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MONROE W. CARTER
RECORDER

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

H486213hd

Chicago Tide Insurance Company

For value received, J. Michael Harrigan and Nancy Harrigan D/B/A The Harrigan Group, with offices at 9760 Indiana Parkway, Munster, Indiana 46321 (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, IN 46320 (hereinafter "ASSIGNEE"), in the following lease of real estate as described below as security for a certain indebtedness by ASSIGNOR and J. Michael Harrigan and Nancy Harrigan (hereinafter "Debtor") to ASSIGNEE in the principal sum of \$276,950.00 plus interest as evidenced by a certain note dated March 26, 1997.

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 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.

^{Certain UNRECORDED}
The lease which is the collateral and in which the security interest is granted, is that certain lease dated October 1, 1996, between ASSIGNOR, as lessor, and Architectural Accents, Inc., an Indiana Corporation, as lessee, for the lease of the following described real estate located in Lake County, Indiana, to-wit:

Lot 16, except the North 14 feet, Midwest Central Industrial Park, Unit 1, in the Town of Munster, as shown in Plat Book 52, page 31, in Lake County, Indiana,

X AS evidenced in ^{MEMORANDUM OF LEASE RECORDED APRIL 1, 1997, DGC. NO. 97019277} 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: March 26, 1997.

ASSIGNOR:

J. Michael Harrigan and Nancy Harrigan
D/B/A The Harrigan Group

By: J. Michael Harrigan
Its: Partner

By: Nancy Harrigan
Its: Partner

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

On this 26 day of March, 1997, before me the undersigned, a Notary Public for said State and County, personally appeared J. Michael Harrigan, a partner and Nancy Harrigan, a partner of J. Michael Harrigan and Nancy Harrigan D/B/A The Harrigan Group, personally known to me, and acknowledged execution of the foregoing Collateral Assignment to be their free act and deed.

Witness my hand and official seal.

Susan M. Downing
NOTARY PUBLIC Susan M. Downing

My Commission Expires:
4-10-99

County of Residence:
Lake County

This instrument prepared by May Logothetis as Vice President
of Mercantile National Bank of Indiana

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FILED

MAR 31 1997

SAM ORLICH
AUDITOR LAKE COUNTY

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Handwritten initials and date: 04/10/97