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SPECIAL WARRANTY DEED

Chicago Title Insurance Company

This Special Warranty Deed is made as of the 25th day of June, 1993, by and between East Chicago Enterprise Center Limited Partnership, an Illinois limited partnership (the "Grantor"), and Enterprise Center IV, L.P., an Illinois limited partnership (the "Grantee"), having an address at c/o The Prime Group, Inc., 77 W. Wacker Drive, Suite 3900, Chicago, IL 60601.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents, does hereby BARGAIN AND SELL AND CONVEY unto Grantee, and to its assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Lake, and State of Indiana (the "Property"). The Property hereby conveyed is conveyed subject to those title exceptions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby and the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, but against none other.

[Signature page to follow.]

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 29 1993

Anna N. Anton
AUDITOR LAKE COUNTY

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1500
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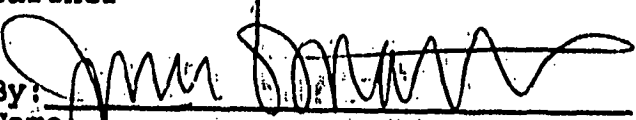
STATE OF INDIANA / S.S. NO. LAKE COUNTY FILED FOR RECORD

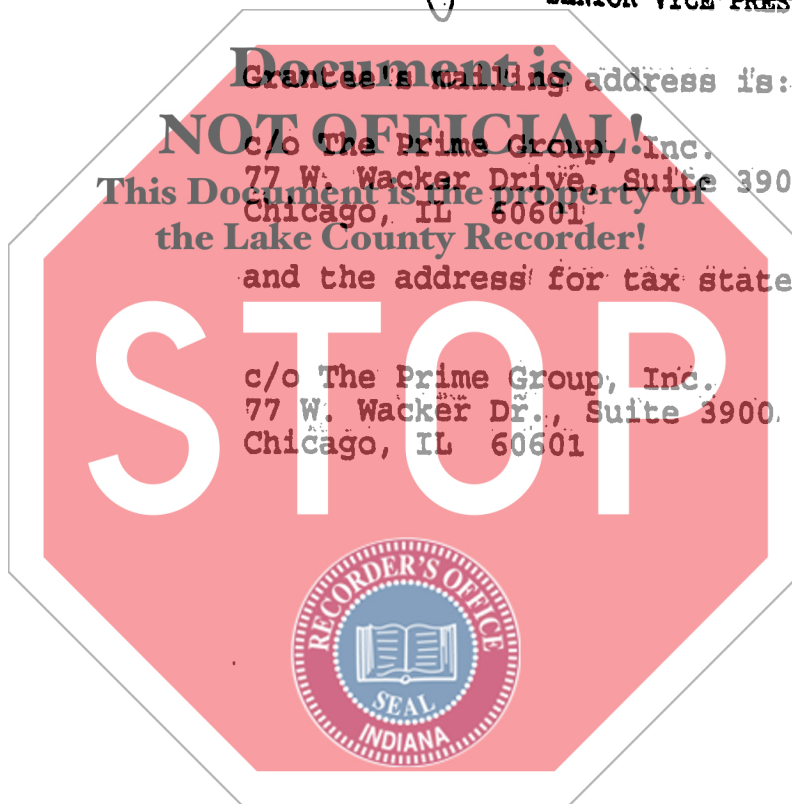


IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

EAST CHICAGO ENTERPRISE CENTER LIMITED PARTNERSHIP, an Illinois limited partnership

By: THE PRIME GROUP, INC., an Illinois corporation, its managing general partner

By: 
Name: JAMES G. MARTELL
Its: SENIOR VICE PRESIDENT



This instrument was prepared by and after recording should be returned to:

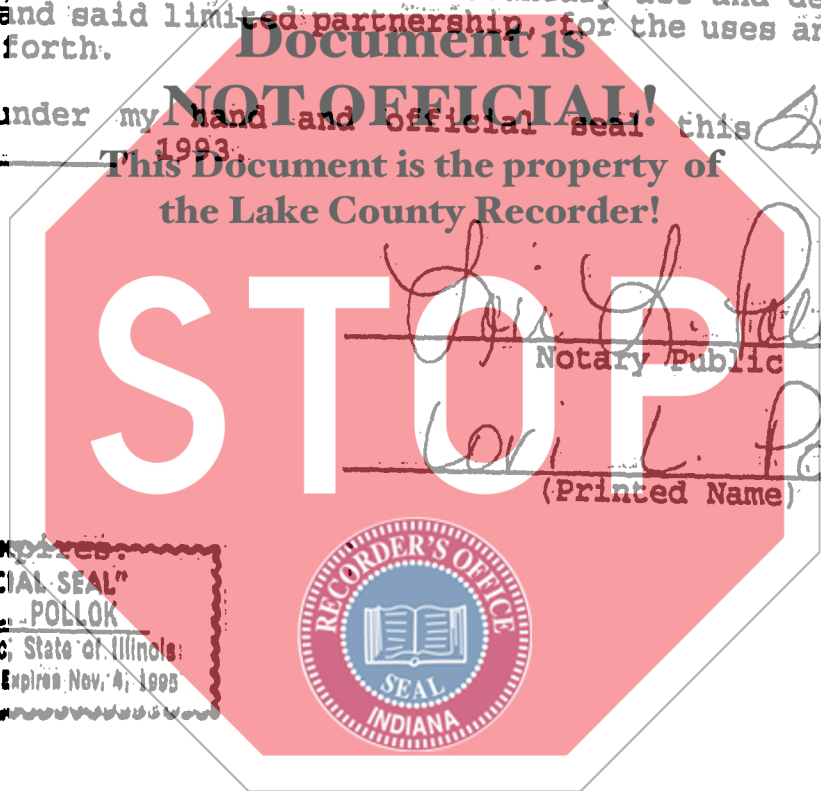
John Chafer Huff
Assistant General Counsel
The Prime Group, Inc.
77 West Wacker Drive, Suite 3900
Chicago, Illinois 60601

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I DO HEREBY CERTIFY that JAMES G. MARTELLI, personally known to me to be the SENIOR VICE PRESIDENT of The Prime Group, Inc., an Illinois corporation, the Managing General Partner of East Chicago Enterprise Center Limited Partnership, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as SENIOR VICE PRESIDENT of said corporation on behalf of said limited partnership pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation and said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of June, 1993.

This Document is the property of the Lake County Recorder!



Lori L. Pollok
Notary Public
Lori L. Pollok
(Printed Name)

Commission Expires:
"OFFICIAL SEAL"
LORI L. POLLOK
Notary Public, State of Illinois
My Commission Expires Nov. 4, 1995

SJG.008-4

EC IV
East Chicago

EXHIBIT "A"

PROPERTY

KEY 30-634-4
LOT 4, EAST CHICAGO ENTERPRISE CENTER, TO THE CITY OF EAST CHICAGO, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 73, PAGE 78; RE-RECORDED IN PLAT BOOK 74, PAGE 35 AS DOCUMENT NO. 93034923 IN LAKE COUNTY, INDIANA.

NON-EXCLUSIVE EASEMENT CREATED IN EASEMENT AGREEMENT DATED AUGUST 23, 1991 RECORDED NOVEMBER 14, 1991 AS DOCUMENT NO. 91057772.

Key Numbers: 30-29-33; 30-90-13; 31-35-2 and 9; 31-37-5, 10, 19, 21 and 24.

Street Address: 4407 Railroad Avenue, East Chicago, Indiana



EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes as shown on the Title Policy insuring the Mortgage.
2. A 30 foot ingress and egress easement affecting the land as shown and granted on the plat of subdivision.
3. Railroad rights-of-way and any switch or spur tracks crossing the land as shown on survey by Hardesty Surveying Company dated June 23, 1993.
4. Easement of South Chicago and Southern R.R. Company, a corporation of the State of Illinois, for railroad purposes, and established by various deeds originating with a deed from the Standard Steel and Iron Company, to the Chicago and Calumet Terminal Railway Company, recorded June 2, 1890, in Deed Record 47, Page 483.
5. Covenants, conditions and agreements in quit claim deed dated May 16, 1955, and recorded June 16, 1955, as Document No. 849594, made by Penndel Company, a corporation, to Continental Foundry & Machine Company, a corporation of the State of Delaware.
6. Easement Agreement dated August 23, 1991 recorded November 14, 1991 as Document No. 91057772.
7. Declaration of Covenants, Conditions, Restrictions and Easements dated May 25, 1993.
8. Mechanics' Lien filed as Document No. 93029786.