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Chicago Title Insurance Company

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

For value received, **SCREW CONVEYOR CORPORATION**, an Illinois corporation, with offices at 700 Hoffman Street, Hammond, Indiana 46320 (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 **MERCANTILE NATIONAL BANK OF INDIANA**, with offices at 5243 Hohman Avenue, Hammond, Indiana 46320 (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 One Million Eight Hundred Thousand (\$1,800,000.00) Dollars plus interest as evidenced by a certain note dated of even date herewith.

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, rewrites, refinances, modifications, consolidations and replacements thereof, or substitutions therefor.

The lease which is the collateral and in which the security interest is granted, is that certain lease dated November 1, 1971, as subsequently extended, between **CSX TRANSPORTATION, INC.**, as successor to The Baltimore and Ohio Chicago Terminal Company, as Lessor, and ASSIGNOR, as Lessee, for the lease of the following described real estate located in Lake County, Indiana, to-wit:

See attached Exhibit "A".

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 17, 1996

ASSIGNOR:

SCREW CONVEYOR CORPORATION
an Illinois Corporation

By:

[Signature]
Name: GARRY M. ABRAHAM
Title: Gen. Mgr. / CEO

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



I, the undersigned, a Notary Public in and for said County, the State aforesaid, do hereby certify that on this day personally appeared before me, Garry M. Abraham, personally known to me to be the same person whose name is subscribed to the foregoing Collateral Assignment of Interest in Real Estate Lease and personally known to me to be the General Manager/CEO of **SCREW CONVEYOR CORPORATION**, an Illinois corporation, and acknowledged that he signed, sealed and delivered the Collateral Assignment of Interest in Real Estate Lease as his free and voluntary act, for the uses and purposes therein set forth, as General Manager, CEO if said corporation, and that said document was signed, sealed and delivered in the name and behalf of said corporation by the authority of the corporation's stockholders and Board of Directors as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of December, 1996.



[Signature]
NOTARY PUBLIC Susan M. Downing

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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EXHIBIT A

That certain real estate situated in the City of Hammond, County of Lake, and State of Indiana, described as follows:

An irregularly shaped parcel of land, outlined in green on print No. 4-K-1040, dated April 6, 1955, attached to that original lease between THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY (now known as CSX TRANSPORTATION, INC.), as Lessor, and SCREW CONVEYOR CORPORATION, as Lessee, dated June 3, 1968, and being that part of right-of-way of Railroad, located south of Hoffman Street, lying west of a line ninety-eight (98) feet east of the center line of Torrence Avenue produced south, lying east of a line eight and one-half (8½) feet east of the center line of the existing track serving the Queen Anne Candy Company, and north of a line eight and one-half (8½) feet north of center line of an existing private sidetrack located approximately One Thousand Fifty (1,050) feet south from the south line of said Hoffman Street, subject to an existing track extending across said parcel on a line approximately eight hundred thirty (830) feet south of Hoffman Street; containing an area of Thirty Thousand (30,000) square feet, more or less; said land to be used for parking space, driveway, loading platform and by the northwest corner of the existing office building of Lessee.

