

THIS EXTENSION AND MODIFICATION AGREEMENT is entered into on February 16, 1997, by and between Southside Tabernacle Assembly of God Church, Inc., a not-for-profit corporation (hereinafter the "Borrower"), and First National Bank of Evergreen Park, a National Banking Association (hereinafter the "Lender").

Borrower has executed and delivered to Lender its Note dated February 16, 1993 in the principal sum of One Hundred Eight Thousand and No/100 Dollars (\$108,000.00), hereinafter the "Note", which Note is secured by a Commercial Mortgage (hereinafter the "Mortgage") of even date with the Note, and by an Assignment of Rents (hereinafter the "Assignment") of even date with the Note. The Mortgage was recorded on February 17, 1993 as Document No. 93123330 in the Office of the Recorder of Cook County, Illinois and the Assignment was recorded on February 17, 1993 as Document No. 93123331 in the Office of the Recorder of Cook County, Illinois, and currently encumber certain real property located in said county and state, more particularly described in Exhibit A which is attached and made a part of this Agreement. The property is referred to in this Agreement as the "Mortgaged Premises".

As of February 16, 1997 the outstanding principal balance under the terms of the Note is: \$ 49,250.00 .

The Note matured/or will mature on February 16, 1997 in accordance with its terms and the terms of Note Extension and Modification Agreements (hereinafter the "Note Modifications") dated February 16, 1994 and February 16, 1995, respectively. The Borrower has requested Lender to extend the time of payment of indebtedness represented by the Note and Mortgage on the terms and conditions set forth in this Agreement, which Lender has agreed to do in consideration of the agreements contained in this Agreement on the part of the Borrower.

Lender, at the Borrower's request, has agreed to the following modification of the terms of the Note, Mortgage, and Note Modifications, effective as of the date of this Agreement: the maturity date as set forth in the Note, Mortgage, and Note Modifications, is hereby extended to February 16, 1999.

RETURN TO: Recorder's Box 223  
PREPARED BY:  
First National Bank of Evergreen Park  
4900 W. 95th Street  
Oak Lawn, IL 60453

DEPT-01 RECORDING \$33.00  
T#0012 TRAN 4505 04/02/97 11:56:00  
#0490 : CG \*-97-228086  
COOK COUNTY RECORDER

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33.

Above Space For Recorder's Use Only

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BOX 223

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Borrower represents to Lender that there is no subsequent mortgage or other subsequent lien now outstanding against the Mortgaged Premises. Borrower further represents that the lien of the Mortgage, as modified by this Agreement, is a valid and subsisting lien on the Mortgaged Premises.

NOW THEREFORE, in consideration of the extension and modification of the terms of the Note and Mortgage by Lender, as described above, and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Borrower by Lender, the receipt and sufficiency whereof is hereby acknowledged, and other good and valuable considerations, Borrower covenants and agrees to pay the balance of the indebtedness evidenced by the Note and Note Modifications and secured by the Mortgage and Assignment, as extended and modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect. Borrower further agrees that:

1. Borrower agrees to pay interest on the outstanding principal balance from the date of this Extension and Modification Agreement at the rate of 10.25% per year until February 16, 1999.

2. Borrower warrants and agrees that there are no defenses or offsets to the Mortgage or to the debt which it secures.

3. The principal and interest to be paid by Borrower is and shall be a lien on the Mortgaged Premises under the Note, Note Modifications and Mortgage described in this Agreement. If the terms and provisions contained in the Note, Note Modifications, Mortgage or Assignment in any way conflict with the terms and provisions contained in this Agreement, the terms and provisions contained in this Agreement shall prevail. All other terms, provisions and conditions of the Note, Note Modifications, Mortgage and Assignment, as modified by this Agreement, are hereby confirmed and ratified by the Borrower. Borrower warrants and reconfirms that the Note, Note Modifications, Mortgage and Assignment, as modified by this Agreement, are valid, binding and enforceable against the Borrower, according to their terms.

4. Nothing contained in this Agreement shall in any manner whatsoever impair the Note, Note Modifications and Mortgage, as modified by this Agreement, or the lien created by same, or any other documents executed by Borrower in connection with same, or alter, waive, vary, or affect any promise, agreement, covenant, or condition recited in any of the above-mentioned documents, except as expressly modified by this Agreement, nor affect or impair any rights, powers, or remedies of Lender under any of the above-mentioned documents. Except as described above or otherwise provided, all terms and provisions of the Note, Note Modifications, Mortgage, and other instruments and documents executed in connection with the subject Mortgage loan, shall remain in full force and effect and shall be binding on the parties, their successors, and assigns.

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5. Borrower acknowledges that it has thoroughly read and reviewed the terms and provisions of this Agreement and is familiar with same. Borrower clearly understands the terms and provisions of this Agreement and has fully and unconditionally consented to them. Borrower has had the full benefit and advice of counsel of its own selection in regard to understanding the terms, meaning, and effect of the Agreement. Borrower's execution of this Agreement is done freely, voluntarily, with full knowledge, and without duress. In executing this Agreement, Borrower is not relying on any representations, written or oral, express or implied, made to Borrower by any party to the Agreement. Borrower acknowledges that the consideration received or to be received under this Agreement is actual and adequate.

6. As additional consideration for the modification of the terms of the Note, Note Modifications and Mortgage by Lender as described above, Borrower releases and forever discharges Lender, and its agents, servants, employees, directors, officers, attorneys, branches, affiliates, subsidiaries, successors and assigns, and all persons, firms, corporations and organizations on its behalf, from all damage, loss, claims, demands, liabilities, obligations, actions, and causes of action of whatever kind or nature which Borrower may now have or claim to have against Lender as of the effective date of this Agreement, whether presently known or unknown, on account of or in any way affecting, concerning, arising out of, or founded on the Note, Note Modifications, Mortgage or Assignment, as modified by this Agreement. This includes, but is not limited to, all such loss or damage of any kind suffered or sustained prior to and including the effective date of this Agreement, and arising as a consequence of the dealings between the parties. This agreement and covenant on the part of the Borrower is contractual and not a mere recital. The parties acknowledge and agree that no liability whatsoever is admitted on the part of any party, except Borrower's indebtedness to Lender under the Note, Note Modifications, Mortgage and Assignment, and that all agreements and understandings between Borrower and Lender are expressed and embodied in the Note, Note Modifications, Mortgage and Assignment, as modified by this Agreement.

7. This Agreement may not be changed or terminated orally. The covenants contained in this Agreement shall bind Borrower and Borrower's successors, and assigns, and all subsequent owners, encumbrancers, tenants, and sub-tenants of the Mortgaged Premises, and shall inure to the benefit of Lender, the successors and assigns of Lender, and all subsequent holders of the Note and/or Mortgage.

Borrower:

SOUTHSIDE TABERNACLE ASSEMBLY OF GOD  
CHURCH, INC., a not-for-profit corporation

BY: Rev. [Signature]  
President

ATTEST: Latherine Davis  
Secretary

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Lender: FIRST NATIONAL BANK OF EVERGREEN PARK,  
a National Banking Association

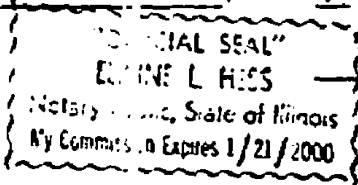
BY: Gaylord R. Novak, JR.  
Senior Vice President

ATTEST: [Signature]  
Vice President

STATE OF ILLINOIS )  
                              ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Spencer Jones, President and Secretary of SOUTHSIDE TABERNACLE ASSEMBLY OF GOD CHURCH, INC., a not-for-profit corporation, and LaVerne Davis, Secretary, of said Corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day 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 Corporation, as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 13th day of March, 1997.

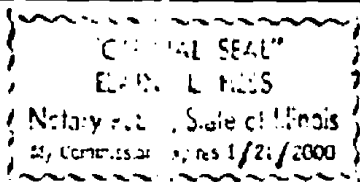


Elaine L. Hess  
Notary Public

STATE OF ILLINOIS )  
                              ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Gaylord R. Novak, ~~Senior~~ Vice President of FIRST NATIONAL BANK OF EVERGREEN PARK and Luke K. Oosterhouse, Vice President of said Bank who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Vice President, respectively, appeared before me this day 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.

GIVEN under my hand and notarial seal, this 13th day of March, 1997.



Elaine L. Hess  
Notary Public

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EXHIBIT A ATTACHED TO AND MADE A PART OF EXTENSION  
AND MODIFICATION AGREEMENT

LEGAL DESCRIPTION:

PARCEL 1: THE EAST 125 FEET OF LOT 2 (EXCEPT THE NORTH 19 FEET THEREOF)  
AND THE EAST 125 FEET OF THE NORTH 2 FEET OF LOT 3 IN BLOCK 7 IN  
BURNHAM'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 5,  
TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

PERMANENT TAX ID NO: 25-05-110-020

ADDRESS: 8808 S. BISHOP, CHICAGO, ILLINOIS

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