

JOHN TICA
3902 MAIN STREET
EAST CHICAGO, IN 46312

NATIONAL CITY BANK OF INDIANA
8001 BROADWAY
MERRILLVILLE, IN 46410

MORTGAGOR
"I" includes each mortgagor above.

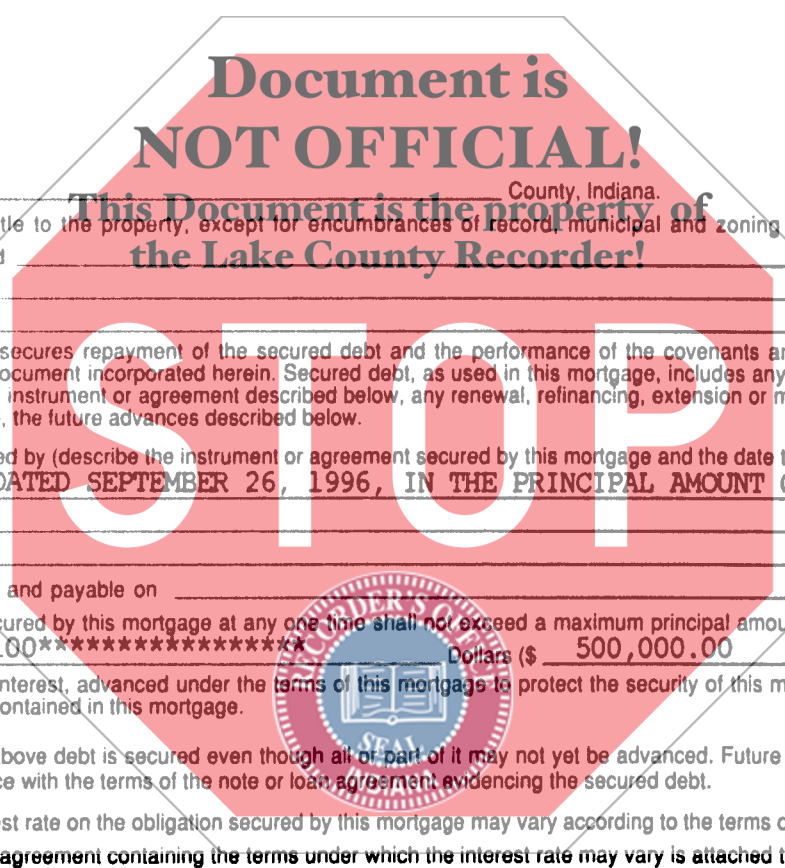
MORTGAGEE
"You" means the mortgagee, its successors and assigns.

REAL ESTATE MORTGAGE: For value received, I, JOHN TICA, A SINGLE PERSON, mortgage, grant and convey to you on SEPTEMBER 26, 1996, the real estate described below and all rights, easements, appurtenances, rents, leases and existing and future improvements and fixtures that may now or at anytime in the future be part of the property (all called the "property").

PROPERTY ADDRESS: 4421-33 INDIANAPOLIS BOULEVARD (Street)
EAST CHICAGO, Indiana 46312 (City) (Zip Code)

LEGAL DESCRIPTION:
LOT NUMBERS 18, 19, 20, 21, 22, 23 AND THE SOUTH HALF OF LOT NUMBER 17, IN BLOCK NUMBER 12, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF SUBDIVISION OF THE WEST 1317.5 FEET OF THE NORTH EAST QUARTER, OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 9, WEST OF 2ND P.M., CITY OF EAST CHICAGO, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 2, PAGE 15, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

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STATE OF INDIANA
LAKE COUNTY
FILED
96 OCT 15 AM 10:15
MARION RECORDER

located in LAKE County, Indiana.
TITLE: I covenant and warrant title to the property, except for encumbrances of record, municipal and zoning ordinances, current taxes and assessments not yet due and

SECURED DEBT: This mortgage secures repayment of the secured debt and the performance of the covenants and agreements contained in this mortgage and in any other document incorporated herein. Secured debt, as used in this mortgage, includes any amounts payable at any time due you under this mortgage, the instrument or agreement described below, any renewal, refinancing, extension or modification of such instrument or agreement, and, if applicable, the future advances described below.

The secured debt is evidenced by (describe the instrument or agreement secured by this mortgage and the date thereof):
PROMISSORY NOTE DATED SEPTEMBER 26, 1996, IN THE PRINCIPAL AMOUNT OF \$500,000.

The above obligation is due and payable on _____ if not paid earlier.
The total unpaid balance secured by this mortgage at any one time shall not exceed a maximum principal amount of FIVE HUNDRED THOUSAND AND NO/100***** Dollars (\$ 500,000.00), plus interest and all other amounts, plus interest, advanced under the terms of this mortgage to protect the security of this mortgage or to perform any of the covenants and agreements contained in this mortgage.

Future Advances: The above debt is secured even though all or part of it may not yet be advanced. Future advances are contemplated and will be made in accordance with the terms of the note or loan agreement evidencing the secured debt.
 Variable Rate: The interest rate on the obligation secured by this mortgage may vary according to the terms of that obligation.
 A copy of the loan agreement containing the terms under which the interest rate may vary is attached to this mortgage and made a part hereof.

RIDERS: Commercial

SIGNATURES: By signing below, I agree to the terms and covenants contained on page 1 and 2 of this mortgage, in any instruments evidencing the secured debt and in any riders described above and signed by me. I acknowledge receipt of a copy of this mortgage.

X [Signature]
JOHN TICA

ACKNOWLEDGMENT: STATE OF INDIANA, LAKE County ss:
On this 26th day of SEPTEMBER 1996 before me,
JANICE L. MADDOX, personally appeared JOHN TICA, A SINGLE PERSON

and acknowledged the execution of the foregoing instrument.
My commission expires: JANUARY 13 1998
[Signature]
(Notary Public)
JANICE L. MADDOX
(Type or Print Name)
Resident of LAKE County, Indiana

This instrument was prepared by: JERRY L. TOWLE, VICE PRESIDENT

1300
at
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COVENANTS

1. Payments. I agree to make all payments on the secured debt when due. Unless we agree otherwise, any payments you receive from me or for my benefit will be applied first to any amounts I owe you on the secured debt exclusive of interest or principal, second, to interest and then to principal. If partial prepayment of the secured debt occurs for any reason, it will not reduce or excuse any subsequently scheduled payment until the secured debt is paid in full.

2. Claims against Title. I will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, and other charges relating to the property when due. You may require me to provide to you copies of all notices that such amounts are due and the receipts evidencing my payments. I will defend title to the property against any claims that would impair the lien of this mortgage. You may require me to assign any rights, claims or defenses which I may have against parties who supply labor or materials to improve or maintain the property.

3. Insurance. I will keep the property insured under terms acceptable to you at my expense and for your benefit. This insurance will include a standard mortgage clause in your favor. You will be named as loss payee or as the insured on any such insurance policy. Any insurance proceeds may be applied, within your discretion, to either the restoration or repair of the damaged property or to the secured debt. If you require mortgage insurance, I agree to maintain such insurance for as long as you require.

4. Property. I will keep the property in good condition and make all repairs reasonably necessary. I will give you prompt notice of any loss or damage to the property.

5. Expenses. I agree to pay all your expenses, including reasonable attorneys' fees, if I breach any covenants in this mortgage or in any obligation secured by this mortgage. I will pay these amounts to you as provided in Covenant 10 of this mortgage.

6. Default and Acceleration. If I fail to make any payment when due or breach any covenants under this mortgage, any prior mortgage or any obligation secured by this mortgage, you may, at your option, accelerate the maturity of the secured debt and demand immediate payment and exercise any other remedy available to you. You may foreclose this mortgage in the manner provided by law.

7. Assignment of Rents and Profits. I assign to you the rents and profits of the property. Unless we have agreed otherwise in writing, I may collect and retain the rents as long as I am not in default. If I default, you may, as provided by law, have the court appoint a receiver and the receiver may take possession and manage the property and collect the rents, income and profits. Any rents you collect shall be applied first to the costs of managing the property, including all taxes, assessments, insurance premiums, repairs, court costs and attorneys' fees, commissions to rental agents, and any other necessary related expenses. The remaining amount of rents will then apply to payments on the secured debt as provided in Covenant 1.

8. Prior Security Interests. I will make payments when due and perform all other covenants under any mortgage, deed of trust, or other security agreement that has priority over this mortgage. I will not make or permit any modification or extension of any mortgage, deed of trust or other security interest that has priority over this mortgage or any note or agreement secured thereby without your written consent. I will promptly deliver to you any notices I receive from any person whose rights in the property have priority over your rights.

9. Leaseholds; Condominiums; Planned Unit Developments. I agree to comply with the provisions of any lease if this mortgage is on a leasehold. If this mortgage is on a unit in a condominium or a planned unit development, I will perform all of my duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

10. Authority of Mortgagee to Perform for Mortgagor. If I fail to perform any of my duties under this mortgage, or any other mortgage, deed of trust, lien or other security interest that has priority over this mortgage, you may perform the duties or cause them to be performed. You may sign my name or pay any amount if necessary for performance. If any construction on the property is discontinued or not carried on in a reasonable manner, you may do whatever is necessary to protect your security interest in the property. This may include completing the construction.

Your failure to perform will not preclude you from exercising any of your other rights under the law or this mortgage.

Any amounts paid by you to protect your security interest will be secured by this mortgage. Such amounts will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time on the secured debt.

11. Inspection. You may enter the property to inspect if you give me notice before hand. The notice must state the reasonable cause for your inspection.

12. Condemnation. I assign to you the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the property. Such proceeds will be applied as provided in Covenant 1. This assignment is subject to the terms of any prior security agreement.

13. Waiver. By exercising any remedy available to you, you do not give up your rights to later use any other remedy. By not exercising any remedy, if I default, you do not waive your right to later consider the event a default if it happens again. I waive all rights of valuation and appraisal.

14. Joint and Several Liability; Co-signers; Successors and Assigns Bound. All duties under this mortgage are joint and several. If I sign this mortgage but do not sign the secured debt I do so only to mortgage my interest in the property to secure payment of the secured debt and by doing so, I do not agree to be personally liable on the secured debt. I also agree that you and any party to this mortgage may extend, modify or make any other changes in the terms of this mortgage or the secured debt without my consent. Such a change will not release me from the terms of this mortgage.

The duties and benefits of this mortgage shall bind and benefit the successors and assigns of either or both of us.

15. Notice. Unless otherwise required by law, any notice to me shall be given by delivering it or by mailing it by first class mail addressed to me at the Property Address or any other address that I tell you. I will give any notice to you by certified mail to your address on page 1 of this mortgage, or to any other address which you have designated.

Any notice shall be deemed to have been given to either of us when given in the manner stated above.

16. Transfer of the Property or a Beneficial Interest in the Mortgagor. If all or any part of the property or any interest in it is sold or transferred without your prior written consent, you may demand immediate payment of the secured debt. You may also demand immediate payment if the mortgagor is not a natural person and a beneficial interest in the mortgagor is sold or transferred. However, you may not demand payment in the above situations if it is prohibited by federal law as of the date of this mortgage.

17. Release. When I have paid the secured debt in full and all underlying agreements have been terminated, you will, at my request, release this mortgage without charge to me. Except when prohibited by law, I agree to pay all costs to record the release.

18. Severability. Any provision or clause of this mortgage or any agreement evidencing the secured debt which conflicts with applicable law will not be effective unless that law expressly or impliedly permits variations by agreement. If any provision or clause of this mortgage or any agreement evidencing the secured debt cannot be enforced according to its terms, this fact will not affect the enforceability of the balance of the mortgage and the agreement evidencing the secured debt.

ADDENDUM TO MORTGAGE

This Addendum is attached to and a part of the foregoing Mortgage which is granted by the Mortgagor to the Mortgagee of even date herewith. The following paragraph is hereby added as a provision of this Mortgage:

"Hazardous Substances. Mortgagor has executed and delivered to Mortgagee an Environmental Certificate (the "Certificate") of even date, which Certificate contains certain representations, covenants and indemnification obligations on the part of Mortgagor and provides to Mortgagee certain rights, inter alia, entry and mitigation. In addition, the Certificate provides that if any representation, warranty or certification proves untrue or that if Mortgagor shall fail to comply with any provisions of the Certificate, such shall be a default under the loan documents secured by the mortgage. This provision is included for the purpose of giving notice of the existence of the Certificate to which reference is made for the full description of the rights and duties of Mortgagor and Mortgagee. This provision shall in no way affect the terms and conditions of the Certificate or the interpretation of the rights and duties of Mortgagor and Mortgagee thereunder."

Executed, acknowledged and agreed by the Mortgagor and Mortgagee this 26th day of September, 1996.

"MORTGAGOR "

By: _____

JOHN TICA

By: _____

JERRY L. TOWLE
VICE PRESIDENT

By: _____

By: _____

State of Indiana)

) SS:

County of Lake)



Before me, the undersigned, a Notary Public, in and for said County and State, this 26th day of September, 1996, personally appeared John Tica, and acknowledged the execution of the same to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Janice L. Maddox
Notary Public JANICE L MADDOX

My Commission Expires: JANUARY 13 1998

County of Residence: LAKE

This Addendum prepared by: Jerry L. Towle, Vice President, National City Bank of Indiana.