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MORGENTHAU PARTNER

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

C495288m

For value received, GBC, LLC, an Indiana limited liability company pursuant to a lease assignment dated December 18th, 1997 between Boyer Properties, Inc., an Indiana corporation and GBC, LLC, an Indiana limited liability company of 9825 Indianapolis Blvd., Highland, Indiana (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 to ASSIGNEE in the principal sum of \$474,600.00 plus interest as evidenced by a certain note dated December 18th, 1997.

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 ^{UNRECORDED} lease dated March 27, 1992, between ASSIGNOR, as lessor pursuant to the lease assignment dated December 18th, 1997, and Chicago Tribune Company, an Illinois corporation, as lessee, for the lease of the following described real estate located in Lake County, Indiana, to-wit:

Lot 3, Block 3, of Brant's Business Addition, to the Town of Griffith, as shown in Plat Book 66, page 53, in 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 18th 1997.

ASSIGNOR:

GBC, LLC, an Indiana limited liability company

By: [Signature]
Its: JAMES THOMAS
MANAGER

By: _____
Its: _____

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

On this 18th day of December, 1997, before me the undersigned, a Notary Public for said State and County, personally appeared James Thomas and _____ as Manager and _____ of GBC, LLC, an Indiana limited liability company, 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.

[Signature]
NOTARY PUBLIC
(SUSAN M. DOWNING
My Commission Expires: 4-10-99

County of Residence: LAKE

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

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