

CERTIFICATE OF COMPLETION

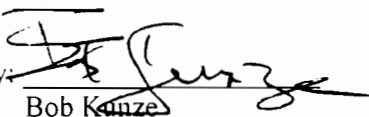
PURSUANT TO Section 7.01 of the Republic Windows & Doors, Inc. Redevelopment Agreement (the "Original Agreement") dated the 23rd day of April, 1999, between the City of Chicago, an Illinois municipal corporation (the "City"), and Republic Windows & Doors, Inc., an Illinois corporation (the "Company"), as amended by the First Amendment to the Original Agreement dated as of the date hereof between the City and the Company (the "First Amendment"), the City, by and through its Department of Planning and Development (the "City") hereby certifies as follows:

1. Completion of the Project. The Company has fulfilled its obligation to complete certain TIF-eligible public improvements (the "Public Infrastructure," as more completely described in the Original Agreement) and the construction of a 375,000 square foot window-fabricating and office facility (the "Facility," being 50,000 square feet larger than previously contemplated in the Original Agreement), that is located on the property legally described on Exhibit A hereto, in accordance with the terms of the Original Agreement.

2. Other provisions of the Original Agreement, and, where applicable, the First Amendment (collectively defined in this Certificate of Completion as the "Republic Agreements"); no waiver. Except with respect to the terms of the Republic Agreements specifically related to the Company's obligation to complete the Public Infrastructure and the Facility, which the City hereby certifies have been satisfied: (a) all executory terms and conditions of the Republic Agreements and all representations and covenants contained therein remain in force and effect; and (b) the issuance of this certificate shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion for Republic Windows & Doors, Inc. to be executed this 15th day of November, 2000.

CITY OF CHICAGO

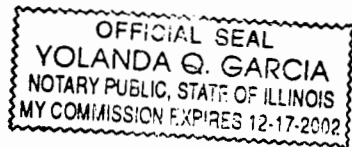
By: 
Bob Kanze

Deputy Commissioner
Department of Planning and Development

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Yolanda Q. Garcia, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bob Kunze, personally known to me to be a Deputy Commissioner of the Department of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument pursuant to the authority given to him by the City, as his free and voluntary act and as the free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of Nov., 2000.



Yolanda Q. Garcia
Notary Public

My Commission Expires Dec. 17, 2002

EXHIBIT A

“Legal Description of the
Republic Windows & Doors, Inc.
Redevelopment Site”

PARCEL 1:

LOTS 1 AND 2 IN OWNER'S SUBDIVISION OF ALL THAT PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE NORTH BRANCH CANAL NORTH OF DIVISION STREET AND EAST OF CHERRY AVENUE, EXCEPT BLOCK 69 IN ELSTON'S ADDITION TO CHICAGO AND EXCEPT WEED STREET AND EXCEPT HICKORY AVENUE, AND EXCEPT HOOKER STREET FROM NORTH LINE OF DIVISION STREET TO NORTH LINE OF REES STREET AND EXCEPT REES STREET FROM WEST LINE OF HOOKER STREET TO EAST LINE HICKORY AVENUE (EXCEPT THEREFROM THAT PART OF SAID LOTS 1 AND 2 WHICH LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON THE SOUTHEASTERLY CORNER OF SAID LOT 2 AT A POINT 123.5 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 2, AND RUNNING THENCE NORTHWARDLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE AND A NORTHWARD EXTENSION OF SAID SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 196.84 FEET TO A POINT WHICH IS 31.39 FEET, MEASURED PERPENDICULARLY, EAST FROM THE WEST LINE OF SAID LOT 1, AND THENCE NORTHERLY LINE OF SAID LOT 1, WHICH IS 12.53 FEET, MEASURED PERPENDICULARLY, EAST FROM THE WEST LINE OF SAID LOT 1, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2:

ALL OF LOTS 11 AND 12 AND THAT PART OF LOTS 3, 4, 6 AND 8 IN OWNER'S SUBDIVISION OF ALL THAT PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH AND WEST OF THE NORTH BRANCH CANAL, NORTH OF DIVISION STREET AND EAST OF CHERRY AVENUE, EXCEPT BLOCK 69, ELSTON AVENUE ADDITION TO CHICAGO, AND EXCEPT WEED STREET AND EXCEPT HICKORY AVENUE, AND EXCEPT HOOKER STREET FROM THE NORTH LINE OF DIVISION STREET TO THE NORTH LINE OF REES STREET, AND EXCEPT REES STREET FROM THE WEST LINE OF HOOKER STREET TO THE EAST LINE OF HICKORY AVENUE, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON THE NORTHWESTERLY LINE OF LOT 9 IN SAID OWNER'S SUBDIVISION WHICH IS 97.29 FEET, MEASURED ALONG SAID NORTHWESTERLY LINE, NORTHEAST FROM THE NORTHWESTERLY CORNER OF SAID LOT 9, SAID POINT ALSO BEING 115.29 FEET, MEASURED ALONG THE SOUTHEASTERLY LINE OF LOT 8 IN SAID OWNER'S SUBDIVISION, NORTHEAST FROM THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 1544.61 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 3 IN OWNER'S SUBDIVISION AFORESAID, AT A POINT WHICH IS 113.50 FEET, MEASURED ALONG SAID NORTHWESTERLY LINE, NORTHEAST FROM THE NORTHWESTERLY CORNER OF SAID LOT 3, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

“Street Address of the
Republic Windows & Doors, Inc.
Redevelopment Site”

Street Address commonly
known as:

* 930 W. Evergreen Street, Chicago, Illinois 60622

Permanent Index Number:

* 17-05-705-028