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This instrument was prepared by
and when recorded return to:

95887564

Michael F. Sexton
Rooks, Pitts and Pous
10 South Wacker Drive,
Suite 2300
Chicago, Illinois 60606

DEFERRED RECORDING 435.50
TRANSACTION TRAN 0647 10/07/98 10:58:00
1998 10 07 10:58 10:58:00
COOK COUNTY RECORDER

Return to: Box 15
N24-299114-01NL
445041

Above Space for Recorder's Use Only

TERMINATION OF LEASE AGREEMENT

FOR VALUE RECEIVED, the Lease Agreement dated as of October 1, 1989 and recorded on October 11, 1989 as document number 89482121 relating to the real estate more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Existing Lease") between RIETER AUTOMOTIVE NORTH AMERICA, INC., formerly known as Globe Industries, Inc. ("Rieter"), as landlord, and U.G.N., INC., ("U.G.N"), as tenant, is hereby terminated as of _____, 1998. All rights and obligations of both Rieter and U.G.N. under the Existing Lease are hereby terminated, except and to the extent any specific rights or obligations thereunder survive such termination by the express terms of the Lease Agreement and/or the Purchase Agreement dated as of June 29, 1998 by and between Rieter and U.G.N. (the "Contract").

This Agreement is being executed and delivered pursuant to the Contract and is subject to the terms and conditions contained therein.

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IN WITNESS WHEREOF, Rieter and U.G.N. have caused this Agreement to be executed as of

September 21, 1998.

RIETER AUTOMOTIVE NORTH
AMERICA, INC., a Delaware
corporation

By: [Signature]
Its: [Signature]

By: [Signature]
Its: [Signature]

U.G.N., INC., an Illinois corporation

By: [Signature]
Its: CEO

By: _____
Its: _____

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STATE OF Michigan)
) SS.
COUNTY OF Oakland

BAMBI L. DONNELLY
Notary Public, Oakland County, MI
My Commission Expires Jun. 11, 2002

I, Bambi L. Donnelly, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Staffan Cederqvist personally known to me to be the CEO of Rieter Automotive North America, Inc., a Delaware corporation, and Lars O. Jansson, personally known to me to be the CEO of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such CEO and CEO, they signed and delivered the said instrument pursuant to authority given by the board of directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official see this 21st day of September, 1998.

Bambi L. Donnelly
Notary Public

Bambi L. Donnelly
(Type or print full name of Notary Public)

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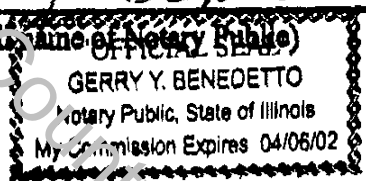
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, GERRY Y. BENEDETTO, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Gary L. Jamison, personally known to me to be the President + CEO of U.G.N., Inc., an Illinois corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President + CEO and _____ they signed and delivered the said instrument pursuant to authority given by the board of directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of September, 1998.

Gerry Y. Benedetto
Notary Public

GERRY Y. BENEDETTO
(Type or print full name of Notary Public)



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EXHIBIT A

Parcel 1.

A TRACT OF LAND LYING IN LOT 4 OF COUNTY CLERKS DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, 190 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 (SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE PEOPLES GAS, LIGHT AND COKE COMPANY). THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 473 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 71 DEGREES 44 MINUTES 40 SECONDS FROM WEST TO NORTH A DISTANCE OF 288.03 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 8 DEGREES 50 MINUTES 15 SECONDS TO THE LEFT FROM LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 348 FEET; THENCE CONTINUING NORTHWESTERLY ALONG A STRAIGHT LINE FORMING A DEFLECTION ANGLE OF 27 DEGREES 6 MINUTES 14 SECONDS TO THE LEFT FROM LAST DESCRIBED STRAIGHT LINE EXTENDED A DISTANCE OF 282.18 FEET TO A POINT ON THE EAST LINE OF THE PEOPLES GAS, LIGHT AND COKE COMPANY PROPERTY SAID POINT BEING 190 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 748.44 FEET TO THE PLACE OF BEGINNING

EXCEPTING, HOWEVER, FROM PARCEL 1:

THAT PART OF LOTS 3 AND 5 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE PREMISES CONVEYED TO THE PEOPLES GAS, LIGHT AND COKE COMPANY, BY DOCUMENT NO. 17550736, AS SAID POINT IS LOCATED 229.16 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE AFORESAID SECTION 30; THENCE SOUTH FOR 229.16 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 190.79 FEET, AND THENCE EXTENDING NORTHWESTERLY ALONG THE ARC OF A CURVED LINE BEING CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 513.00 FEET AND A CHORD OF 298.26 FEET A DISTANCE OF 302.63 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.40 FEET OF AN ACRE, MORE OR LESS

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PARCEL 2.

EASEMENTS OVER, UNDER AND ACROSS PARCELS 1-A AND 1-B HEREINAFTER DESCRIBED FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AND RESERVED IN THE DEED FROM GLOBE ROOFING PRODUCTS COMPANY, INC., A CORPORATION OF INDIANA, TO THE PEOPLES GAS, LIGHT AND COKE COMPANY DATED MAY 15, 1959 AND RECORDED MAY 27, 1959 AS DOCUMENT 17550736 FOR THE FOLLOWING PURPOSES:

- (A) TO ESTABLISH, CONSTRUCT, MAINTAIN AND OPERATE ROADWAYS.
- (B) TO ESTABLISH, CONSTRUCT, MAINTAIN AND OPERATE ONE OR MORE RAILROAD SPUR OR SWITCH TRACKS ACROSS THAT PORTION OF PARCELS 1-A AND 1-B HEREINAFTER DESCRIBED LYING SOUTH OF A LINE PARALLEL TO AND 748 FEET NORTH OF THE EAST AND WEST CENTER LINE OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN SUCH SPUR OR SWITCH TRACKS SHALL CROSS SAID PREMISES IN A GENERALLY WESTERLY OR EASTERLY DIRECTION, AND IN NO EVENT SHALL SAID SPUR OR SWITCH TRACKS BE INSTALLED IN A NORTH-SOUTH DIRECTION.
- (C) TO INSTALL, ESTABLISH, CONSTRUCT, MAINTAIN AND OPERATE A DOCK AND TO LOAD AND UNLOAD FREIGHT AND MATERIAL UPON SAID DOCK WHICH DOCK SHALL BE CONSTRUCTED SO THAT THE NORTHERLY LINE THEREOF SHALL BE NO FURTHER SOUTH THAN THE PRESENT (MAY 15, 1959) DOCK LINE ESTABLISHED BY THE UNITED STATES GOVERNMENT OR ANY DOCK LINE HEREAFTER ESTABLISHED BY THE UNITED STATES GOVERNMENT SOUTH OF THE PRESENT DOCK LINE.
- (D) TO OPERATE AND MAINTAIN THE EXISTING (MAY 15, 1959) SCREENING WELL AND THE DISCHARGE DRAINAGE DITCH SHOWN ON THE PLAT ATTACHED TO THE AFORESAID DEED RECORDED AS DOCUMENT 17550736 AND TO INSTALL AT SAID SCREENING WELL, AND TO OPERATE AND MAINTAIN, SUCH PUMPS OR OTHER EQUIPMENT AS GLOBE ROOFING PRODUCTS COMPANY INC., ITS SUCCESSORS AND ASSIGNS, SHALL DEEM NECESSARY OR ADVISABLE FOR THE OPERATION OF SAID SCREENING WELL.
- (E) TO ERECT, CONSTRUCT, MAINTAIN AND OPERATE ACROSS THE PREMISES HEREINAFTER DESCRIBED OVERHEAD ELECTRICAL WIRES AND THE POLES TO SUPPORT THE SAME AND SUCH OTHER APPROPRIATE APPARATUS AND EQUIPMENT OR UNDERGROUND ELECTRICAL WIRES AND CONDUITS THEREFORE AS MAY BE NECESSARY FOR CONDUCTING, CARRYING AND FURNISHING ELECTRICITY TO SAID SCREENING WELL.

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THE PREMISES OVER WHICH SAID EASEMENTS EXTEND ARE DESCRIBED AS FOLLOWS:

PARCEL 1-A:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN SOUTH OF THE CALUMET RIVER DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 WITH THE EAST LINE OF THE WEST 165 FEET OF SAID NORTHWEST 1/4, SAID EAST LINE OF THE WEST 165 FEET OF SAID NORTHWEST 1/4 BEING THE EASTERLY RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 165 FEET A DISTANCE OF 896.53 FEET TO THE SOUTHERLY UNITED STATES GOVERNMENT CHANNEL LINE OF THE CALUMET RIVER; THENCE NORTHEASTERLY ALONG SAID CHANNEL LINE A DISTANCE OF 128.67 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 275 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 275 FEET A DISTANCE OF 120 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES (MEASURED IN THE SOUTHWEST QUADRANT) WITH THE EAST LINE OF SAID WEST 275 FEET A DISTANCE OF 120.21 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 190 FEET OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 190 FEET A DISTANCE OF 748.44 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 AND THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING, ALSO

PARCEL 1-B:

THAT PORTION OF THE EXISTING BED OF THE CALUMET RIVER WHICH IS BOUNDED ON THE SOUTH BY THE SAID UNITED STATES GOVERNMENT CHANNEL LINE, ON THE NORTH BY THE CENTER LINE OF THE CHANNEL OF THE CALUMET RIVER AS ESTABLISHED BY THE UNITED STATES GOVERNMENT AND SHOWN BY A MAP OF PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 17, 1889 AS DOCUMENT 1102284, ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD, AND ON THE EAST BY A LINE PARALLEL TO AND 110 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND WESTERN INDIANA RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

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