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Chicago Title Insurance Company

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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MORRIS W. CARTER  
RECORDER

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This instrument was prepared  
by (and after recordation  
should be returned to):

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Chicago, IL 60611

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**STOP**

**MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY  
AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT**

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY  
AGREEMENT, FIXTURE FILING AND FINANCING STATEMENT ("Mortgage") is  
made as of July 31, 2000, by The WILLIAM J. MC ENERY REVOCABLE TRUST  
(herein, together with its successors and assigns referred to as the "Mortgagor")  
having its principal place of business c/o Gas City, Ltd., 160 S. LaGrange Road, Frankfort,  
Illinois 60423, in favor of LASALLE BANK NATIONAL ASSOCIATION, a national  
banking association having an office at 135 South LaSalle Street, Chicago Illinois 60603  
(herein, together with its successors and assigns referred to as the "Mortgagee").

RECITALS:

A. Loan Agreements and Loan Amounts. Mortgagor is the present owner of  
the land (the "Land") described on Exhibit A attached hereto. Mortgagee has made and/or  
may from time to time hereafter make: (i) a loan ("Loan No. 1") to Mortgagor in the  
aggregate principal amount of Thirty Five Million Dollars (\$35,000,000.00) (herein, such  
amount is called "Loan Amount No. 1"), pursuant to a Loan Agreement between  
Mortgagor and Mortgagee dated as of April 21, 1998 (herein, such Loan Agreement,  
together with any and all amendments or supplements thereto, extensions thereof and  
restatements therefor, shall be called "Loan Agreement No. 1") and (ii) loans to the  
Mortgagor ("Loan No. 2"; collectively with Loan No. 1, the "Loans") in the aggregate  
principal amount of up to Fifty-Four Million Three Hundred Fifty Thousand Dollars  
(\$54,350,000.00) (herein such amount is called "Loan Amount No. 2"; collectively with

65.00  
E.P.  
CT