

Recording Requested by,
and When Recorded, Mail to:

Principal Mutual Life Insurance Company
711 High Street
Des Moines, IA 50392-1360
Attention: Rebecca Aldrich

FIFTH AMENDMENT TO 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, as Instrument No. 91189599 in the Official Records of Cook County, Illinois, and covering certain real property as described in Exhibit A attached to the original recorded Deed of Trust; and

WHEREAS, said Note was amended on June 13, 1996, January 10, 1997, July 10, 1997 and on November 18, 1997, to reflect a change in the maturity date of said Note and to reflect certain other changes and modifications to said Note. Said Mortgage was amended on June 13, 1996, January 10, 1997, July 10, 1997 and on November 18, 1997, and said amendments were recorded on July 24, 1996, January 29, 1997, July 31, 1997 and on December 1, 1997, respectively, as Instrument No. 96563707, as Instrument No. 97065794, as Instrument No. 97555281 and as Instrument No. 97895552, respectively, 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 "May, 1998" and insert therein "January, 1999".



Box 136

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- 2. Borrower hereby represents that the Premises are free and clear of any liens, privileges, mortgages or encumbrances except as expressly permitted in the Mortgage executed by Borrower and dated the same date as the Note.

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

IN WITNESS WHEREOF, the parties hereby have set their hands and seals this 21 day of May, 1998, effective as of May 1, 1998.

LENDER

BORROWER

PRINCIPAL MUTUAL LIFE
INSURANCE COMPANY,
an Iowa corporation

PETULA ASSOCIATES, LTD., an
Iowa corporation

By *[Signature]*
Donna L. Lucavish
Assistant Director
Commercial Insurance
By *[Signature]*
Dennis D. Ballard
Counsel

By *[Signature]*
By *[Signature]*

NARCO ENTERPRISES, INC., an Illinois
corporation, formerly known as Narco Properties,
Ltd., an Illinois corporation

By *[Signature]*
Stephen J. Nardi, President
By *[Signature]*
Gary S. Shifrin, Asst. Secretary

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STATE OF IOWA)
)
COUNTY OF FOLK)

On this 21st day of May, 1998, before me, a Notary Public in and for said County, personally appeared Kris T. Jensen and Madhan Rengarajan, 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.

Lisa Callies

Notary Public in and for said County and State



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STATE OF IOWA)
)
COUNTY OF POLK)

On this 21st day of May, 1998, before me, a Notary Public in and for said County, personally appeared Donna Lutcavish and Dennis D. Ballard 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 Assistant Director, Commercial Real Estate and Counsel, 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.

Lisa Callies

Notary Public in and for Polk County Iowa



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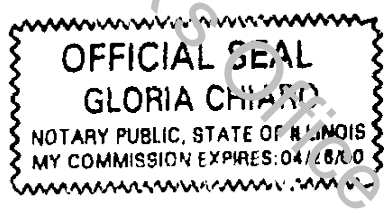
PROPERTY OF
COOK COUNTY CLERK'S OFFICE

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 4th day of June, 1998.

Gloria Chiaro
Notary Public



Vertical text on the left margin, possibly a reference number or date.

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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 MARCO DEVELOPMENT CO., RECORDED DECEMBER 2, 1981 AS DOCUMENT 26075305 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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