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LEASE TERMINATION AGREEMENT

This Agreement made this 30th day of October, 1985, by and between Lake County Trust Company, as Trustee under a trust agreement dated June 15, 1985, and known as Trust No. 3501 ("Lessor"), and CPS Realty Partnership, an Illinois general partnership ("Lessee").

WITNESSETH

WHEREAS, I-65 U.S. 30 Corporation, an Indiana corporation, and Carson Pirie Scott & Company, a Delaware corporation, entered into a lease dated September 30, 1976 (the "Lease") demising certain retail store premises located at Southlake Mall, in Merrillville, Indiana (the "Property"), and legally described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, on June 15, 1985, I-65 U.S. 30 Corporation conveyed its interest in the Property to Lessor; and

WHEREAS, on September 23, 1985, Carson Pirie Scott & Company assigned its interest in the Lease to Lessee; and

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WHEREAS, Lessee then subleased the Property to Carson Pirie Scott & Company on the 23rd day of September, 1985; and

WHEREAS, Lessor and Lessee mutually desire to terminate the Lease.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

As of this 31st day of October, 1985, the Lease and Sublease shall terminate and neither Lessor nor Lessee shall have any further obligations with respect to the Lease.

LAKE COUNTY TRUST COMPANY
as Trustee as aforesaid

By: SEE SIGNATURE PAGE ATTACHED

ATTEST: SEE SIGNATURE PAGE ATTACHED Donna L. Campbell, Vice President and Trust Officer

BY: Charlotte L. Keilman,
Assistant Secretary

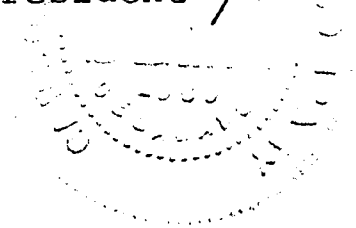
CPS REALTY PARTNERSHIP

By: Carson Pirie Scott & Company,
Managing Partner

By: *G. J. Reici*
Vice President

ATTEST:

A. J. Matheny
Asst. Secretary



It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trust Company, because of this instrument or as a result of any representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either express or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President and Trust Officer and attested by its Assistant-Secretary this 30th day of October, 1985.

LAKE COUNTY TRUST COMPANY, not personally but as Trustee under the provisions of a Trust Agreement dated June 15, 1985 and known as Trust No. 3501.

By: Donna L. Campbell
Donna L. Campbell, Vice-President and Trust Officer

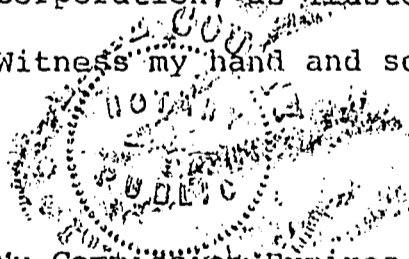
ATTEST:

By: Charlotte L. Keilman
Charlotte L. Keilman
Assistant-Secretary

STATE OF INDIANA))SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Donna L. Campbell, Vice-President and Trust Officer, and Charlotte L. Keilman, Assistant-Secretary of the Lake County Trust Company, who acknowledge the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act acting for such corporation, as Trustee.

Witness my hand and seal this 30th day of October, 1985.



Angeline Bravos
Angeline Bravos - Notary Public
Resident of Lake County, Indiana.

My Commission Expires:

May 16, 1989