

14

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 081980

2017 DEC -4 PM 12: 23

MICHAEL B. BROWN
RECORDER

RECORDATION REQUESTED BY:
FIRST MIDWEST BANK
JOLIET MAIN
ONE PIERCE PLACE
SUITE 1500
ITASCA, IL 60143

WHEN RECORDED MAIL TO:
First Midwest Bank
Gurnee Branch
P.O. Box 9003
Gurnee, IL 60031-2502



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**Document is
NOT OFFICIAL!**

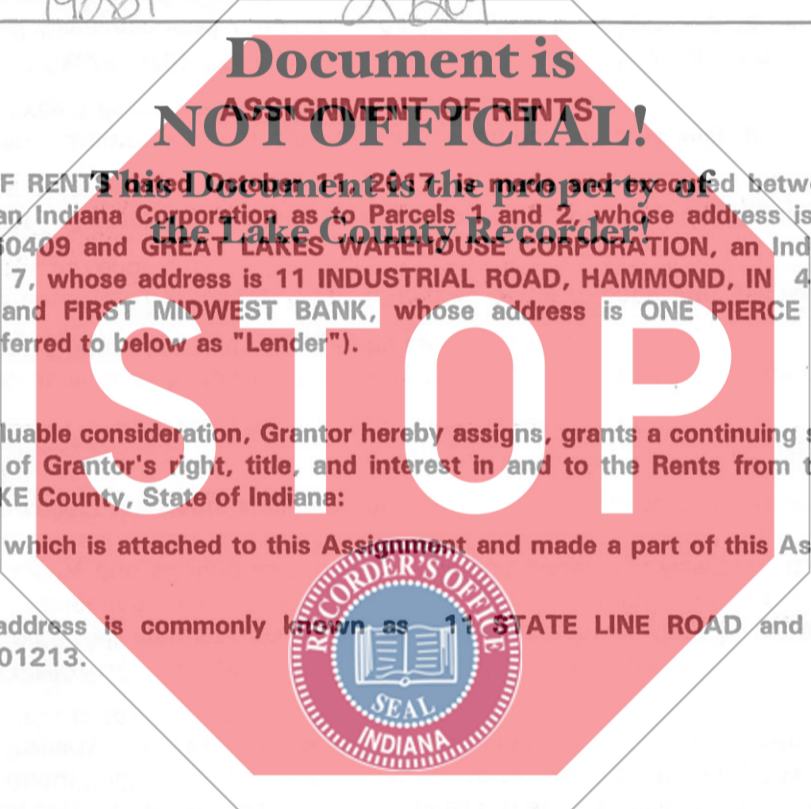
ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS **This Document is the property of the Lake County Recorder!** was made and executed between ILLIANA TRANSIT WAREHOUSE CORP, an Indiana Corporation as to Parcels 1 and 2, whose address is 700 STATE STREET, CALUMET CITY, IL 60409 and GREAT LAKES WAREHOUSE CORPORATION, an Indiana Corporation as to Parcels 3, 4, 5, 6 and 7, whose address is 11 INDUSTRIAL ROAD, HAMMOND, IN 463201213 (referred to below as "Grantor") and FIRST MIDWEST BANK, whose address is ONE PIERCE PLACE, SUITE 1500, ITASCA, IL 60143 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in LAKE County, State of Indiana:

See EXHIBIT "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 11 STATE LINE ROAD and 1334 FIELD STREET, HAMMOND, IN 463201213.



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CROSS-COLLATERALIZATION. In addition to the Note, this Assignment secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

BORROWER'S WAIVERS AND RESPONSIBILITIES. Lender need not tell Borrower about any action or inaction Lender takes in connection with this Assignment. Borrower assumes the responsibility for being and keeping informed about the Property. Borrower waives any defenses that may arise because of any action or inaction of Lender, including without limitation any failure of Lender to realize upon the Property, or any delay by Lender in realizing upon the Property. Borrower agrees to remain liable under the Note with Lender no matter what action Lender takes or fails to take under this Assignment.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all

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legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Indiana and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and

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remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Borrower fails to make any payment when due under the Indebtedness.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Borrower or Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's or Grantor's property or ability to perform their respective obligations under this Assignment or any of the Related Documents.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of Borrower's or Grantor's existence as a going business, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the Indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

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Cure Provisions. If any default, other than a default in payment, is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured if Grantor, after Lender sends written notice to Borrower demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Borrower would be required to pay.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

ADDITIONAL RELATED DOCUMENTS. * The definition of "Related Documents" shall also include all Hedging

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Agreements.

HEDGING AGREEMENT. "Hedging Agreement" shall mean (i) any transaction now existing or hereafter entered into between Faure Brothers Corp. and Lender which is a rate swap, basis swap, commodity swap, equity or equity index swap, foreign exchange transaction, currency or cross-currency rate swap, or any similar transaction or any combination thereof (including any option, cap, collar, floor or forward with respect to any of the foregoing), whether linked to one or more interest rates, foreign currencies, commodity prices, equity prices or other financial measures, and any other agreement or arrangement designed to protect against fluctuations in interest rates, currency exchange rates or commodity prices, (ii) any and all cancellations, buy backs, reversals, terminations or assignments of any of the foregoing, and (iii) any agreement, confirmation or other document with respect thereto, and (iv) all debts, obligations and liabilities of the Borrower with respect to any of the foregoing.

Notwithstanding anything to the contrary in this Agreement, if Grantor does not qualify as an "Eligible Contract Participant" (as defined in 7 U.S.C. § 1a(18), as amended, of the Commodity Exchange Act, the "CEA"), then the Indebtedness shall not include any obligations or liabilities with respect to any "Swap" (as defined in the CEA), between the Borrower and Lender which was entered into or modified on or after October 12, 2012.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. With respect to procedural matters related to the perfection and enforcement of Lender's rights against the Property, this Assignment will be governed by federal law applicable to Lender and to the extent not preempted by federal law, the laws of the State of Indiana. In all other respects, this Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Illinois without regard to its conflicts of law provisions. However, if there ever is a question about whether any provision of this Assignment is valid or enforceable, the provision that is questioned will be governed by whichever state or federal law would find the provision to be valid and enforceable. The loan transaction that is evidenced by the Note and this Assignment has been applied for, considered, approved and made, and all necessary loan documents have been accepted by Lender in the State of Illinois.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of WILL County, State of Illinois.

Joint and Several Liability. All obligations of Borrower and Grantor under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Assignment. Where any one or more of the parties is a corporation, partnership, limited liability company or similar entity, it is not necessary for Lender to inquire into the powers of any of the officers, directors, partners, members, or other agents acting or purporting to act on the entity's behalf, and any obligations made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Assignment.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations

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of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any person or circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other person or circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waive Jury. All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

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Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means FAURE BROTHERS CORP.; GREAT LAKES WAREHOUSE CORPORATION; GATEWAY WAREHOUSE CO., INC.; DOUBLE E PROPERTIES LLC; and ILLIANA TRANSIT WAREHOUSE CORP.

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means ILLIANA TRANSIT WAREHOUSE CORP and GREAT LAKES WAREHOUSE CORPORATION.

Guaranty. The word "Guaranty" means the guaranty from guarantor, endorser, surety, or accommodation party to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, including, but not limited to, attorneys' fees, costs of collection and costs of foreclosure, together with interest on such amounts as provided in this Assignment. Specifically, without limitation, Indebtedness includes all amounts that may be indirectly secured by the Cross-Collateralization provision of this Assignment.

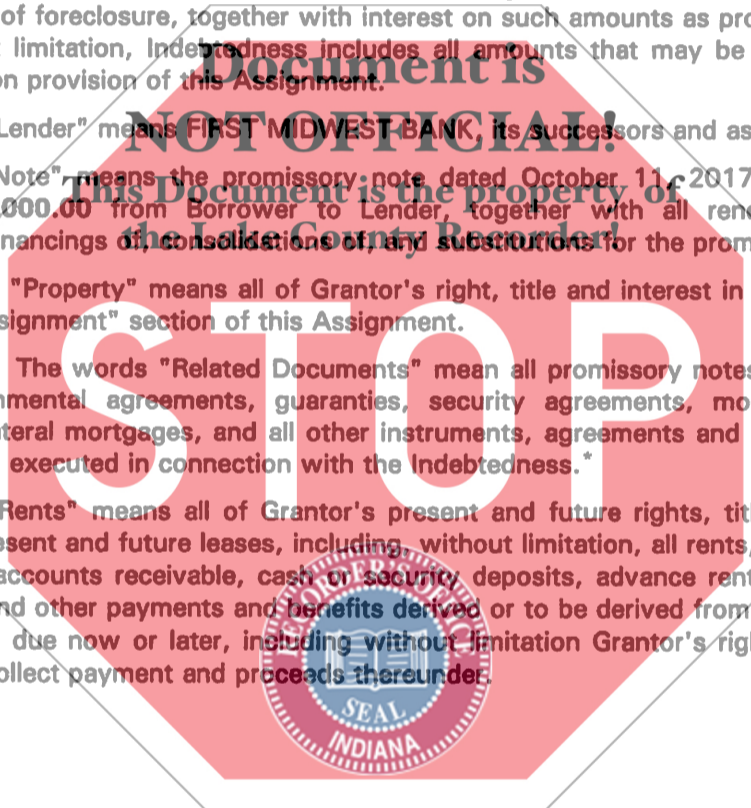
Lender. The word "Lender" means FIRST MIDWEST BANK, its successors and assigns.

Note. The word "Note" means the promissory note dated October 11, 2017, in the original principal amount of \$4,500,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.*

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.



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THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON OCTOBER 11, 2017.

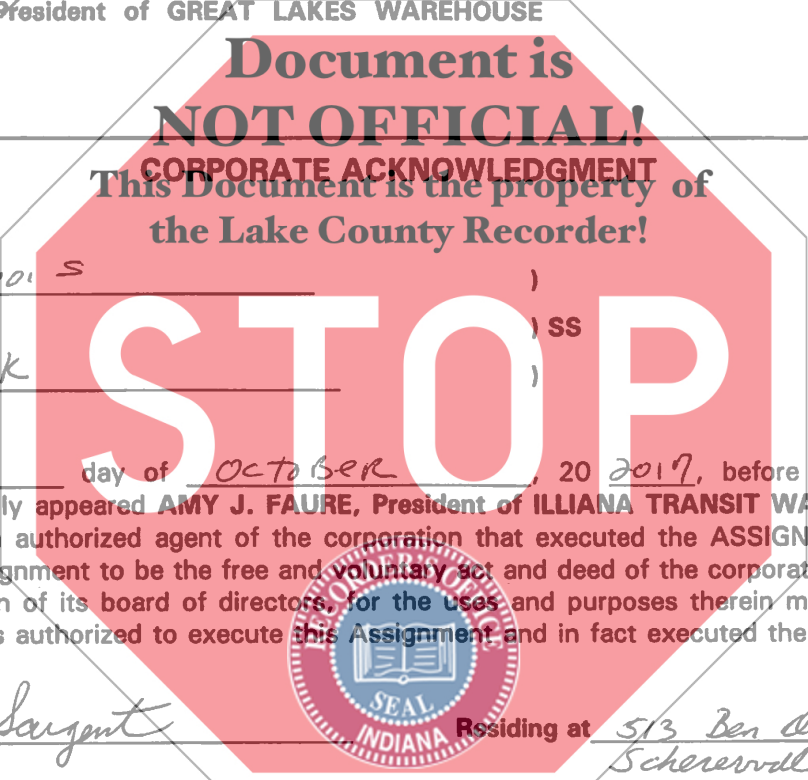
GRANTOR:

ILLIANA TRANSIT WAREHOUSE CORP

By: [Signature]
AMY J. FAURE, President of ILLIANA TRANSIT WAREHOUSE
CORP

GREAT LAKES WAREHOUSE CORPORATION

By: [Signature]
AMY J. FAURE, President of GREAT LAKES WAREHOUSE
CORPORATION



STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

On this 11th day of OCTOBER, 20 2017, before me, the undersigned Notary Public, personally appeared AMY J. FAURE, President of ILLIANA TRANSIT WAREHOUSE CORP, and known to me to be an authorized agent of the corporation that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the corporation.

By [Signature] Residing at 513 Ben Dr Schererville, IN 46375

Notary Public in and for the State of INDIANA My commission expires February 23, 2025



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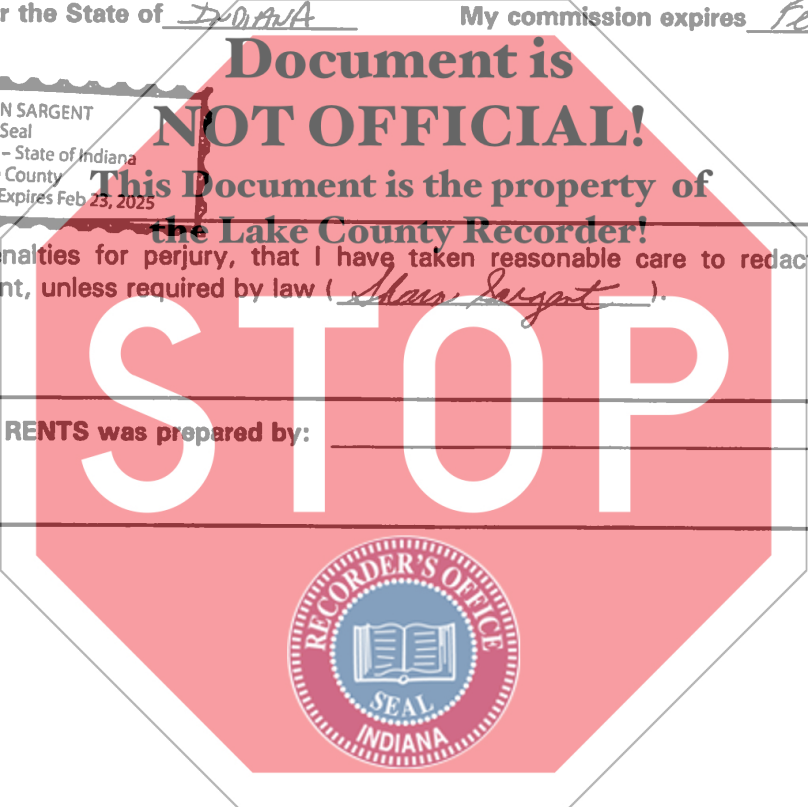
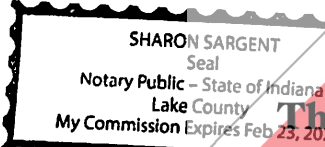
CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 11th day of OCTOBER, 20 17, before me, the undersigned Notary Public, personally appeared **AMY J. FAURE, President of GREAT LAKES WAREHOUSE CORPORATION**, and known to me to be an authorized agent of the corporation that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the corporation.

By Sharon Sargent Residing at 513 Ben Dr Schererville IN 46375

Notary Public in and for the State of INDIANA My commission expires February 23, 2025



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Sharon Sargent).

This ASSIGNMENT OF RENTS was prepared by: _____

EXHIBIT "A"

**Document is
NOT OFFICIAL!**

Parcel 1:

A parcel of land in the Southeast 1/4 of Section 6, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the City of Hammond, in Lake County, Indiana, described as follows: Beginning at a point on the South line of Fields Street, said point being found by commencing at the center of said Section 6, running thence Southerly on the North and South center line of said Section 6, 509.60 feet to the South line of a 60 foot wide Fields Street extended; thence Easterly on said South line of Fields Street, 919.65 feet to the point of beginning; thence continuing Easterly on said South line of Fields Street, 101.35 feet to a point 11 feet Easterly of the Southern projection of Willard Avenue; thence Southerly at right angles to the South line of Fields Street, 236.85 feet; thence Easterly at right angles to the last described line, 195.24 feet; thence Southeasterly on a line which makes an interior angle of 126 degrees 35 minutes 30 seconds measured West through South to Southeast with the last described line, 819.55 feet to a point on the Northwesterly line of Allied Structural Steel Company, property as described in Deed Record 867 page 397, in the Office of the Recorder's of Lake County, Indiana, said point being 170.79 feet Northeasterly of the Northwest corner of the property described in Deed record 867 page 397; thence Southwesterly at right angles to said last described line on said Northwesterly line of Allied Structural Steel Company, 480.35 feet; thence Westerly on a line that deflects 36 degrees 01 minutes 30 seconds to the North, measured from the last described line, 142.65 feet; thence Northwesterly on a line which makes an interior angle of 126 degrees 01 minutes 30 seconds measured East through North to Northwest with the last described line, 426.55 feet; thence Northerly on a line that makes an interior angle of 143 degrees 34 minutes, measured Southeast to North with last described line, 840.30 feet to the point of beginning.

Except that part conveyed to the City of Hammond, Indiana by Warranty Deed recorded October 12, 2001 as Document Number 2001082880 being described as follows:

A parcel of land in the Southeast Quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian in the City of Hammond, North Township, Lake county, Indiana, described as beginning at a point in the South line of Fields Street, said point begin found by commencing at the center of said Section 6; thence Southerly on the North-South centerline of said Section 6, 509.60 feet to the South line of 60-foot wide Fields Street extended; thence Easterly on said South line of Fields Street, 919.65 feet to the point of beginning (the foregoing portion of this description is taken from Deed Record 1161, page 352); which point of beginning is the northwest corner of the owner's land; thence South 89 degrees 47 minutes 59 seconds East 101.35 feet along the boundary of said Fields Street to the northeast corner of the owner's land; thence south 0 degrees 12 minutes 01 second west 64.97 feet along an east line of the owner's land; thence South 89 degrees 51 minutes 47 seconds West 66.75 feet; thence South 49 degrees 02 minutes 30 seconds West 45.22 feet to the west line of the owner's land; thence North 0 degrees 07 minutes 56 seconds West 95.13 feet along said west

line of the point of beginning.

Parcel 2:

Lot 2 in Old Pullman Standard Plant Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 86 page 86, in the Office of the Recorder of Lake County, Indiana

Parcel 3 :

That part of Lot 6 in Calumet Industrial District, in Hammond, Indiana as per plat thereof recorded in Plat Book 14 page 20, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Beginning at the point of intersection of the West line of said Lot 6 with a line 193 feet (measured perpendicularly) Westerly from and parallel to the Easterly line of said Lot 6, said point of intersection being a point on the West line of the State of Indiana which is 303.72 feet, more or less, North of the Southwest corner of said Lot 6, said Southwest corner of Lot 6 being a point on said State Line which is 30 feet (measured perpendicularly) Northeasterly from the Northerly line of the 100 foot right of way of the Michigan Central Railroad, and running thence Northwardly along said parallel line a distance of 502.13 feet, more or less, to its intersection with the Westwardly extension of a line that is 10 feet (measured perpendicularly) Southerly from and parallel to the Southerly face of Building "A" on said Lot 6, it being understood that Building "A" referred to is the Northernmost of the buildings on Lot 6 known as Great Lakes Warehouse; thence Westwardly along said Westwardly extension of said parallel line a distance of 84.33 feet, more or less to its intersection with said West line of Lot 6; and thence South along said West line a distance of 509.16 feet to the point of beginning.

Parcel 4:

A part of Lot 6, Calumet Industrial District in the City of Hammond, as per plat thereof, recorded in Plat Book 14 page 20, in the Office of the Recorder of Lake County, Indiana, situated in the Southwest fractional Quarter of Section 25, Township 37 North, Range 10 West of the 2nd Principal Meridian, being more particularly described as follows: Commencing at a point on the West line of Lot 6, a distance of 178.8 feet north of the Southwest corner of said Fractional Southwest 1/4; thence Easterly at an angle of 99 degrees 40 minutes North to East from the West line of said Lot 6, a distance of 279.41 feet to the East line of said Lot 6; thence Northerly at an angle of 89 degrees 52 minutes West to North from the last described line and on the East line of said Lot 6, a distance of 168.73 feet to the Southerly right of way line of the Indiana Harbor Belt R.R.; thence Westerly at an angle of 93 degrees 52 minutes South to West from the last described line and on the Southerly right-of-way line of said Indiana Harbor Belt R.R., a distance of 181.57 feet to a point of curve; thence Westerly on a curve convex to the North and having a radius of 499.06 feet and along the

Southerly right-of-way line of said Indiana Harbor Belt R.R., a distance of 125.72 feet to the West line of said Lot 6; thence Southerly along the West line of said Lot 6, a distance of 174.81 feet to the place of beginning,

EXCEPTING THEREFROM that part described as follows:

That part of Lot 6 in Calumet Industrial District, in the City of Hammond as per plat thereof, recorded in Plat Book 14 page 20, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the Easterly line of said lot which is 846.42 feet Northerly from the Southeast corner of said Lot 6 which is 33 feet (measured perpendicularly) Northeasterly from the Northerly line of the 100 foot right of way line of the Michigan Central Railroad and running thence Westwardly, perpendicular to said Easterly line of Lot 6, passing 10 feet Southerly from and parallel with the former location of the Southerly face of a two story brick building known as "Great Lakes Warehouse" Building "A", which building is now nearly destroyed, a distance of 193 feet; thence Northerly to a point in the Northerly line of said Lot 6, 193.42 feet Westerly measured along said Northerly line of said Lot; thence Easterly along said Northerly lot line (being the meandering line) a distance of 193.42 feet to the Northeasterly corner of said Lot 6; thence Southerly along said Easterly line of Lot 6, a distance of 167.65 feet to the place of beginning.

Parcel 5:

That part of Lot 6, Calumet Industrial District, Hammond, Indiana as per plat thereof, recorded in Plat Book 14 page 20, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing on the Easterly line of said Lot 6 at a point 676.60 feet Northeasterly (measured along said Easterly line) from the Southeast corner of said Lot 6, said corner being 30 feet (measured perpendicularly) Northeasterly from the Northeasterly line of the 100 foot right of way of the Michigan Central Railroad and running thence Northeasterly along said Easterly lot line 169.82 feet; thence Northwesterly perpendicular to said Easterly lot line 193.00 feet; thence Southwesterly along a line 193.00 feet (measured perpendicularly) Westerly from and parallel to said Easterly line of said Lot, 169.82 feet; thence Easterly perpendicular to the last described line, 193.00 feet to the point of beginning.

Parcel 6:

Part of Lot 6 in Calumet Industrial District in the City of Hammond, as per plat thereof, recorded in Plat Book 14 page 20, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Commencing at the Southwest corner of Lot 6, (being a point on the West line of the State of Indiana which is 30 feet, measured perpendicularly, Northeasterly from the Northeasterly line of 100 foot right of way of Michigan Central Railroad), running thence North along said State line, being the West line of Lot 6, a distance of 303.72 feet to its intersection with a line 193 feet (measured perpendicularly) Westerly

from and parallel with the Easterly line of said Lot 6; thence Northwardly along the last mentioned parallel line a distance of 332.31 feet; thence Southeasterly at right angles to said mentioned parallel line 193 feet to a point on the Easterly line of said Lot 6, which is 676.60 feet Northeastly of the Southeast corner of said Lot; thence Southwardly along the Easterly line of said Lot, 676.60 feet to the Southeast corner of said Lot; thence Northwestwardly along the Southerly line of said Lot, 149.55 feet to the place of beginning.

Parcel 7:

That part of Lot 6 in Calumet Industrial District, in the City of Hammond as per plat thereof, recorded in Plat Book 14 page 20, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the Easterly line of said lot which is 846.42 feet Northerly from the Southeast corner of said Lot 6 which is 32 feet (measured perpendicularly) Northeastly from the Northerly line of the 100 foot right of way of the Michigan Central Railroad and running thence Westwardly, perpendicular to said Easterly line of Lot 6, passing 10 feet Southerly from and parallel with the former location of the Southerly face of a two story brick building known as "Great Lakes Warehouse" Building "A", which building is now nearly destroyed, a distance of 193 feet; thence Northerly to a point in the Northerly line of said Lot 6, 193.42 feet Westerly measured along said Northerly line of said Lot; thence Easterly along said Northerly lot line (being the meandering line) a distance of 193.42 feet to the Northeastly corner of said Lot 6; thence Southerly along said Easterly line of Lot 6, a distance of 167.65 feet to the place of beginning.

11 STATE LINE ROAD AND
1334 FIELD STREET
HAMMOND, INDIANA 463201213

PIN 45-07-06-409-003.000-023, 45-07-06-409-002.000-023, 45-02-25-352-001.000-023,
45-02-25-352-002.000-023, 45-02-36-101-001.000-023

