

EXHIBIT B

JOINT AND SEVERAL GUARANTY

WHEREAS, concurrently with the execution hereof Lake Estates Company, a partnership composed of Harry N. Forman, Harry and Rose Forman Children Trusts, Henry E. Urdan and Lake Estates Corporation, a Wisconsin corporation, (hereinafter called the "Debtor"), has borrowed the sum of \$400,000 from FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE (hereinafter called the "Bank"), evidenced by the promissory note of the Debtor, bearing even date herewith, payable to the order of the Bank in such principal amount (hereinafter called the "Note"), which Note was issued pursuant to the terms of that certain Loan Agreement, dated as of October 31, 1962, between the Bank and the Debtor (hereinafter called the "Loan Agreement"); and

WHEREAS, the Loan Agreement provides that as a condition to the Bank's making such loan to the Debtor the undersigned, Harry N. Forman and Rose C. Forman (hereinafter called the "Guarantors"), shall jointly and severally guarantee payment of the Note and any extensions or renewals thereof (all such extensions or renewals, including the Note, to be included within the term "Note" as used hereinafter), subject to the conditions hereinafter specified;

NOW, THEREFORE, IN CONSIDERATION of the Bank's making such loan to the Debtor, of the sum of One Dollar in hand paid by the Bank to each of the Guarantors, and of other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Guarantors, for themselves and their respective heirs, executors, administrators, personal representatives and assigns, hereby jointly and severally guarantee the prompt payment when due, whether by acceleration or otherwise, of the principal of and interest on the Note; provided, however, that neither of the Guarantors shall be personally liable with respect to this guarantee until the Bank has realized upon the collateral security given to the Bank as security for the obligation of the Guarantors hereunder, as more fully set forth hereinbelow.

As security for the performance of this guarantee the Guarantors have simultaneously herewith assigned and transferred to the Bank the following collateral security:

(a) A mortgage, bearing even date herewith, upon all of the right, title and interest of the Guarantors in and to a certain parcel of land and the United States Post Office building located thereon situated in Greenville, South Carolina (hereinafter called the "Greenville Post Office Mortgage");

(b) A mortgage, bearing even date herewith, upon all of the right, title and interest of the Guarantors in and to a certain parcel of land and the United States Post Office building located thereon situated in Kalamazoo, Michigan (hereinafter called the "Kalamazoo Post Office Mortgage");