

SUBORDINATION AGREEMENT

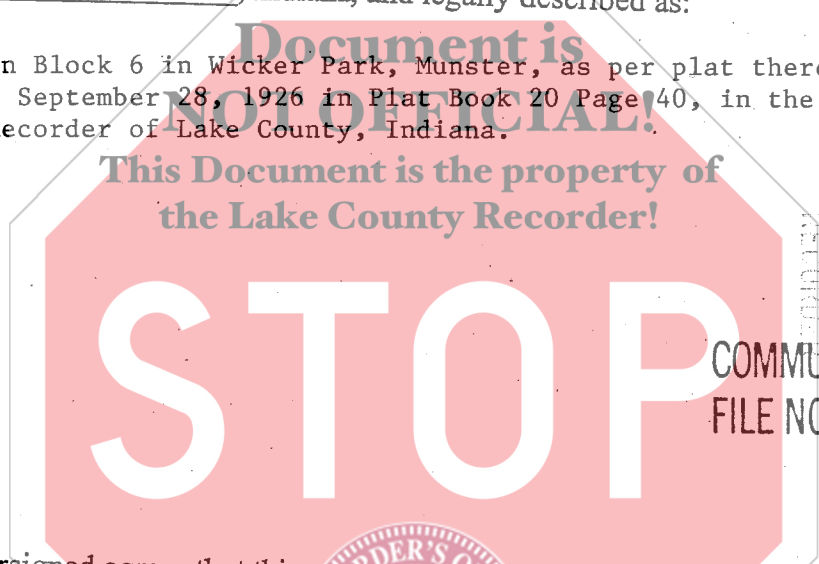
26860

Whereas, John G. Nishimura
(hereinafter called the "debtor"), is desirous of borrowing money and otherwise acquiring the extension of credit from BancGroup Mortgage, located in 9250 Columbia #F2 Munster, Indiana 46321 (hereinafter called the "Lender"). And whereas, the Lender, as a condition to it loaning money to the Debtor, has demanded that the undersigned as a creditor of the debtors, subordinate his or their debt or claim to the debt or claim of the Lender.

msAg 2003-088255

Now therefore, as an inducement to said lender to loan money and/or extend credit to said debtor, and in consideration of a mortgage loan to be made to said Debtor by said Lender, the undersigned agrees that a certain mortgage of the Debtor to the undersigned creditor, which shall be evidenced by a Real Estate Mortgage dated December 02, 2000, in the amount of \$36,550.00 and as identified as document # 2000-91375 as recorded in Lake County, Indiana; shall be and is hereby subordinated to the mortgage debt of said Lender. Mortgage of said Lender shall be evidenced by a mortgage document dated _____, in the amount of \$ 98,900.00 on property located at 8331 Crestwood Ave. Munster, Indiana, and legally described as:

Lot 18 in Block 6 in Wicker Park, Munster, as per plat thereof, recorded September 28, 1926 in Plat Book 20 Page 40, in the Office of the Recorder of Lake County, Indiana.



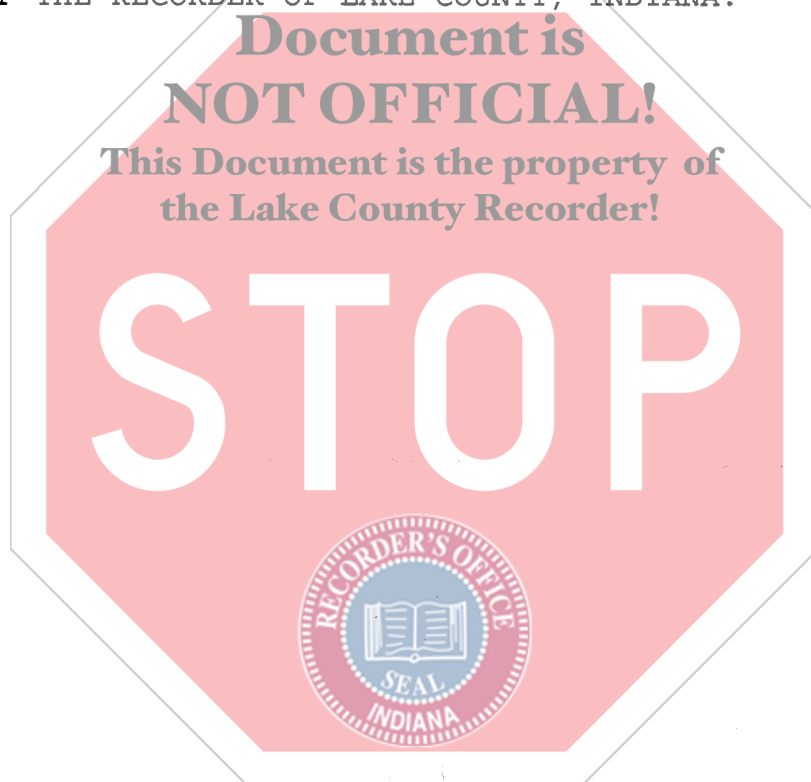
STATE OF INDIANA
LAKE COUNTY
FILED
2003 AUG 22
RECORDED
COMMUNITY TITLE COMPANY
FILE NO 126860

Moreover, the undersigned agrees that this agreement and subordination provided for herein shall be equally effective in case of the death, incompetency, dissolution, liquidation or insolvency of, or the institution of bankruptcy or receivership proceeding against the Debtor, or the administration or the property or affairs of said Debtor, arising from or in the connection with bankruptcy, receivership, liquidation, assignment or other like proceedings, and in any case, said Lender shall be subrogated to, and entitled to file claims for, the and other liabilities of said Debtor to the undersigned, and shall be entitled to all dividends or other payments made therein, to be taken and applied by said Lender as payment in gross upon its said debts and liabilities until the same shall have been paid in full, provided, however, that upon the full payment of the

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4. The land referred to in this commitment is described as follows:

LOT 18 IN BLOCK 6 IN WICKER PARK, MUNSTER, AS PER PLAT THEREOF,
RECORDED SEPTEMBER 28, 1926 IN PLAT BOOK 20 PAGE 40, IN THE
OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



SUBORDINATION AGREEMENT

To the debts and liabilities of said Lender and entitled to all dividends and other payments thereafter made thereon.

Dated and Executed at Hammond, Indiana, this
25th day of July, 2003

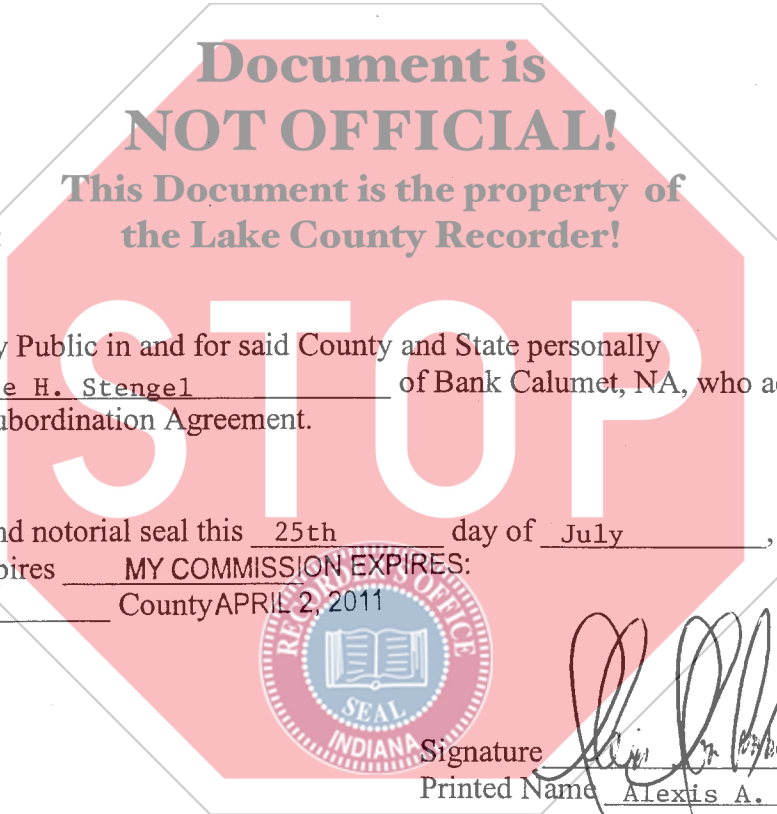
BANK CALUMET, NA

By: [Signature]
Lawrence H. Stengel, Sr. Vice President

Acknowledged by:

[Signature]
(Borrower) John G. Nishimura

(Borrower)



State of Indiana)
)SS:
County of Lake)

Before me, a Notary Public in and for said County and State personally appeared Lawrence H. Stengel of Bank Calumet, NA, who acknowledged the execution of said Subordination Agreement.

Witness my hand and notarial seal this 25th day of July, 2003.

My commission expires MY COMMISSION EXPIRES:

Resident of LAKE County APRIL 2, 2011

[Signature]
Signature
Printed Name Alexis A. Cortes