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THIS DOCUMENT PREPARED
BY, AND AFTER RECORDING
RETURN TO:

Mail to:
Bennett P. Applegate
Schiff Hardin & Waite
7200 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

FIRST AMENDMENT TO GROUND LEASE

THIS FIRST AMENDMENT TO GROUND LEASE (this "First Amendment") is entered into as of 6th day of January, 1997, by and between COLE TAYLOR BANK, not personally, but solely as successor-trustee to Harris Trust and Savings Bank under a trust agreement dated April 29, 1991 and known as Trust No. 94707 ("Lessor"), and RKZ Venture Group, L.L.C., an Illinois limited liability company ("Lessee").

RECITALS:

A. Lessor and Lessee entered into that certain Ground Lease dated as of November 22, 1996 and recorded with the Cook County Recorder of Deeds on December 9, 1996, as Document No. 96927871 (the "Ground Lease") of that certain property located in the Village of Northbrook, Cook County, Illinois legally described on Exhibit A attached hereto and made a part hereof (the "Land").

B. Lessor and Lessee desire to amend the Ground Lease to correct a typographical error in the Ground Lease.

NOW, THEREFORE, in consideration of the terms and conditions contained in this First Amendment and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

1. **Amendment.** The third (3rd) sentence of Section 6.3 of the Ground Lease is deleted in its entirety and the following is substituted in its place:

"The form of assignment ("Unit Lease") shall be satisfactory to Lessor and shall contain an express non-recourse assumption by such purchaser of Lessee's rights and obligations pursuant to this Lease with respect to the Unit being purchased by such purchaser (including the obligation to pay in accordance with Section 3.1(e) 1/151 of the Ground Rent due to Lessor under this Lease and to perform

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all of the terms, covenants, conditions, agreements and obligations of Lessee to be performed or fulfilled under this Lease with respect to the Unit being purchased and with respect to the Common Area in common with all of the other Unit Owners)."

2. **Other Terms Unchanged.** Except as specifically set forth in this First Amendment, the Ground Lease shall remain unchanged and is in full force and effect.

3. **Trustee Exculpation.** This Lease is executed by Cole Taylor Bank, as successor-trustee to Harris Trust and Savings Bank under a trust agreement dated April 29, 1991, and known as Trust No. 94707, solely in the exercise of the power and authority conferred upon and vested in said trustee in its capacity as such trustee (and said trustee hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing contained in this Lease shall be construed as creating any liability on said trustee in its capacity as trustee, personally to comply with the terms of this Lease, except for a failure to act when or as directed, all such liability, if any, being expressly waived by every person now or hereafter claiming any right under this Lease. It is hereby agreed that said trustee shall be permitted to attach the form of exculpation customarily used by it to all documents, agreements, instruments, or other writings executed by it.

WITNESS the due execution of this First Amendment as of the day and year first above written.

LESSOR:


COLE TAYLOR BANK, not personally, but solely as Successor-Trustee as aforesaid

By: 
Printed Name: KENNETH E. PIEKOT
Title: VICE PRESIDENT

Attest: 
Printed Name: MARITZA CASTILLO
Title: TRUSTEE

LESSEE:

RKZ VENTURE GROUP, L.L.C., an Illinois limited liability company

By: 
Printed Name: MAXIM M. BORZANI
Title: MANAGER

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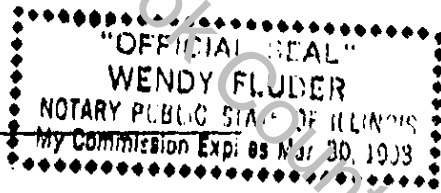
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Wendy Fluder, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Macvin M. Romanek as Manager of RKZ VENTURE GROUP, L.L.C., an Illinois limited liability company; personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said limited liability company and as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 31st day of January, 1996.

Wendy Fluder
Notary Public

My Commission expires:



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EXHIBIT A

LEGAL DESCRIPTION OF LAND

A PARCEL OF LAND WITHIN THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE ON AN ASSUMED BEARING OF NORTH 01° 04' 54" EAST ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 14, 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81° 06' 03" WEST 481.74 FEET TO A LINE THAT IS 50 FEET EASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 29° 44' 54" WEST ALONG SAID 50 FOOT LINE, 510.61 FEET; THENCE NORTHWESTERLY 527.33 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY WITH A RADIUS OF 11,000.00 FEET (THE CHORD OF SAID ARC BEARS NORTH 31° 07' 18" WEST 527.28 FEET); THENCE NORTH 32° 29' 42" WEST 708.83 FEET TO A POINT ON A LINE 33.00 FEET NORTHEASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD; THENCE NORTHEASTERLY 20.86 FEET ALONG THE LAST SAID LINE BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY WITH A RADIUS OF 4579.77 FEET (THE CHORD OF SAID ARC BEARS NORTH 32° 37' 32" WEST 20.86 FEET); THENCE NORTH 56° 06' 37" EAST 869.09 FEET; THENCE SOUTH 61° 04' 23" EAST 45.94 FEET; THENCE NORTH 49° 40' 45" EAST 890.51 FEET TO SAID NORTH-SOUTH CENTER LINE OF SECTION 14; THENCE SOUTH 01° 04' 54" WEST ALONG SAID NORTH-SOUTH CENTER LINE OF SECTION 14, 2474.64 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 04-14-100-023 and 04-14-100-024

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