

DISCHARGE OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS:

That certain Commercial Mortgage, Security Agreement, Assignment of Leases and Rents, and Fixture Filing*dated as of August 31, 1995 by Frank's Nursery & Crafts, Inc., a Michigan corporation, whose address is 3501 East Nevada, Detroit, Michigan 48234 (herein "Borrower"), in favor of and for the benefit of the Mortgagee METLIFE CAPITAL FINANCIAL CORPORATION, a Delaware corporation, whose address is 10900 N.E. 4th Street, Suite 500, Bellevue, Washington 98004, Attention: Real Estate Department ("Mortgagee"), recorded September 7, 1995, in Instrument Number 95598625, Cook County Records (the "Mortgage"), which mortgage encumbers real property situated in the State of Illinois, County of Cook and Township/Village/City of Evergreen Park, more particularly described as:

*and Assignment of Rents and Leases

**and in Instrument Number 95598626

See attached Schedule A

24 00 340 019

is hereby DISCHARGED AND RELEASED.

Dated this 24th day of December, 1997

WITNESSES

[Signature]

Dawn [Signature]
Print Name

METLIFE CAPITAL FINANCIAL CORPORATION

Susan Nunmakor
Print Name

Susan Nunmakor
Sr. Loan Closer

By: _____

Its: Lloyd R. Wooten
Vice President

435-1219

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STATE OF WASHINGTON

COUNTY OF KING

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The foregoing instrument was acknowledged before me this 24th day of December 1997 by How W. R. [Signature], as Vice President of METLIFE CAPITAL FINANCIAL CORPORATION, a Delaware corporation, on behalf of said corporation.

[Signature]

Notary Public, King County, WA

Printed Name: Erwin W. Blotter, III

My Commission Expires: 9-17-98

My County of Residence: Kills



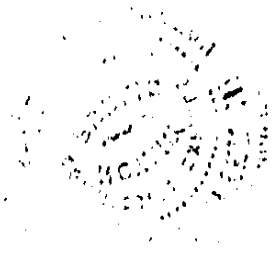
This instrument prepared by:
Dennis D. Kiely, Esq.
Simpson Thacher & Bartlett
425 Lexington Avenue
New York, New York 10017

WHEN RECORDED RETURN TO:
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
NTS DIVISION
300 Wilshire Drive - Suite 305
Wilshire Plaza North
San. Michigan 48064

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EXHIBIT A

Lot 19 in Tuinstra's Garden Subdivision of the East 1/2 of the South West 1/4 of the South East 1/4 of the South West 1/4 of Section 2, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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