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS WEST, 141.0 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS, EAST 156.14 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 55 SECONDS, WEST 269.08 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS, WEST 372.25 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 00 SECONDS, WEST 10.0 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS, WEST 12.0 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 00

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SECONDS. EAST 301.77 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.46 FEET, A CHORD BEARING OF NORTH 19 DEGREES, 10 MINUTES, 44 SECONDS, WEST, AN ARC DISTANCE 33.84 FEET; THENCE NORTH 38 DEGREES, 23 MINUTES, 27 SECONDS, WEST, 53.82 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 72.12 FEET, A CHORD BEARING OF NORTH 19 DEGREES, 26 MINUTES, 44 SECONDS, WEST, AN ARC DISTANCE OF 48.09 FEET TO A POINT 40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 16; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 16, 288.35 FEET MORE OR LESS, TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

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