

EXTENSION AGREEMENT
(ILLINOIS)

097804

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

This Indenture, made this 16th day of April, 1990, by and between: Steel City National Bank of Chicago

the owner of the mortgage or trust deed hereinafter described, and Francis P. Hoffman And Martin P. Chnupa
Tenants in Common

representing himself or themselves to be the owner or owners of the real estate hereinafter and in said deed described ("Owner"),
WITNESSETH:

1. The parties hereby agree to extend the time of payment of the indebtedness evidenced by the principal promissory note or notes of Chnupa And Hoffman Corporation, Inc.

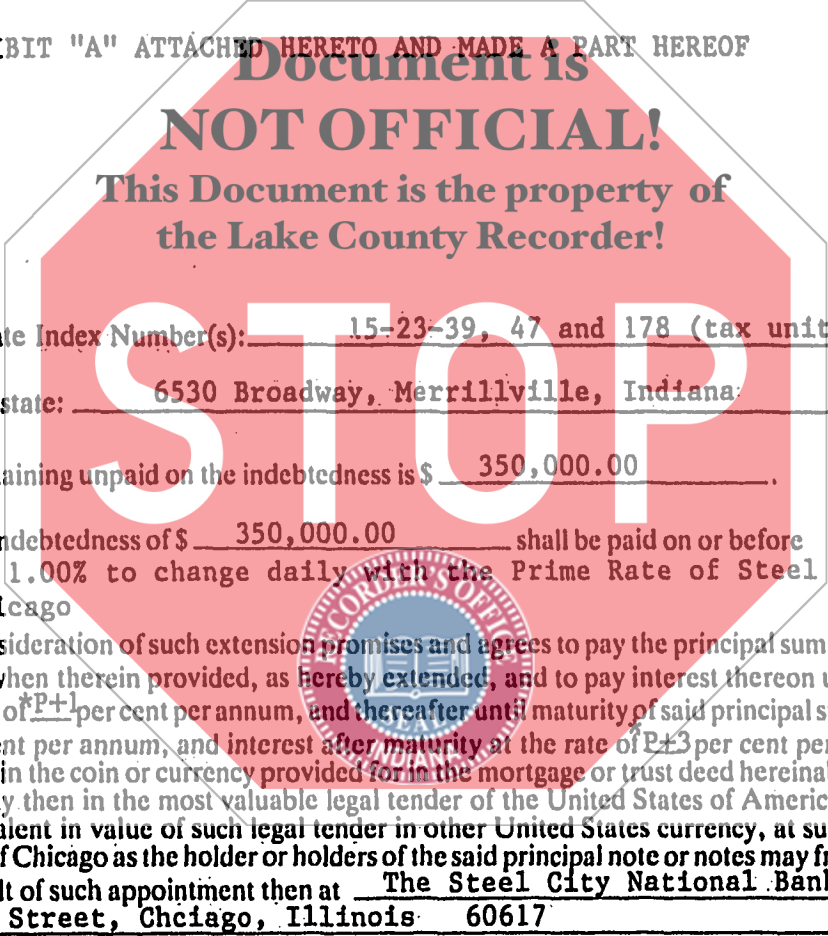
STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED FOR RECORD
APR 30 1 56 PM 1990
ROBERT D. FREER
RECORDER

Above Space For Recorder's Use Only

dated January 6, 1988, secured by a mortgage or trust deed in the nature of a mortgage registered/recorded January 14, 1988, in the office of the Registrar of Titles/Recorder of Lake County Indiana, in _____ of _____ at page _____ as document No. 959689 conveying to The Steel City National Bank of Chicago

certain real estate in Lake County, Indiana described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Permanent Real Estate Index Number(s): 15-23-39, 47 and 178 (tax unit no. 8)

Address(es) of real estate: 6530 Broadway, Merrillville, Indiana

2. The amount remaining unpaid on the indebtedness is \$ 350,000.00

3. Said remaining indebtedness of \$ 350,000.00 shall be paid on or before October 13, 1990
*Prime plus 1.00% to change daily with the Prime Rate of Steel City National Bank of Chicago

and the Owner in consideration of such extension promises and agrees to pay the principal sum secured by said mortgage or trust deed as and when therein provided, as hereby extended, and to pay interest thereon until October 13, 1990, at the rate of P+1 per cent per annum, and thereafter until maturity of said principal sum as hereby extended, at the rate of P+1 per cent per annum, and interest after maturity at the rate of P+3 per cent per annum, and to pay both principal and interest in the coin or currency provided for in the mortgage or trust deed hereinabove described, but if that cannot be done legally then in the most valuable legal tender of the United States of America current on the due date thereof; or the equivalent in value of such legal tender in other United States currency, at such banking house or trust company in the City of Chicago as the holder or holders of the said principal note or notes may from time to time in writing appoint, and in default of such appointment then at The Steel City National Bank of Chicago, 3030 East 92nd Street, Chicago, Illinois 60617

4. If any part of said indebtedness or interest thereon be not paid at the maturity thereof as herein provided, or if default in the performance of any other covenant of the Owner shall continue for twenty days after written notice thereof, the entire principal sum secured by said mortgage or trust deed, together with the then accrued interest thereon, shall, without notice, at the option of the holder or holders of said principal note or notes, become and be due and payable, in the same manner as if said extension had not been granted.

5. This agreement is supplementary to said mortgage or trust deed. All the provisions thereof and of the principal note or notes, including the right to declare principal and accrued interest due for any cause specified in said mortgage or trust deed or notes, but not including any prepayment privileges unless herein expressly provided for, shall remain in full force and effect except as herein expressly modified. The Owner agrees to perform all the covenants of the grantor or grantors in said mortgage or trust deed. The provisions of this indenture shall inure to the benefit of any holder of said principal note or notes and interest notes and shall bind the heirs, personal representatives and assigns of the Owner. The Owner hereby waives and releases all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois with respect to said real estate. If the Owner consists of two or more persons, their liability hereunder shall be joint and several.

IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this indenture the day and year first above written.

(SEAL) Francis P. Hoffman (SEAL)
Martin P. Chnupa (SEAL)

This instrument was prepared by K. Hendrickson c/o SCNB 17130 Torrence Ave., Lansing, IL 60438
(NAME AND ADDRESS)

Steel City Natl Bk. 800 CK

Parcel 1:

A part of the East half of Section 9, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning on the East line of the said East half and on the South right-of-way of the Grand Trunk Railway; thence South along the East line of said Section 9 a distance of 125 feet; thence West 1176 feet; thence North 366.80 feet to the Southerly right-of-way line of the Grand Trunk Railway; thence Southeasterly along the Southerly right-of-way line of the Grand Trunk Railway to the point of beginning.

Parcel 2:

Part of the Northeast quarter of Section 9, Township 35 North, Range 8 West of the 2nd Principal Meridian, described as follows: Beginning at the intersection of the South right of way line of the Grand Trunk & Western Railroad and the center line of a Creek, said point being 270 feet, more or less, Southeast of the intersection of the center line of County Road "G" (and known as Harrison Street) and the South right of way of said Railroad; thence Southeasterly along the South right of way line of said Railroad, 732.3 feet; thence South with an interior angle of 101 degrees 07 minutes 15 seconds, 219.07 feet to the South line of the Northeast quarter of said Section; thence West with an interior angle of 89 degrees 53 minutes 353.2 feet to the center line of said Creek to a point designated as "A"; thence continuing along the South line of the Northeast quarter of said Section, 283.9 feet to a point in the center line of County Road "G", said point being 845.33 feet East of the Southwest corner of the Northeast quarter of said Section; thence Northwest along the center line of County Road "G", 19.78 feet; thence East 15 feet North of and parallel to the South line of the Northeast quarter of said Section, 284 feet, more or less, to the center line of said Creek to a point which is 15 feet, more or less, North of the point designated as "A"; thence Northwesterly by a meandering line along the center of said Creek to the point of beginning, in Lake County, Indiana.

Property Commonly known as: 6530 Broadway, Merrillville, IN



All present and future accounts receivable, contract rights, chattel paper, instruments and general intangibles, including but not limited to returned and repossessed merchandise. All presently owned and hereafter acquired inventory of raw materials, work in process and finished goods, including but not limited to all packing and shipping materials and supplies. All presently owned and hereafter acquired machinery, equipment, furniture and fixtures including but not limited to leasehold improvements and all accessions and replacements thereto. Debtor has no right to dispose of collateral except inventory which can be sold in the ordinary course of business only.

CHNUPA & HOFFMAN CORPORATION, INC.
d/b/a NUMMIE'S AUTO PARTS

BY: 
FRANCIS P. HOFFMAN, Vice President

BY: 
MARTIN P. CHNUPA, PRESIDENT