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COLLATERAL ASSIGNMENT OF INTEREST IN REAL ESTATE LEASES

For value received, PATRICK J. SCHACKI, with offices at 1575 - 1599 E. 85th Avenue, Merrillville, IN 46410 (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 NBD BANK, N. A., with offices at 8585 Broadway, Merrillville, Indiana 46410, (hereinafter "ASSIGNEE"), in the following lease of real estate as described below as security for a certain indebtedness by AssigNOR and Carolyn schacki, (hereinafter "DEBTOR") to AssigNEE in the principal sum of \$540,000.00 plus interest as evidenced by a certain note dated December 10, 1993.

This Assignment and security interest is also given to secure any and all other indebtedness or obligations of DEBTOR to ASSIGNEE, whether now existing or hereafter created, and any future advances, and whether said debt is primary of 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 thereof.

The leases which Larculan Confateral and in which the security interest is granted, are that certain leases dated December 2, 1993, December 6, 1995, and December 9, 1993, between ASSIGNOR, as lessor, and Great Lakes Exterior, Inc., The Original Romas Pizza, Inc., and Bas Interim Healthcare Services, Inc., as lessees, for the lease as Cheurfol Rwing described real estate located in Lake County, Indiana, to-wit:

Lot 33, Grand Park Second Addition, Unit No. 1 to the Town of Merrillville, as shown in Plat Book 75, Page 42, Lake County, 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 Fterms and conditions thereof.

Dated: December 10, 1993.

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STATE OF INDIANA) SS: COUNTY OF Lake

On this 10thday of December , 19 93, before me the undersigned, a Notary Public for said State and County, personally appeared Patrick J. Schacki, personally known to me, and acknowledged execution of the foregoing Collateral Assignment to be his free act and deed.

Patrick J.

Witness my hand and official seal.

My Commission Expires: 12/08/95

County of Residence:

Jacalyn L. Smith

This instrument prepared by Thomas J. Wilk as Assistant Vice President of NBD Bank, N., A.