

**COLLATERAL ASSIGNMENT OF INTEREST
IN REAL ESTATE LEASE**

93089137

For value received, MICHAEL C. GOLDSTONE, with offices at 2225 W. Lincoln Hwy., Merrillville, Indiana 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, IN 46410, (hereinafter "ASSIGNEE"), in the following lease of real estate as described below as security for a certain indebtedness by ASSIGNOR, to ASSIGNEE in the principal sum of \$179,000.00 plus interest as evidenced by a certain note dated December 28, 1993.

This Assignment and security interest is also given to secure any and all other indebtedness or obligations of ASSIGNOR 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 thereof.

The lease which is the collateral and in which the security interest is granted, is that certain unrecorded lease dated December 1, 1992, between ASSIGNOR, as lessor, and Stones Bones, Inc., an Indiana Corporation, as lessee, and that certain lease dated April 1, 1984 and recorded September 26, 1985 as Document No. 821888 between ASSIGNOR, as lessor, and Whiteco Metrocom, as lessee for the lease of the following described real estate located in Lake County, Indiana, to-wit:

Lot 7 and the West Half of Lot 6 in Kraft's First Addition, as per plat thereof, recorded in Plat Book 27 page 10, in the Office of the Recorder of 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 terms and conditions thereof.

Dated: December 28, 1993.



ASSIGNOR:
[Signature]
Michael C. Goldstone

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

On this 28th day of December, 1993, before me the undersigned, a Notary Public for said State and County, personally appeared Michael C. Goldstone, personally known to me, and acknowledged execution of the foregoing Collateral Assignment to be his free act and deed.

Witness my hand and official seal.
[Signature]
NOTARY PUBLIC Gloria Miller

My Commission Expires:
10/24/96

County of Residence:
Lake

This instrument prepared by May Sarantis as Assistant Vice President of NBD Bank, N. A.

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STATE OF INDIANA
LAKE COUNTY
FILED
DEC 30 1993
REC'D