

SCHEDULE A

Lots 180, 181, 182, 183 and the West 59.07 feet of Lot 184, as measured along the South line of said Lot 184, in Centex Industrial Park Unit No. 14, being a Subdivision in Section 26, Township 41 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.

Also,

Lot 184 (except the West 59.07 feet as measured along the South line thereof) and all of Lot 185 in Centex Industrial Park Unit No. 14 and Lot 305 in Centex Industrial Park Unit No. 102 being a Subdivision in Section 26, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.            08-26-403-011-0000  
                  08-26-403-012-0000  
                  08-26-403-013-0000  
                  08-26-403-014-0000



ADDRESS OF PROPERTY:

2201 Landmeier Road,  
Elk Grove Village, Illinois 60007

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FIRST AMENDMENT TO SECURITY AGREEMENT

THIS FIRST AMENDMENT TO SECURITY AGREEMENT is made this 30th day of June, 1988 (the "First Amendment"), by LASALLE NATIONAL BANK, a national banking association, not personally but solely as Trustee under Trust Agreement dated August 14, 1987 and known as Trust No. 112586 (the "Trustee"), SIGMATRON LIMITED PARTNERSHIP, an Illinois limited partnership (the "Partnership") (the Trustee and the Partnership being sometimes hereinafter referred to together as "Debtors"), and UNIBANCTRUST COMPANY, an Illinois banking association (the "Bank").

W I T N E S S E T H:

WHEREAS, Debtors have previously executed and delivered to the Bank a secured term promissory note dated August 17, 1987, payable to the Bank in the principal amount of Two Million Four Hundred Fifty Thousand Dollars (\$2,450,000.00) (the "Prior Note"); and

WHEREAS, in order to secure the prompt payment to the Bank of the Prior Note, together with interest and premium, if any, thereon in accordance with the terms of the Prior Note, Debtors did execute and deliver to the Bank a Security Agreement dated August 17, 1987, as filed on August 24, 1987 with the Registrar of Titles as Document LR3645724, granting to the Bank a lien on and security interest in, among other things, certain machinery, equipment and other property more particularly described therein (the "Security Agreement"); and

WHEREAS, the Trustee and the Partnership have requested and the Bank has agreed to refinance the outstanding obligation and extend additional credit to be evidenced by a Substituted Secured Term Promissory Note dated of even date herewith, payable to the Bank in the principal amount of Two Million Five Hundred Eighty Three Thousand One Hundred Fifty Eight and 10/100 Dollars (\$2,583,158.10) (the "Substituted Note"), which Substituted Note shall be issued in substitution for the Prior Note, and

WHEREAS, the obligations under the Substituted Note are secured pursuant to, among other things, the terms of the Security Agreement;

NOW, THEREFORE, in consideration of the foregoing and of the covenants and agreements herein contained, and for other

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good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Debtors, jointly and severally, hereby reaffirm the following:

1. Debtors, joint and severally, acknowledge that the terms of the Security Agreement apply to the Substituted Note as evidence of the Debtors' refinancing of the Prior Note.

2. Reference to the term "Note" in the Security Agreement shall include expressly the Substituted Note, and any and all notes or other instruments accepted in substitution, renewal or exchange therefor, and as the same may from time to time be amended, modified or supplemented.

3. Except as otherwise expressly provided for above, all terms and conditions of the Security Agreement shall remain in full force and effect.

4. This First Amendment is executed 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 (and such Trustee hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on the Trustee personally to pay the Substituted Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such personal liability, if any, being expressly waived by the Bank and by every person now or hereafter claiming any right or security hereunder, and that so far as the Trustee is personally concerned (excluding, specifically, any liability or obligation of the Partnership, any partner of the Partnership or any other beneficial owner of the "Property" as defined in the Security Agreement, the legal holder or holders of the Substituted Note and the owner or owners of any indebtedness accruing hereunder shall look to the "Property" and the "Collateral" (as such terms are defined in the Security Agreement) for the payment thereof by the enforcement of the liens created by the "Mortgage" (as defined in the Security Agreement) and the Security Agreement in the manner therein and in the Substituted Note provided and to any other security given for the indebtedness evidenced by the Substituted Note.

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IN WITNESS WHEREOF, the undersigned have caused these presents to be signed the day and year first above written.

LaSalle National Bank, a national banking association, not personally but solely as Trustee under Trust Agreement dated August 14, 1987 and known as Trust No. 112586

By: [Signature]  
Its: ASSISTANT VICE PRESIDENT

ATTEST:

[Signature]  
ASSISTANT SECRETARY

SIGMATRON LIMITED PARTNERSHIP, an Illinois limited partnership

By: SIGMATRON, INC., its General Partner

By: [Signature]  
Its: EXEC VP

ACKNOWLEDGED AND AGREED TO:  
UNIBANCTRUST COMPANY

By: [Signature]  
Its: VICE PRESIDENT

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK     )

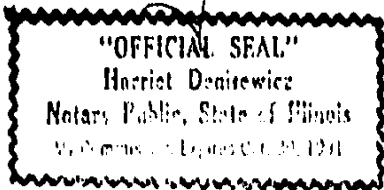
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Garland Eck and Rosemary Collins as ASSISTANT VICE PRESIDENT and ASSISTANT SECRETARY of LaSalle National Bank, as Trustee under Trust No. 112586 personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

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GIVEN under my hand and Notarial Seal this 12/ day  
of July, 1988.



Harriet Denirewicz  
Notary Public  
My Commission Expires:

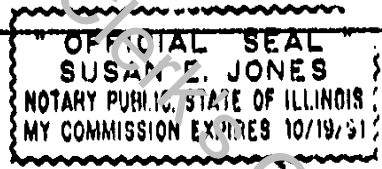
STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Gary R. Fairhead as Executive Vice President of SigmaTron Limited Partnership, personally known to me to be the same persons whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Partnership for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th  
day of July, 1988.

Susan E. Jones  
Notary Public  
My Commission Expires:

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Daniel L. Jones as President of Unibantrust Company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed 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.

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GIVEN under my hand and Notarial Seal this 13th  
day of February 1988.

*[Signature]*  
Notary Public  
My Commission Expires:

" OFFICIAL SEAL "  
SUSAN E. JONES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/19/91

Property of Cook County Clerk's Office

Prepared by encl mail to  
Henry Underwood  
Defrees + Fiske  
72 W. Adams  
Suite 1500  
Chicago, IL 60603

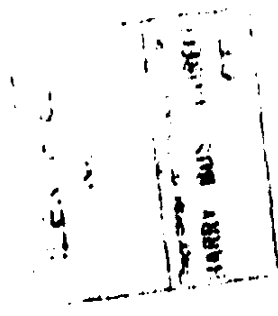
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amend  
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*[Handwritten notes]*  
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FILED  
MAR 11 1988  
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