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AGREEMENT OF TERMINATION OF LEASE

THIS AGREEMENT OF TERMINATION OF LEASE is made as of the 17th day of June, 1986, by and between PHOENIX MUTUAL LIFE INSURANCE COMPANY, a specially chartered Connecticut corporation, having its principal office and place of business at One American Row, Hartford, Connecticut 06115 ("Landlord") and LASALLE NATIONAL BANK, a national banking association, not personally but as Trustee under Trust Agreement April 21, 1984, and known as Trust No. 107961 ("Tenant") with reference to the following facts:

A. Landlord and Tenant entered into a lease dated March 21, 1985 ("Lease") relating to the real property located in the Village of Schaumburg, Cook County, Illinois legally described as:

Lot 1 in Schaumburg Center of Commerce Unit 2A, being a Resubdivision of Lots 4, 5 and 6 in Schaumburg Center for Commerce Unit 2, being a Resubdivision of parts of Out-Lots B and C in Schaumburg Industrial Park, together with parts of Out-Lots B and C in said Schaumburg Industrial Park, being a Subdivision of the South East quarter of Section 11, part of the North East quarter of Section 11, part of the South West Quarter of Section 12, part of the North West quarter of Section 13, and part of the North East quarter of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois;

for a term commencing March 21, 1985 and terminating on March 20, 2040 unless sooner terminated as therein provided; and

B. A Memorandum of Lease referring to the Lease was filed on March 22, 1985 with the Register of Deeds and Titles in Cook County, Illinois as Document No. LR3426055; and

C. Tenant is acquiring all of Landlord's rights under the Lease and in the property which is the subject matter of the Lease.

NOW, THEREFORE, the parties agree as follows:

1. The Lease is terminated as of the 23rd day of June, 1986, and thereafter no additional rights or obligations shall be incurred thereunder.

2. Tenant does hereby acknowledge that Landlord has performed all of Landlord's obligations accruing under the Lease prior to its termination, and does hereby release Landlord from all such obligations and from all claims which Tenant may have against Landlord in connection with Landlord's ownership of the aforesaid real property.

3. This document is executed and delivered by LASALLE NATIONAL BANK, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by LASALLE NATIONAL BANK are undertaken by it solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information

THIS DOCUMENT PREPARED BY:

Paul A. Rosenblum
Katz Randall & Weinberg
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Chicago, Illinois 60601
(312) 807-3800

COMMON PROPERTY ADDRESS:

1000 State Parkway
Schaumburg, Illinois 60195

PERMANENT INDEX NUMBER:

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Kathy Pacana, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES A. CLARK, as Assistant Vice President and Assistant Secretary of LASALLE NATIONAL BANK, a national banking association, not personally but as Trustee under Trust Agreement April 21, 1984, and known as Trust No. 107961, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary of said Bank, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and said Assistant Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Bank did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of June, 1986.

Kathy Pacana
Notary Public

My Commission Expires 6-11-88

Term lease
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REGISTRAR U. OF TITLES

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