

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

ASSIGNMENT OF LESSOR'S INTEREST IN LEASES

THIS ASSIGNMENT, made this 27th day of JANUARY, 1982, by THREE RIVERS CAPITAL, INC., a Georgia corporation (hereinafter called "Seller"), to DUQUESNE PARTNERS L.P., a Delaware Limited Partnership (hereinafter called "Buyer"). *MBS*

W I T N E S S E T H:

FOR VALUE RECEIVED, Seller hereby grants, transfers, conveys and assigns to Buyer, its successors and assigns, all of the right, title and interest of Seller in and to all leases, as extended or modified (as the case may be), and to the guaranties, if any, of lessee's obligations thereunder, affecting all or a portion of that certain parcel of land in Allegheny County, Pennsylvania more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as "Property"). This assignment shall include the leases described on Exhibit "B" attached hereto and made a part hereof (each of said leases, together with all such guaranties, amendments, modifications and extensions are hereinafter collectively referred to as "Leases").

Buyer hereby assumes and agrees to discharge all of Seller's obligations under the Leases which accrue following the execution hereof.

Buyer acknowledges that it has received a credit on account of Seller's retention of security and other deposits relating to the Leases.

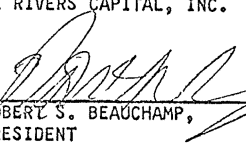
This Assignment is made without any representation or warranty, express or implied, except for the following:

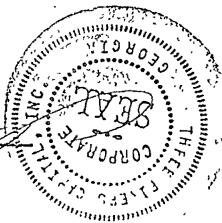
- (a) Seller has the full power and authority to assign the Leases.
- (b) Seller has not previously assigned the Leases except for: (i) Assignment of Rents and Leases from Seller, et al., to Continental Illinois National Bank and Trust Company of Chicago dated June 15, 1979, recorded in Deed Book Volume 6122, Page 981, Allegheny County records. Seller is this date paying off the loan secured in part by said Assignment of Rents and Leases and will cause a release of the same to be recorded in the Allegheny County deed records. (ii) Assignment of Lessor's Interest in Lease dated June 19, 1979, in favor of The Equitable Life Assurance Society of the United States recorded in Deed Book Volume 6122 page 843, Allegheny County records.

- (c) Seller has not received any notice of default from a tenant under any of the Leases, and, to the best of Seller's knowledge and belief, it is not in default under any of the Leases.
- (d) Seller warrants that there are no further Lease Agreements, or amendments to existing Lease Agreements, relating to the property, other than as listed in Exhibit "B".

SELLER:

THREE RIVERS CAPITAL, INC.

By: 
 ROBERT S. BEAUCHAMP,
 PRESIDENT

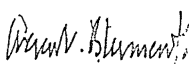


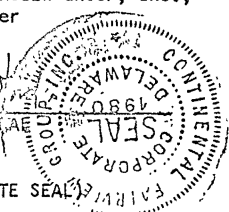
(CORPORATE SEAL)

BUYER:

DUQUESNE PARTNERS L.P. *YS*

By: CONTINENTAL FAIRVIEW GROUP, INC.,
 A General Partner

By: 
 STEVEN V. BLUMENTHAL,
 PRESIDENT




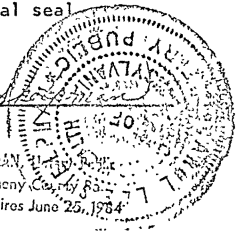
(CORPORATE SEAL)

STATE OF PENNSYLVANIA
 COUNTY OF ALLEGHENY

On this 27th day of January, 1982, before me, a Notary Public, the undersigned officer personally appeared, Robert S. Beauchamp, who acknowledged himself to be the President of THREE RIVERS CAPITAL, INC., a Georgia corporation, and that as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation for himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal


 Notary Public



My Commission Expires:

CAROL LEE SHEPMAN
 Pittsburgh, Allegheny County, PA
 My Commission Expires June 26, 1984

STATE OF PENNSYLVANIA


COUNTY OF ALLEGHENY

On this 27th day of January, 1982, before me, a Notary Public, the undersigned officer, personally appeared, STEVEN V. BLUMENTHAL, who acknowledged himself to be President of CONTINENTAL FAIRVIEW GROUP, INC., a Delaware Corporation, General Partner of Duquesne Partners, L.P., a Delaware Limited Partnership, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President on behalf of the Corporation for itself and as such General Partner.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Carol Lee Sheple
Notary Public

CAROL LEE SHEPLE
Pittsburgh, Allegheny County, Pa.
My Commission Expires Jan 25, 1984



My Commission Expires:

All that real property situate in the 2nd Ward of Pittsburgh, Allegheny County, Pennsylvania being more particularly described as follows:

(a) The following described air space overlying "Lot No. 2" (as described on Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof) and the portions of the building known as "Gateway Towers" (as described on Exhibit "B" attached hereto and by this reference incorporated herein and made a part hereof) which occupy the following described air space:

(i) ALL that certain real property situate in the 2nd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, consisting of a cube or polyhedron, which lies above (but not below) a horizontal plane (said horizontal plane being below the concrete slab forming the 1st floor of Gateway Towers), the elevation of which horizontal plane is 728.95 feet, measured vertically above sea level as established by the United States Coast and Geodetic Survey, and which lies below (but not above) a horizontal plane (said horizontal plane being below the concrete slab forming the 4th floor of Gateway Towers), the elevation of which horizontal plane is 765.07 feet, measured vertically above sea level as established by the United States Coast and Geodetic Survey, and which is bounded by 4 vertical planes which are formed by projecting vertically upward and downward, the boundaries of that certain plot or parcel of land described as follows, together with the portions of Gateway Towers lying within the 6 planes forming said cube or polyhedron of real property:

ALL that certain real property situate in the 2nd Ward of Pittsburgh, Allegheny County, Pennsylvania, being a portion of Lot No. 2 in Gateway Plan of Lots No. 2 of record in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Plan Book Volume 110, Pages 94-96, inclusive, more particularly bounded and described, as follows:

Beginning at a point on the easterly side of Commonwealth Place, said point being North $18^{\circ} 54' 45''$ West a distance of 38.00 feet from the line dividing Lot Nos. 2 and 3 in said Gateway Plan of Lots No. 2; thence from said point of beginning through Lot No. 2 along a line parallel to and 4.00 feet perpendicular southwardly from the side of Gateway Towers the following courses and distances:

EXHIBIT " A "
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North 71° 05' 15" East a distance of 254.00 feet to a point;
North 18° 54' 45" West a distance of 80.00 feet to a point;
South 71° 05' 15" West a distance of 253.78 feet to a point;
then

along the easterly side of Commonwealth Place in a southerly direction by a curve bearing to the left having a radius of 35.00 feet through an arc distance of 3.94 feet to a point of tangent; thence along same South 18° 54' 45" East a distance of 76.04 feet to the point at the place of beginning;

Containing an area of 20,319.703 square feet or 0.4664 acre;

(ii) ALL that certain real property situate in the 2nd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, which lies above (but not below) a horizontal plane [said horizontal plane being below the concrete slab forming the 27th Floor (there being no 13th floor) of Gateway Towers], the elevation of such horizontal plane being 974.07 feet, measured vertically above sea level as established by the United States Coast and Geodetic Survey, and which is bounded by 4 vertical planes which are formed by projecting vertically upward, without any upward limit, the boundaries of that certain plot or parcel of land described as follows, together with the portions of the aforesaid building lying within the 5 planes referred to above:

ALL that certain real property situate in the 2nd Ward, City of Pittsburgh, Allegheny County, Pennsylvania, being a portion of Lot No. 2 in Gateway Plan of Lots No. 2 of record in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Plan Book Volume 110, Pages 94-96, inclusive, more particularly bounded and described, as follows:

Beginning at a point on the easterly side of Commonwealth Place, said point being North 18° 54' 45" West a distance of 38.00 feet from the line dividing Lot Nos. 2 and 3 in said Gateway Plan of Lots No. 2; thence from said point of beginning through Lot No. 2 along a line parallel to and 4.00 feet perpendicular southwardly from the side of Gateway Towers the following courses and distances:

North 71° 05' 15" East a distance of 254.00 feet to a point;
North 18° 54' 45" West a distance of 80.00 feet to a point;
South 71° 05' 15" West a distance of 253.78 feet to a point;
then

along the easterly side of Commonwealth Place in a southerly direction by a curve bearing to the left having a radius of 35.00 feet through an arc distance of 3.94 feet to a point of tangent; thence along same South 18° 54' 45" East a distance of 76.04 feet to the point at the place of beginning;

Containing an area of 20,319.703 square feet or 0.4664 acre;

(b) TOGETHER WITH the following described portion of the land underlying Lot No. 2 and the basement portions of Gateway Towers which occupy the following described subterranean space:

ALL that certain real property situate in the 2nd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, consisting of a cube or polyhedron, which lies below (but not above) a horizontal plane (said horizontal plane being below the concrete slab forming the 1st floor of Gateway Towers), the elevation of which horizontal plane is 728.95 feet, measured vertically above sea level as estab-

lished by the United States Coast and Geodetic Survey, and which lies above (but not below) a horizontal plane (said horizontal plane being below the concrete slab forming the subbasement floor of Gateway Towers), the elevation of which horizontal plane is 703.95 feet, measured vertically above sea level as established by the United States Coast and Geodetic Survey, and which is bounded by 4 vertical planes which are formed by projecting upward and downward, the boundaries of that certain plot or parcel of land described as follows, together with the portions of the aforesaid building lying within the 6 planes forming said cube or polyhedron of real property:

ALL that certain real property situate in the 2nd Ward, City of Pittsburgh, Allegheny County, Pennsylvania, being a portion of Lot No. 2 in Gateway Plan of Lots No. 2 of record in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Plan Book Volume 110, Pages 94-96, inclusive, more particularly bounded and described, as follows:

Beginning at a point on the easterly side of Commonwealth Place, said point being North 18° 54' 45" West a distance of 38.00 feet from the line dividing Lot Nos. 2 and 3 in said Gateway Plan of Lots No. 2; thence from said point of beginning through Lot No. 2 along a line parallel to and 4.00 feet perpendicular southwardly from the side of Gateway Towers the following courses and distances:

North 71° 05' 15" East a distance of 254.00 feet to a point;
North 18° 54' 45" West a distance of 80.00 feet to a point;
South 71° 05' 15" West a distance of 253.78 feet to a point;
then

along the easterly side of Commonwealth Place in a southerly direction by a curve bearing to the left having a radius of 35.00 feet through an arc distance of 3.94 feet to a point of tangent; thence along same South 18° 54' 45" East a distance of 76.04 feet to the point at the place of beginning;

Containing an area of 20,319.703 square feet or 0.4664 acre;

(c) TOGETHER WITH the following described portion of the land underlying Lot No. 2 and the portions of the underground garage which occupy the following described subterranean space:

ALL that certain real property situate in the 2nd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania, being a portion of Lot No. 2 in Gateway Plan of Lots No. 2 of record in the Office of the Recorder of Deeds in Plan Book Volume 110, Pages 94-96, inclusive, more particularly bounded and described, as follows:

BEGINNING at a point on the easterly side of Commonwealth Place, at the dividing line between Lots Nos. 2 and 3 in said Plan; thence along the easterly side of Commonwealth Place North 18° 54' 45" West a distance of 42 feet more or less to a point on the facing of the exterior wall of Gateway Towers; thence North 71° 05' 15" East along said facing of the exterior wall a distance of 256.74 feet more or less to a point on the line dividing Lots Nos. 1 and 2 in said Plan; thence South 18° 54' 45" East a distance of 42 feet more or less to the southeasterly corner of Lot No. 2 in said Plan; thence along the dividing line between Lots Nos. 2 and 3 in said Plan South 71° 05' 15" West a distance of 256.74 feet to the point at the place of beginning;

(d) TOGETHER WITH a nonexclusive right in the "Light and Air Easement" (as described on Exhibit "C" attached hereto and by

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this reference incorporated herein and made a part hereof) and in the Encroachment Easement (as described on Exhibit "D" attached hereto and by this reference incorporated herein and made a part hereof);

(e) TOGETHER WITH all right, title and interest of Grantor in and to a certain reinforced concrete vault lying within the lines of Fort Duquesne Boulevard adjacent to Gateway Towers;

(f) TOGETHER WITH all rights to the portion of Lot No. 2 which lies below (but not above) a horizontal plane (said horizontal plane being below the concrete slab forming the 1st floor of Gateway Towers,) the elevation of which horizontal plane is 728.95 feet, measured vertically above sea level as established by the United States Coast and Geodetic Survey, except as already conveyed at (b) and (c), above;

(g) TOGETHER WITH ALL that certain lot or parcel of land situate in the Second Ward of the City of Pittsburgh, Allegheny County, Pennsylvania being Lot No. 3 ("Lot No. 3") in Gateway Plan of Lots No. 2 of record in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania in Plan Book Volume 110, Pages 94-96, inclusive, more particularly bounded and described, as follows:

BEGINNING at a point on the easterly side of Commonwealth Place, at the dividing line between Lots Nos. 1 and 3 in said Plan; thence along the easterly side of Commonwealth Place North 18° 54' 45" West a distance of 131.81 feet to a point at the dividing line between Lots Nos. 2 and 3 in said Plan; thence along said dividing line North 71° 05' 15" East a distance of 256.74 feet to a point common to Lots Nos. 1, 2 and 3 in said Plan; thence along the dividing line between Lots Nos. 1 and 3 in said Plan the following courses and distances:

- (1) South 18° 54' 45" East a distance of 43.43 feet;
- (2) South 11° 42' 45" East a distance of 47.95 feet;
- (3) South 18° 08' 00" East a distance of 22.82 feet to a point; and
- (4) South 18° 54' 45" East a distance of 18 feet to the southeasterly corner of Lot No. 3 in said Plan; thence the following courses and distances along the dividing line between Lots Nos. 1 and 3 in said Plan:
 - (a) South 71° 05' 15" West a distance of 147.67 feet to a point;
 - (b) North 18° 54' 45" West a distance of 4.33 feet to a point;
 - (c) South 71° 05' 15" West a distance of 51.17 feet to a point;
 - (d) South 18° 54' 45" East a distance of 4.33 feet to a point; and
 - (e) South 71° 05' 15" West a distance of 51.58 feet to a point on the easterly side of Commonwealth Place at the place of beginning.

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EXHIBIT " A "

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THREE RIVERS CAPITAL, INC.
GATEWAY TOWERS
COMMERCIAL LEASE SCHEDULE
JANUARY 27, 1982

SUITE	TENANT	LEASE EXPIRATION DATE	RENT PAID DECEMBER, 1981	RENT PAID JANUARY, 1982	PAST DUE	PREPAID RENT	SECURITY DEPOSIT
110-120	DR. WILLIAM ADAMS	8/31/82	\$ 910.75	\$ 910.75	\$ 89.25		\$ 503.00
217	ALLEGHENY BIOLOGICALS	6/30/83	631.58	631.58			355.00
250	APPLIED HYPNOSIS	6/30/83	641.76	641.76			435.02
200	ASSOCIATED COMM OF PA	6/30/84	1,310.74	1,310.74			-0-
200	ASSOCIATED COMM CORP.	6/30/84	2,372.87	2,372.87			-0-
370	BARBIZON SCHOOL OF MODELING	3/31/87	-0-	-0-			3,833.33
130	BEAULIQUE	6/30/82	994.86	994.86			943.34
230	B.B.D.O.	9/30/83	350.17	350.17		\$ 2.61	326.29
235	BOHLIN, POWELL, BROWN	6/30/82	1,120.73	1,120.73			700.00
360	C.D. PHOTOGRAPHY	6/30/82	375.78	375.78			503.74
340	COLOPY DALE	6/30/82	1,868.38	1,868.38			1,054.90
350	CORPORATE TRAINING	6/30/82	624.43	624.43			437.50
190	CRANDALL MCKENZIE	8/31/84	645.82	645.82			
C LEVEL	CRANDALL MCKENZIE	8/31/84	291.53	291.53			250.00
265	DIAMOND INTERNATIONAL	9/30/82	533.86	533.86	\$ 1.24		245.33
255	ALDONA GRINNA PHD	10/31/83	383.44	383.44		\$ 4.00	367.29
C LEVEL	LESLIE EDWARDS INTER	5/3/82 (month to month)	379.20	379.20			359.13
245	KATZ & FRONDULLI	6/30/82	1,200.21	1,200.21			631.00
275	J.B. KINIMER & SONS	6/30/82	668.65	668.65			326.98
320	MUTUAL OF MAHA	6/30/82	3,104.02	3,104.02			-0-
315	MARBOEFER REALTY	9/30/82	843.66	843.66		\$ 38.34	806.75
140	OWENS CORNING	6/30/82	2,778.56	2,778.56			-0-
160-180-							
C LEVEL	PARLOR & BACKROOM & STORAGE	5/31/84	2,386.56	2,386.56			1,742.50
310	SPECIAL RISK	9/30/82	710.56	710.56			679.88
2710	SPECIALTY CONSULTANTS	3/3/85	9,849.50	9,849.50			-0-
C LEVEL	SUPERETTE	6/30/82	356.62	356.62			1,000.00
2700'	TASA CORPORATION	6/30/82	3,733.92	3,733.92			-0-
318	THOMPSON MATELAN & HAWBAKER	10/31/84	2,451.12	2,451.12			2,500.00
215	THOMPSON MATELAN & HAWBAKER	10/31/84	879.72	879.72			-0-
170	UNION NATIONAL BANK	3/31/84	2,364.72	2,364.72			-0-
225	DR. DAVID WESSEL	6/30/84	676.59	676.59			446.50

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GARAGE LEASE SUMMARY

RESIDENTIAL LEASES

<u>APT #</u>	<u>LEASEES NAME</u>	<u>CODE #</u>	<u>RESERVATION #</u>	<u>DEC PAYMENT</u>	<u>JAN PAYMENT</u>	<u>PREPAID TO</u>	<u>EXPIRATION</u>	<u>DESCRIPTION OF AUTO</u>
19L	Abbatigo	23		27.50	CANCELLED			
24K	Abram	91	74	75.00	75.00		SEE NOTE *	79 Cadillac
24K	Abram	288		77.00	77.00		++	77 Pontiac
10K	Adams	169	113		37.50		*	82 Oldsmobile
CONDO	Alexander	58		75.00	75.00		++	79 GMC Jimmy
22K	Amper	24 & 25	12 & 13	150.00	150.00		*	75 & 80 Mercedes
25L	Anderson	160	Option	75.00	75.00		*	79 Cadillac
15J	Axthelm	11	28	75.00	75.00		*	76 Cadillac
16K	Bailey (RO)	148	53	75.00	75.00		*	76 Cadillac
8K	Baker	134	6	75.00	75.00		*	80 Oldsmobile
11K	Barraccini	101	94	75.00	75.00		*	79 Cadillac
9A	Bates	109	44	75.00	75.00		*	75 Chevy
19C	Baughan	6	2	75.00	75.00		*	80 Lincoln
5L	Beck	111	107	75.00	75.00		*	79 Oldsmobile
25K	Benedum	52	3	75.00	75.00		*	79 Buick
15K	Berger	78	21	75.00	75.00		*	78 Mercedes
26H	Berkman	119	85	75.00	75.00		*	81 Cadillac
26J	Berkman	120	86	75.00	75.00		*	
26G	Berkman (RO)	152	87	75.00	75.00		*	81 Cadillac
18G	Berkman (RO)	153	92	75.00	75.00		*	76 Cadillac
26K	Berkman		99		New Lease			
11F	Blair	80	70	75.00	75.00		*	77 Buick
20C	Bradley (R)	46	120	75.00	75.00		*	77 Oldsmobile
7M	Bronaugh	36	123	75.00	75.00		*	79 Cadillac
CONDO	Cahn	76		75.00	75.00		++	80 Honda
14K	Cameron	118	101	75.00	75.00		*	73 Cadillac
24F	Caplan	3	25	75.00	75.00		*	79 Dodge
16B	Cassello	30	129	75.00	75.00		*	79 Sirocio
24E	Chirigos	68	119	75.00	75.00		*	79 Mercedes
25E	Chang	114	116	75.00	75.00		*	77 Pontiac
15G	Chopping	42	124	75.00	75.00		*	80 Mazda
23J	Cohen	53	41		New Lease 2/1/82		*	78 Cadillac
23C	Clark	85	90	75.00	75.00		*	76 Lincoln
12A	Davidson (R)	165	57	75.00	75.00		*	
12F	Davis	59	121	75.00	75.00		*	78 Grand Prix
18K	Denny	102	122	170.00	170.00(one outside)		*	79 Toyota
18E	Dougherty	10	30	75.00	75.00		*	75 Mercedes
19B	Eakin (R)	104	115				*	79 Rabbit
14D	Eazor	18	23	75.00	75.00		*	78 Lincoln
12L	Eggleston	4	37	75.00	75.00		*	79 Mercedes

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RESIDENTIAL LEASE SUMMARY CONTINUED

<u>APT #</u>	<u>LEASEE NAME</u>	<u>CODE #</u>	<u>RESERVATION #</u>	<u>DEC PAYMENT</u>	<u>JAN PAYMENT</u>	<u>PREPAID TO</u>	<u>EXPIRATION</u>	<u>DESCRIPTION OF AUTO</u>
16D	Einusman	145	88	75.00	75.00		*	80 Oldsmobile
6B	Elovitz	106	110	75.00	75.00		*	78 Cadillac
6D	Falk	84 & 133	9 & 10	150.00	150.00		*	82 Olds 77 Mercedes
16F	Fischler	39 & 48	20	150.00	150.00		++	79 Olds 78 Cadillac
26C	Friedman	8 & 56	51	150.00	150.00		++	80 Cadillac 80 Volvo
	Gateway Capital	1 & 63		154.00	154.00		++	Honda & Pinto
17K	Gieg	142	50	75.00	75.00		*	78 Oldsmobile
14G	Glynn	121	81	75.00	75.00		*	77 Plymouth
8E	KDKA (R)	49		75.00	75.00		*	Floating
21C	Gorell	51	96	75.00	75.00		*	80 Cadillac
25F	Hahn (RO)	54	67	75.00	75.00		*	79 Monza
7C	Hall (R)	22	103	75.00	75.00		*	78 Pontiac
25HJ	Hansen	67		75.00	Cancelled		*	78 Cadillac
4L	Harbison Walker	75	58	75.00	75.00		*	Floating
10Ø	Harris	150	Option	75.00	75.00		*	81 Omega
24G	Hoban	96	84	75.00			*	79 Cadillac
7C	Hubacher	167	102		75.00		*	77 Ford
8C	Jones & Laughlin	86	19	75.00	75.00		*	Floating
10C	Karimkhami	93	93	75.00	75.00		*	76 Mercedes
24ABC	Katz	65,60,66	45 & 46	459.00	72.00		++	74 Lincoln, 69 Rolls, 80 Cadillac
15C	Kennedy	15	4	75.00	75.00		*	77 Pontiac
19M	Kimball	40	126	75.00	75.00		*	79 Jaguar
14E	Kindelberger	155,156	66	150.00	150.00		++	77 Chevy, 79 Chevy
21M	Kortanek (R)	143	not closed	75.00	75.00		*	75 Chevy
5M	Kreindler (R)	166	100	75.00	75.00		*	81 Chevy
23D	Landale (R)	88	91	75.00	75.00	2/28/82	*	Floating
11C	Lambeth	170	118		75.00		*	76 Oldsmobile
8G	Lapietra (R)	139	27	75.00	75.00		*	77 Porsche
18F	Lee	94	54	75.00	75.00		*	77 Plymouth
15E	Levy	34	8	75.00	75.00		*	73 Mercedes
12B	Lloyd (R)	164	80	75.00	75.00		*	79 Pontiac
24L	Loughney	9,21	39	157.00	157.00		++	72 Ford, 75 Ford
23B	Mateczak	172	Option	75.00	75.00		*	79 Lincoln
10D	Maloney (R)	83	89	75.00	75.00		*	77 Lincoln
18C	Marhoefer	70	97	75.00	75.00		*	71 Mercedes
9K	Menear	132	125	75.00	75.00	7/31/82	*	79 Pontiac
11H	Merchant	117	115	75.00	75.00		*	80 Cadillac
20K	Miller	61	35	75.00	75.00		*	70 Mercedes
15F	Mork	12	16	75.00	75.00		*	78 Pontiac

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APZ

RESIDENTIAL LEASE SUMMARY CONTINUED

APT#	LEASEE NAME	CODE#	RESERVATION #	DEC PAYMENT	JAN PAYMENT	PREPAID TO	EXPIRATION	DESCIRPTION OF AUTO
110	Moss (R)	147	106					
11J	McDermitt (R)	62	112	75.00	75.00		*	Floating
5C	McDowell	35,124	48	75.00	75.00		*	71 Oldsmobile
25C	McLean	13	17	152.00	152.00		**	77 Ford, 81 Oldsmobile
19J	McMahon	105	22	75.00	75.00		*	70 Cadillac
12E	Nass (R)	157	111	75.00	75.00		*	78 Avanti
11B	Nicorera	140	77	75.00			*	81 Cutlass
17B	Niedbala	50	26	- 0 -	75.00		*	Floating
26D	Oseroff	81, 47	64	- 0 -			*	76 Plymouth
16E	Osterwald	151		150.00	150.00		**	77 MG, 77 Lincoln
16G	Paxinos	127		75.00	75.00		++	81 Ford
5D	Pennington	97	105				++	73 Ford
26E	Piepoint	5	68	75.00	75.00		*	78 Oldsmobile
6L	Pollack	16	14	75.00	75.00		*	76 Chevy
21L	Poole	138	18	75.00	75.00		*	81 Cadillac
9EFGH	Porter	43,44,38	32,33,34,71	225.00	225.00		*	79 Lincoln
4C	Purdy	141	5				*	76 Mercedes, 74 Mercedes
25D	Randall (R)	137	59	75.00	75.00		*	73 Chevy
7K	Rangos	125,126	55	75.00	75.00		*	79 Buick
11K	Rauch	131		150.00			*	79 Ford
18D	Reuter	9	61	75.00	75.00		**	Floating
20HJ	Rich	57,69	127,128	75.00	75.00		++	81 Cadillac
23G	Robinson Jr.	14	24	150.00	150.00		*	81 Cadillac
				75.00	75.00	3/31/81	*	80 Ford, 82 Lincoln
TRC	Schrieber	122		- 0 -			*	78 Pontiac
12D	Shapiro	159	73	- 0 -	- 0 -		++	Floating
21K	Sidwell	100	62,82	75.00	75.00		*	79 Cadillac
15AB	Smith	144	52	75.00	96.66	Credit Accident	*	81 Volvo
40B	Smoot	135	15	75.00	75.00		*	78 Buick
19B	Soloman (R)	98	79	75.00	75.00		*	79 Cadillac
5B	Steiner (R)	116	108	75.00	75.00		*	80 Buick
11ED	Stepanion	55,149	60,63	75.00	75.00		*	78 Buick
19K	Stoner (RO)	17	76	150.00	150.00		*	Floating
21D	Tankersley	90	83	75.00	75.00	9/30/82	*	80 Dodge
20E	Tannenbaum	41,123	49 Sidwell	75.00	75.00		*	80 AMC
25G	Tomlin (R)	2	1	150.00	150.00		*	73 Pontiac, 78 Mercury
12K	Treize	99	78	75.00	75.00		*	Floating
							*	78 Oldsmobile

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EXHIBIT "B"
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RESIDENTIAL LEASE SUMMARY CONTINUED

<u>APT#</u>	<u>LEASEE NAME</u>	<u>CODE#</u>	<u>RESERVATION#</u>	<u>DEC PAYMENT</u>	<u>JAN PAYMENT</u>	<u>PREPAID TO</u>	<u>EXPIRATION</u>	<u>DESCIRBTION OF AUTO</u>
9D,7D	Walker	28,29	31,65	150.00	150.00		*	78 & 80 Chevy
6J	Weintraub (R)	168	104		55.00 pro-rated		*	81 Chevy
20D	Weisberg	108	56	75.00	75.00		*	79 Cadillac
22E	White	33	47	75.00	75.00		*	79 Buick
25M	Willimson	146	Option	75.00	75.00		*	78 Chevy
21H	Winnecour	162	98	75.00	75.00		*	79 Chevy
10EF	Wolf	26,27	42,43	150.00	150.00		*	76 Cadillac,79 Buick
7N	Wolovitz	20	40	75.00	75.00		*	77 Pontiac
16Ø	Young	163	Option	75.00	75.00		*	81 Cadillac
22N	Zannitti	7	38	75.00	75.00		*	80 Buick
22CD	Zapp	92,77	69,75	150.00	150.00		*	55 Ford,Float
14B	Zeman (R)	161	72	75.00	75.00		*	82 Chevy
10M	Pitterich	171	Option				*	Floating
16M	Bein (R)	173	130				*	81 Pontiac

CODE:::

- * Represents yearly lease
- ++ Represents month to month lease
- (R) Renter holds lease
- (RO) Owner holds lease as part of rental
- Floating - passable sticker for rental cars
- Description- Based on information given to TRC
- Option: To apply for Reservation Number at time of closing

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GARAGE LEASE SUMMARY

INSIDE COMMERCIAL

<u>SUITE #</u>	<u>LEASEE NAME</u>	<u>CODE #</u>	<u>COMMERCIAL TENANT</u>	<u>DEC PAYMENT</u>	<u>JAN PAYMENT</u>	<u>EXPIRATION</u>	<u>DESCRIPTION OF AUTO</u>
120	Adams	205	Dr. William Adams	77.00			Floating
217	Andrews	245	Allegheny Biologicals	77.00	77.00	++	80 Ford Bronco
200		249,250,251	Assoc Communications	231.00	231.00	++	79 Buick,78 Pontiac 78 BMW
380	Bedford	240	Barbizon	77.00	77.00	++	Floating
315	Marhoefer (C) (=)	214,71	Marhoefer Realty	240.00	240.00	++	80,Plymouth,80 VW
130	Bender	258	Owens Corning	77.00	77.00	++	80 Buick
310	Bolt	202,232	Special Risk	154.00	154.00	++	79 Ford,78 Ford
235	Jackson (C)	212	Brohlin,Powell	77.00	77.00	++	76 MGB
340	Brevard	272	Colopy Dale	77.00	77.00	++	80 VW
340	Dale	264	Colopy Dale	77.00	77.00	++	76 Jaguar
340	Moser (C)	259	Colopy Dale	77.00	77.00	++	80 Buick
350	Ferraro,Pierson (C)	270,226	Corporate Training	154.00	154.00	++	79 Buick,80 Pontiac
370	Gilbraith	208	Barbizon	77.00	77.00	++	80 Cadillac
255	Grina	237	Dr. Grina	77.00	Res Option 32.00	++	80 Audi
275	Kintner	248,246	Kintner & Sons	154.00	154.00	++	76 Cadillac, 80 Olds
265	Knight	209	Diamond Int	77.00	77.00	++	81 Chrylser
C	D. Gin Song (C)	210	Leslie Edwards	77.00	77.00	++	80 Honda
	McCloy	236	Union National	65.00	65.00	*	Floating
320	Mutual of Omaha	281,282,283 284	Mutual of Omaha	308.00	308.00	*	Floating
318	Osbey	241	Thompson Matelan	77.00	77.00	++	78 Toyota
140	Pagano	203	Owens Corning	77.00	77.00	++	80 Pontiac
160	Murphy	247	Parlor	ACCIDENT	ACCIDENT	++	74 El Camino
140	Pleasants	228	Owens Corning	77.00	77.00	++	77 Pontiac
160	Rickerts	-	Parlor	77.00	ACCIDENT	++	80 Omega
230	Robson	201	BBDO	77.00	77.00	++	81 Chrysler
140	Schmidt	262	Owens Corning	77.00	77.00	++	77 Chevy
265	Showalker	216	Diamond Int	77.00	77.00	++	80 Ford
2710	Specialty Con (C)	255,253,217 218,219,222 223,224,225, 227,239,	Specialty Con	847.00	847.00	*	See card file
C	Lieberman	211	Superette	77.00	77.00	++	79 Mercury
2701	Tasa Corp. (C) (=)	289,290,291 292,293,294	Tasa Corp.	537.00	ACCIDENT	*	See Card File
318	Thompson, Matlen (C)	207,230,254, 267,271	Thompson Matlen	385.00	385.00	*	See Card File

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APB

INSIDE COMMERCIAL LEASE SUMMARY CONTINUED

<u>SUITE#</u>	<u>LEASSEE NAME</u>	<u>CODE #</u>	<u>COMMERCIAL TENANT</u>	<u>DEC PAYMENT</u>	<u>JAN PAYMENT</u>	<u>EXPIRATION</u>	<u>DESCRIPTION OF AUTO</u>
200	Komichak (C)	252	WPIT + lvisitor	154.00	154.00	++	80 Lincoln
140	Wasson	240	Owens Corning	77.00	77.00	++	80 Pontiac
245	Katz & Fronduti	207,213	Katz & Fronduti	154.00	154.00	++	78 Olds,79 Cadillac

++ Represents month to month lease

* See Tenant Lease

(C) Company holds lease

(=) Residential lease payment included in Commercial payment

EXHIBIT "B"
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OUTSIDE COMMERCIAL LEASE SUMMARY

<u>CODE #</u>	<u>LEASEE NAME</u>	<u>DEC PAYMENT</u>	<u>JAN PAYMENT</u>	<u>DESCRIPTION OF AUTO</u>
339	Baily	95.00	95.00	81 Toyota
Temp	Biehl	95.00	95.00	81 Ford
305	Blacka	95.00	95.00	77 Oldsmobile
329	Bogut	95.00	95.00	81 VW
303	Caropresi	95.00	95.00	78 Chrysler
307	Christensen			81 Volvo Hospitalized
319	Crum	95.00		77 Toyota
304	Durian	95.00	95.00	78 Datsun
334,316	Fortune Nat	457.00	457.00	See Card File
318,317				
204				
332	Freidberg	95.00	95.00	76 Mercedes
302	Fuhrer	95.00		81 Lincoln
314	George	95.00	95.00	78 Datsun
309	Greenwald	95.00	95.00	77 Checker
340	James	95.00	95.00	80 Buick
330,331	KDKA	190.00	190.00	Van & Wagon
324	Kudzma	95.00		74 Ford
311	Meredith	95.00	95.00	77 Chrysler
312	Matczak	95.00	95.00	79 Chevy
Temp	Mosites	95.00		80 Corvette Hospitalized
158	Newman	95.00	95.00	80 Datsun
320	Pallan		95.00	80 Chrysler
333	Perian	95.00	95.00	79 Buick
306	Sanders	95.00	95.00	65 Ford
308	Sieving	95.00	95.00	78 Ford
321	Simple	95.00	95.00	77 Oldsmobile
327	Tannehill	95.00	95.00	81 Buick
310	Van-Dine	95.00	95.00	80 Honda
328	Saywer	95.00	95.00	78 Lincoln

ALL OF THE ABOVE LEASES ARE ON A MONTH TO MONTH BASIS

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RE-CAP OF GARAGE INCOME JANUARY, 1982

TOTAL LEASE INCOME \$ 16,695.50

PAST DUE:

Cassalles	\$ 75.00
Eakin	\$150.00
Hoban	\$ 75.00
Katz	\$153.00
Nass	\$ 75.00
Paxinos	\$300.00
Rangos	\$150.00
Tomlin	\$ 75.00
Adams	\$ 77.00
Tasa	\$ 56.92
Christensen	\$305.00
Crum	\$ 95.00
Fuhrer	\$ 95.00
Kudzma	\$ 95.00

\$1,776.92

Charges Due TRC

Arnheim	\$ 5.50
Barraccini	\$ 12.00
Harris	\$ 43.25
Harris	\$ 43.25
Hoban	\$ 4.25
Lee	\$ 11.75
Lloyd	\$ 10.50
Miller	\$ 21.00
Nass	\$ 5.00
Nicotera	\$ 2.25
Piepoint	\$ 17.50
Maloney	\$ 12.75
Tomlin	\$ 26.25
Zapp	\$ 6.25
Böhlín Powell	\$ 12.25
Corporate Tran	\$ 7.75
Union Nat	\$ 27.75
Specialty Con	\$ 81.75
Thompson Mat	\$199.25

\$1,091.25 507.00 (L)

* NOTE: THIS FIGURE DOES NOT INCLUDE JANUARY CHARGES OWED TRC

PREPAID LEASES

Landale	\$ 75.00
Merchant	\$450.00
Sidwell	\$ 96.66
Stoner	\$610.00
Robinson	\$150.00

TOTAL PREPAID \$1,381.66

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JAN 28 1982 3971

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ASSIGNMENT OF LESSOR'S INTEREST
IN LEASES

BY:

THREE RIVERS CAPITAL, INC.
a Georgia corporation

TO:

DUQUESNE PARTNERS L.P.,
a Delaware Limited Partnership

15
2/15
36
Pgh

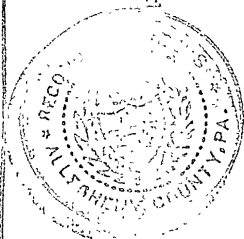
Mail to;

Nancy B. Young Attorney
Porter, Wright, Morris & Arthur
37 West Broad Street
Columbus, Ohio 43215

P. O. Naly Co., 427 Fourth Avenue, Pittsburgh, Pa. 15219

798 6466 PAGE 001

STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY) S.S.
RECORDED IN THE OFFICE FOR THE RECORDING OF
DEEDS, ETC. IN AND FOR THE SAID COUNTY, ON THE 28th
DAY OF January, A. D. 1982. Deed.....
BOOK VOL. 6135 PAGE 587 FITNESS BY HAND AND
SEAL OF SAID OFFICE OF RECORDS AND DEEDS.
W. D. [Signature]
RECORDER



RECORDED OF DEEDS
ALLEGHENY COUNTY, PA
JAN 28 1 18 PM '82