COLLATERAL ASSIGNMENT

OF

LEASE AND RENTS

AND GUARANTY

This Assignment made this 20th day of December, 1968, by J. B. C. REALTY CORP., an Illinois corporation, with its place of business at 411 North Michigan Avenue, Chicago, Illinois (the "Assignor") to SALK, WARD & SALK, INC., (the "Assignee"), an Illinois corporation having an office for the transaction of its business at 11 South La Salle Street, Chicago, Illinois.

DEFINITIONS

"Assignment" shall mean the within assignment which shall remain in full force and effect as long as any Obligations (as hereinafter defined) of the Assignor to the Assignee shall remain unpaid.

"Agreement" shall mean:

(i) Any agreement, written or oral, between the Assignor and the Assignee pursuant to which the Assignor has borrowed, or will borrow, money from the Assignee, and/or

(ii) Any note or notes (together with all renewals, extensions, replacements, modifications and substitutions thereof), made, executed and delivered by the Assignor to the Assignee to evidence any borrowings, liabilities, obligations, or indebtednesses, and/or

(iii) Any guarantee or other document or instrument made, executed and delivered by the Assignor to the Assignee, or assigned or transferred to the Assignee, under and by virtue of the terms of which the Assignor shall, or may, become liable or obligated, in any respect or manner whatsoever, to the Assignee.

"Obligations" shall mean any liability, indebtedness obligation of every nature, kind and description of the Assignor to the Assignee, created or arising under any Agreement, including all claims of the Assignee against the Assignor, whether now existing or hereafter incurred, whether originally contracted with the Assignee and/or with another and now or hereafter owing to or acquired by the Assignee,

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