

**MODIFICATION OF LEASEHOLD MORTGAGE**



This MODIFICATION OF LEASEHOLD MORTGAGE ("Modification" herein) is dated March 1, 1999 between the FIRST MIDWEST BANK, N.A. which is organized and existing under the laws of the State of Illinois, and whose address is 725 Waukegan Road, Deerfield, Illinois ("Lender" herein) and the DUNRAN CORPORATION, an Illinois corporation ("Borrower" herein).

Lender and Borrower have entered into a mortgage dated February 24, 1994 and recorded in Cook County, Illinois on March 4, 1994 as Document No. 94207179 covering the real property legally described as follows:

(This space for recording purposes only)

That part of the southwest quarter of Section 1, Township 42 north, Range 10 east of the Third Principal Meridian described as follows: Beginning on the south line of said southwest quarter of Section 1 at a point 869.97 feet east from the southwest corner of said Section 1, thence east along the south line of said Section 1, 950.53 feet to the southeast corner of the west 30 acres of the east half of the southwest quarter of Section 1, thence north along the east line of said west 30 acres 280.1 feet, thence west parallel to the south line of said Section 1, 950.7 feet, thence south forming a northwest angle to the section line of 89 degrees 46 minutes 30 seconds 280.1 feet to the place of beginning in the Town of Palatine, in Cook County, Illinois.

The real property noted above is located at the corner of Dundee and Rand Roads, Palatine, Illinois and the property tax identification numbers are 02-01-300-018; 02-01-300-019; 02-01-300-020; 02-01-300-021; 02-01-300-022; 02-01-300-024; and 02-01-300-025.

Borrower and Lender hereby modify the Leasehold Mortgage as follows:

- A. The maturity date is hereby extended to March 1, 2004; and

5/10/99  
2/23/99  
3/3/99

B. The principal amount of Four Hundred Twenty-five Thousand and 00/100 Dollars (\$425,000.00) is hereby stricken and replaced with Three Hundred Forty-two Thousand and 00/100 Dollars (\$342,000.00).

Except as expressly modified above, the terms of the original Leasehold Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Leasehold Mortgage as changed above or obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Leasehold Mortgage. It is the intention of Lender to retain as liable all parties to the Leasehold Mortgage and all parties, makers and endorsers to the note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification.

Dated: 3/1/99

FIRST MIDWEST BANK, N.A.

DUNRAN CORPORATION

By: Jill Frankli  
Its: Vice President

By: Barbara J. Wallace  
Its: PRESIDENT

Prepared by:  
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When recorded, mail to:  
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