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92069398

COLLATERAL ASSIGNMENT OF INTEREST  
IN REAL ESTATE LEASE  
(Memorandum)

86TH LAW CENTER LIMITED PARTNERSHIP, an Indiana limited partnership, with offices at 21 E. 86th Avenue, Merrillville, Indiana (hereinafter "ASSIGNOR"), does hereby assign as collateral all of ASSIGNOR'S right, title and interest, and further does hereby grant and transfer a security interest, to GAINER BANK, NATIONAL ASSOCIATION, with offices at 8585 Broadway, Merrillville, Indiana (hereinafter "ASSIGNEE"), in the following lease of real estate as described below as security for a certain indebtedness of ASSIGNOR, JAMES D. COMBS, VICKIE COMBS, MAMON POWERS, JR., and CYNTHIA POWERS (hereinafter, collectively "DEBTOR"), to ASSIGNEE in the principal sum of \$1,472,000.00 plus interest as evidenced by a certain note dated September 23, 1992.

This assignment and security interest is also given to secure any and all other indebtedness or obligations of DEBTOR, jointly and severally, to ASSIGNEE, whether now existing or hereafter created, and any future advances, and whether said debt is primary or secondary, joint or several, fixed or contingent, of a different class or secured by other collateral, and any renewals, extensions, modifications or replacements thereof or substitutions therefor.

The lease which is the collateral, and in which the security interest is granted, is that certain lease dated June 11, 1992, between ASSIGNOR, as lessor, and ~~BOPMAN, KEINTZ, BOSCIA AND MCPHEE PROFESSIONAL CORPORATION~~, an Indiana professional corporation, as lessee, as amended by Lease Amendment dated July 28, 1992, for the lease of the following described real estate located in Lake County, Indiana, to wit:

Lot 1, Resubdivision of Block "H", Revision of Plat of Environ Executive Center, Merrillville, Indiana, as shown in Plat Book 55, page 43, in Lake County, Indiana,

and commonly known as 21 E. 86th Avenue, Merrillville, Indiana.

By accepting this collateral assignment, ASSIGNEE does not assume in any way the duties and obligations of the ASSIGNOR under said lease; and this collateral assignment does not release or discharge ASSIGNOR from any obligations to fulfill the terms and conditions thereof.

Dated: September 23, 1992.

ASSIGNOR: 86TH LAW CENTER LIMITED PARTNERSHIP, an Indiana limited partnership

By: JDC, Inc., an Indiana corporation  
Its: General Partner

By: [Signature]  
James D. Combs  
Its: President

By: Panacea Capital Corporation, an Indiana corporation  
Its: General Partner

By: [Signature]  
Mamon Powers, Jr.  
Its: President



For 92069396 see doc. #

For 92069399 see doc. #

STATE OF INDIANA S.S. NO. LAKE COUNTY FILED FOR RECORD

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ROBERT L. IRELAND RECORDER

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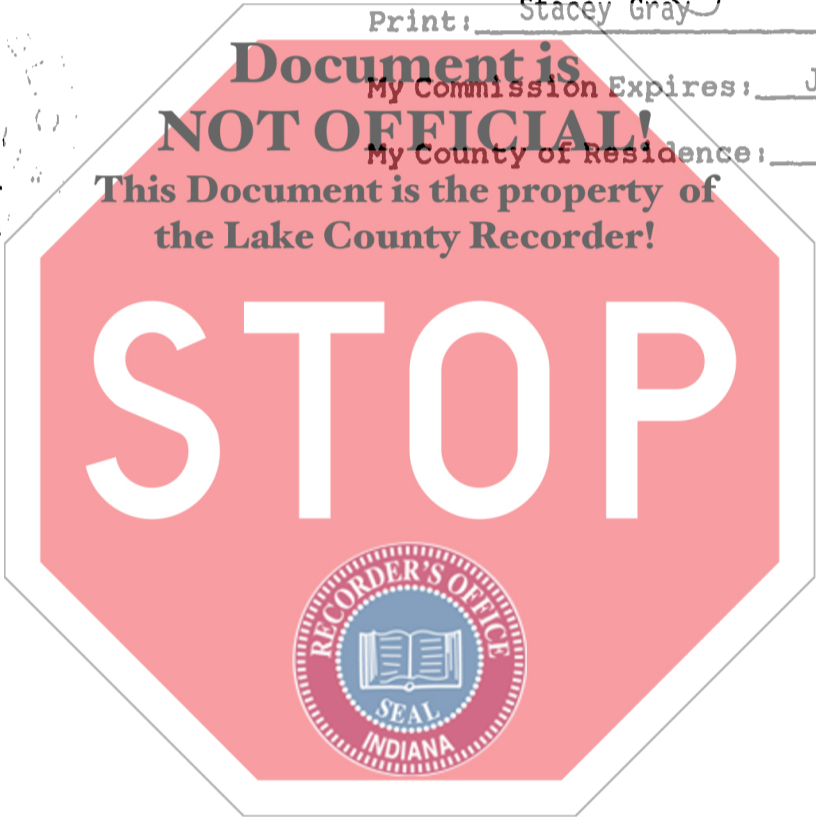
STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, James D. Combs, as President of JDC, Inc., an Indiana corporation, and Mamon Powers, Jr., as President of Panacea Capital Corporation, and Indiana corporation, personally known to me to be the same persons whose names are subscribed to the foregoing assignment and personally known to me to be the general partners of 86th Law Center Limited Partnership, an Indiana limited partnership, and acknowledged that they signed and delivered the said assignment as their free and voluntary act, for the uses and purposes therein set forth, as officers of said corporations acting as general partners of said partnership, and that said assignment was signed and delivered in the name and behalf of said partnership 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 23rd day of September, 1992.

Signed: Stacey Gray  
(Notary Public)

Print: Stacey Gray



My Commission Expires: January 7, 1994  
My County of Residence: Lake

This Instrument Prepared by Lambert C. Genetos, Attorney at Law, 8585 Broadway, Merrillville, IN, 46410, Telephone: (219) 769-1313