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October 21, 2004

Ms. Cheryl L. Stevens, CPA
Controller
Nippon Electric Glass America, Inc.
650 E. Devon Avenue, Suite 110
Itasca, IL 60143

Re: Early Lease Renewal and Rent Reduction

Dear Ms. Stevens:

After discussions with your counsel, Stephen Proctor, and on behalf of the ownership of the 650 E. Devon Avenue building in Itasca, we thank you for the opportunity to submit this **revised** renewal proposal for your consideration. Again, this is an attempt to offer existing tenants savings in exchange for an extension of their existing lease term. As you will also note, this is a substantial savings, especially in the first year.

Premises:	Suite 110 consisting of 5,228 rentable square feet.
New Lease Commencement Date:	On or about November 1, 2004
Term:	Five (5) years and three (3) months
Option to Terminate:	Nippon Electric Glass America, Inc. will have the option to terminate the lease after thirty-six (36) months upon six (6)months notice and upon the payment of a termination penalty equal to three (3) months of the then gross rent. Fifty percent (50%) of the penalty will be due upon notice and fifty percent (50%) upon termination.
Rental Rate:	$11.00 per square foot net escalated $0.50 per square foot per annum (you are currently paying $12.75 per square foot net).
Construction:	The space will be provided on an "as-is" basis.

Rent Abatement: The ownership will abate the net rent for the first six (6) months of the term equal to a savings of $28,754.

Ms. Stevens, all other terms and conditions in your current lease agreement will remain the same and, upon your direction, we will prepare the appropriate lease amendment for your review and execution. I hope this proposal will be attractive, and I would be happy to meet with you to discuss it further. Please contact me with any questions, and I look forward to your response.

This proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

Very truly yours,

CB Richard Ellis, Inc.

Mark C. Smith
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MCS:kah

c: Jay Matthes
Jack Reardon
Josh Robbins
Renee Bergeron