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1998-07-29 14:45:49

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V-39, Skokie, Illinois

**TERMINATION OF  
COLLATERAL ASSIGNMENT OF LEASES**

KNOW THAT KRCV CORPORATION ("Kimco"), having an office c/o Kimco Realty Corporation, 3333 New Hyde Park Road, Suite 100, P.O. Box 5020, New Hyde Park, New York 11042-0020, does hereby certify that a certain Collateral Assignment of Leases dated as of August 6, 1997, made by VENTURE STORES, INC. ("Venture"), a Delaware corporation, having an office at 2001 East Terra Lane, O'Fallon, Missouri 03366-0110, to Kimco, and recorded on August 13, 1997 as Document Number 97591218, covering the premises described on Exhibit A attached hereto and made a part hereof (the "Premises"), is hereby terminated, and does hereby consent that the same may be discharged of record. This Termination of Collateral Assignment of Leases is intended to be effective immediately prior to the effectiveness of the Assignment and Assumption of Leases of even date herewith to be executed by Kimco and Venture, which Assignment and Assumption of Leases covers the Premises.

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IN WITNESS WHEREOF, the undersigned has duly executed this Termination of Collateral Assignment of Leases as of this 17th day of July, 1998.

KRCV CORPORATION

By:   
Bruce M. Kauderer  
Vice President

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State of New York )  
                          ) ss:  
County of New York )

I, GARY GULKIS, a Notary Public, do hereby certify that on the 16<sup>th</sup> day of July, 1998, Bruce M. Kauderer, Vice President of KRCV CORPORATION, personally appeared before me and being first duly sworn by me acknowledged that he signed the foregoing document in the capacity therein set forth and declared that the statements therein contained are true.

In Witness Whereof, I have hereunto set my hand and seal the day and year before written.

*Gary Gulkis*  
Notary Public

[NOTARY SEAL]

GARY GULKIS  
Notary Public, State of New York  
No. 01GU5067903  
Qualified in Queens County  
Commission Expires 10/28/01

This instrument was prepared by,  
and after recording, please return to:

Robinson Silverman Pearce Aronsohn & Berman LLP  
1290 Avenue of the Americas  
New York, New York 10104  
Attn: Steven B. Jason, Esq.  
(212) 541-2000



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EXHIBIT A

The land situated in the State of Illinois, County of Cook is described as follows:

BLOCKS 1, 2, 3 AND 4 IN METROPOLITAN'S FOSTER EMERSON CICERO AVENUE GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS 1, 2, 3 AND 4 AS PER PLAT OF VACATION RECORDED AS DOCUMENT NO. 18564359 (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THOSE PARTS DEDICATED FOR PUBLIC STREETS AS PER PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 18747983 AND BEING DESCRIBED AS FOLLOWS: THAT PART OF BLOCKS 1 AND 2 AND VACATED STREETS AND ALLEYS IN METROPOLITAN'S FOSTER-EMERSON CICERO AVENUE GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33.0 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK 1 AFORESAID; THENCE SOUTH 627.19 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 AFORESAID; THENCE EAST ON THE NORTH LINE OF EMERSON STREET 515.83 FEET TO ITS INTERSECTION WITH A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 105.85 FEET; THENCE WESTERLY ON SAID CURVE AN ARC DISTANCE OF 30.09 FEET TO THE POINT OF TANGENCY BEING 7.50 FEET NORTH OF THE NORTH LINE OF EMERSON STREET; THENCE WEST PARALLEL TO THE NORTH LINE OF EMERSON STREET, 271.84 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 183 DEGREES 40 MINUTES 30 SECONDS WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 185 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 223 DEGREES 32 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 14.50 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF BLOCK 1; THENCE NORTH PARALLEL TO THE EAST LINE OF SKOKIE BOULEVARD 597.19 FEET TO THE CENTERLINE OF VACATED FOSTER STREET; THENCE WEST 10 FEET TO THE PLACE OF BEGINNING AND ALSO EXCEPTING THE FOLLOWING: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF VACATED EMERSON STREET AND THE NORTHWESTERLY LINE OF GROSS POINT ROAD; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF GROSS POINT ROAD 35.19 FEET TO THE PLACE OF BEGINNING OF THE PROPERTY TO BE DESCRIBED; THENCE CONTINUING SOUTHWESTERLY ON THE LAST DESCRIBED COURSE 10 FEET; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF EMERSON STREET 10 FEET; THENCE EAST 14.14 FEET TO THE PLACE OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

TAX I.D. NO. 10-15-106-043  
10-15-107-039  
10-15-109-005  
10-15-108-026

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