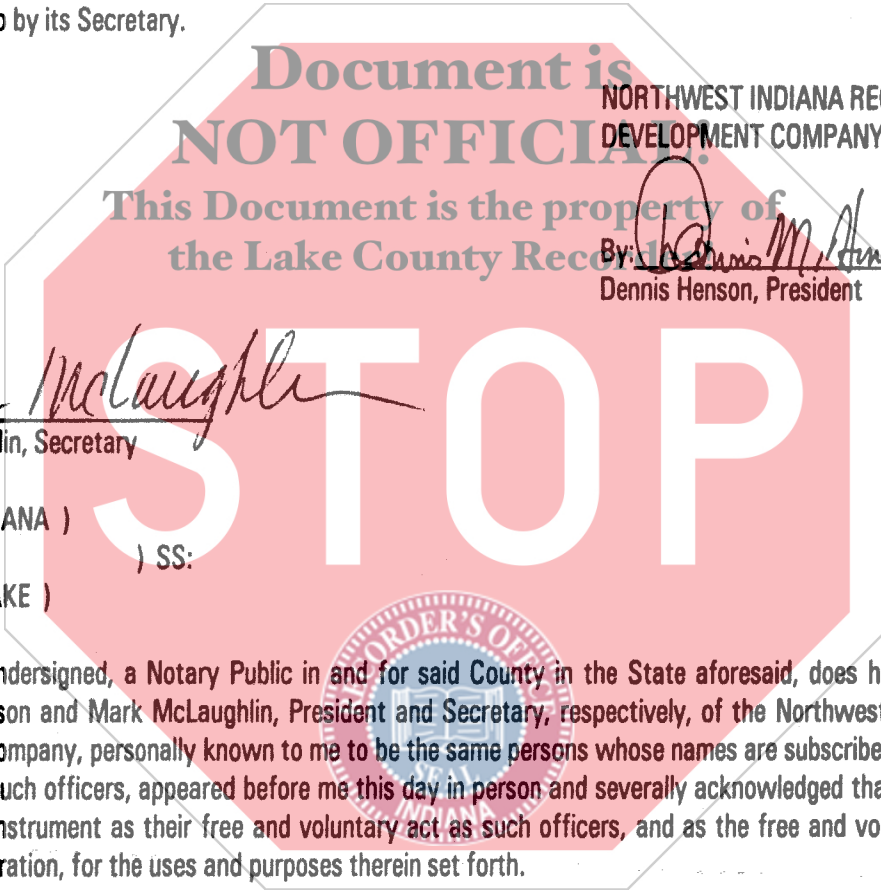


ASSIGNMENT OF REAL ESTATE MORTGAGE

In consideration of the Guaranty by the U.S. Small Business Administration, an agency of the United States Government, of a debenture in the amount of Seventy Seven Thousand Dollars (\$77,000.00) issued by Northwest Indiana Regional Development Company, which debenture is identified as Project "Griffland Cleaners, Inc., dba Value Cleaners". Northwest Indiana Regional Development Company hereby sells, assigns, and transfers unto the U.S. Small Business Administration all of its right, title, and interest in and to a certain Real Estate Mortgage, dated the 27th day of April, 1998, given to it by Value Tex, LLC, to secure a note in the principal sum of Seventy Seven Thousand Dollars (\$77,000.00), which mortgage was recorded in the office of the Recorder of Lake County, Indiana, on this ___ day of _____ 1998, as document number 98040819

IN WITNESS WHEREOF, Northwest Indiana Regional Development Company has, on this 27th day of April, 1998, caused this Assignment of Real Estate Mortgage to be executed for and in its name and behalf by its President and attested to by its Secretary.



NORTHWEST INDIANA REGIONAL DEVELOPMENT COMPANY

By: Dennis M. Henson
Dennis Henson, President

98040820

ATTEST:

Mark McLaughlin
Mark McLaughlin, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that Dennis M. Henson and Mark McLaughlin, President and Secretary, respectively, of the Northwest Indiana Regional Development Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, appeared before me this day in person and severally acknowledged that they signed and delivered said instrument as their free and voluntary act as such officers, and as the free and voluntary act of the aforesaid corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of April, 1998.

(SEAL)

Brian E. Rusin
Brian E. Rusin, Notary Public

My Commission Expires: 04-09-00

County of Residence: Lake

Return to: Brian E. Rusin, Northwest Indiana Regional Development Company, 6 100 Southport Road, Portage, Indiana 46368

Prepared by: J. Brian Hittinger, HOEPPNER, WAGNER & EVANS, 1000 E. 80th Place, Suite 606 South, Merrillville, Indiana 46410

HOLD FOR FIRST AMERICAN TITLE

FA 23487

Handwritten initials and signature:
HAR
Rusin
FA