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**DATE OF FACSIMILE TRANSMISSION**  
I hereby certify that this correspondence or, if this paper is a transmittal letter, every other paper or fee referred to therein, is being deposited electronically, via facsimile at: (703) 306-5995 to: Commissioner for Patents, Washington, D.C. 20231, on

Date: February 21, 2003  
Name: Melissa Scanzillo  
Signature: Melissa Scanzillo  
Clifford Chance US LLP

Docket No. 100390-72

Commissioner of Patents  
Box Assignment  
Washington, D.C. 20231

Please record the attached original document(s) or copy(ies) thereof:

<b>Conveying party(ies):</b>	
(name)	(Exec. date)
Therma-Tru Corp.	2/20/03
Therma-Tru Holdings, Inc.	2/20/03
Therma-Tru Virginia Limited Company	2/20/03
Texas Components, Inc.	2/20/03
TT Technologies, Inc.	2/20/03
TT Holdings, LLC	2/20/03

<b>Receiving party:</b>
General Electric Capital Corporation
335 Madison Avenue
12th Floor
New York, NY 10017

<b>Conveyance Type:</b>	
<input type="checkbox"/> Assignment	<input checked="" type="checkbox"/> Security Agreement
<input type="checkbox"/> License	<input type="checkbox"/> Change of Name
<input type="checkbox"/> Merger	<input type="checkbox"/> Other _____

<b>Submission Type:</b>	
<input checked="" type="checkbox"/> New	
<input type="checkbox"/> Resubmission: Doc. ID# _____	
<input type="checkbox"/> Correction of PTO error	Reel _____
<input type="checkbox"/> Corrective Document	Frame _____

**Application or Patent Number(s):**

Enter either Patent Application Number or the Patent Number (DO NOT ENTER BOTH numbers for same property)

Patent Application number(s)		Patent Number(s)			
PCT/US97/14290	09/355,209	6,475,615	4,429,493	4,550,540	4,720,951
60/062,399	09/027,525	6,487,824	4,850,168	4,860,512	4,922,674
90/004,947	09/280,605	6,383,652	4,965,030	5,932,314	5,948,849
08/912,443	09/313,792	6,293,060	4,864,789	5,749,184	5,682,715
09/619,598	09/754,513	6,257,030	5,644,874	5,345,722	5,187,898
10/131,056	09/460,577	6,226,958	4,896,458	4,819,383	4,453,752
PCT/US98/21736	PCT/US99/03803	6,201,057	4,430,836	6,092,343	6,098,368
09/565,634	09/290,617				

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**Correspondence Address:**

Melissa Scanzillo  
CLIFFORD CHANCE US LLP  
200 Park Avenue  
New York, New York 10166  
Telephone: (212) 878-8476

**Number of Properties:**

Total number of properties involved: 44

**Fee:**

Total fee under 37 CFR 1.21(h) (340/per) \$1,760.00

- Enclosed
- Authorized to charge to Deposit Account Number: 50-0521. A duplicate copy of this cover sheet is attached.
- Please apply any additional fee or any credits to Deposit Account 50-0521.

**Statement and signature:** To the best of my knowledge and belief, the foregoing information is true and correct and any attached copy is a true copy of the original document.

Melissa Scanzillo

Melissa Scanzillo  
Signature

February 21, 2003  
Date

Cover Sheet Page 1 of 1

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EXECUTION COPY

### PATENT SECURITY AGREEMENT

THIS PATENT SECURITY AGREEMENT, dated as of February 20, 2003 (this "Patent Security Agreement") by and among THERMA-TRU CORP., an Ohio corporation ("Borrower"), THERMA-TRU HOLDINGS, INC., an Ohio corporation ("Parent"), THERMA-TRU VIRGINIA LIMITED COMPANY, a Virginia limited liability company ("TT Virginia"), TEXAS COMPONENTS, INC., a Delaware corporation ("TT Texas"), TT TECHNOLOGIES, INC., a Delaware corporation ("TT Technologies") and TT HOLDINGS, L.L.C., an Oklahoma limited liability company ("TT Holdings", and together with TT Virginia, TT Texas, and TT Technologies, each a "Subsidiary" and together with Borrower and Parent, each referred to herein individually as "Grantor" and collectively as "Grantors"), and GENERAL ELECTRIC CAPITAL CORPORATION, a Delaware corporation, in its capacity as Agent (in such capacity, "Agent") for itself and Lenders from time to time party to the Credit Agreement defined below ("Lenders").

#### WHEREAS:

- (A) Grantors have entered into a Credit Agreement dated as of the date hereof (including all annexes, exhibits and schedules thereto, and as from time to time amended, restated, supplemented or otherwise modified and in effect from time to time, the "Credit Agreement") by and among the Borrower, the other persons designated as "Credit Parties" on the signature pages thereof, the financial institutions party thereto from time to time as Lenders, CIBC World Markets Corp. as Syndication Agent, and General Electric Capital Corporation as initial L/C Issuer, Lender and Agent, pursuant to which, among other things, Lenders have agreed to make certain revolving and term credit facilities available to Borrower upon the terms and subject to the conditions specified in the Credit Agreement;
- (B) Borrowers wish to borrow certain Loans and cause certain Letters of Credit to be issued (as such terms are defined in the Credit Agreement);
- (C) Borrower is a wholly-owned subsidiary of Parent, Subsidiaries are wholly-owned subsidiaries of Borrower, Grantors engage in business transactions with one another, and Subsidiary and Parent will benefit from the Loans and other financial accommodations made under the Credit Agreement;
- (D) Agent and Lenders are willing to make the Loans to be made by Lenders as provided for in the Credit Agreement, but only upon the condition, among others, that each Grantor shall have executed and delivered to Agent, for itself and the ratable benefit of Lenders, that certain Security Agreement dated as of the date hereof (including all annexes, exhibits or schedules thereto, as from time to time amended, restated, supplemented or otherwise modified, the "Security Agreement") by and between Grantors and Agent; and
- (E) Pursuant to the Security Agreement, each Grantor is required to execute and deliver to Agent, for itself and the ratable benefit of Lenders, this Patent Security Agreement.

NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each Grantor hereby agrees as follows:

NYA 583392.1

1. **DEFINED TERMS**

All capitalized terms used but not otherwise defined herein have the meanings given to them in the Credit Agreement and Annex A thereto.

2. **GRANT OF SECURITY INTEREST IN PATENT COLLATERAL**

To secure the payment of the Obligations and all present and future obligations of each Grantor (all such Obligations and other secured obligations, the "Secured Obligations"), each Grantor hereby grants to Agent, on behalf of itself and Lenders, a continuing security interest in all of such Grantor's right, title and interest in, to and under the following, whether presently existing or hereafter created or acquired (collectively, the "Patent Collateral"):

- (a) all its Patents and Patent Licenses to which any Grantor is a party including those referred to on Schedule I hereto;
- (b) all reissues, continuations or extensions of the foregoing; and
- (c) all products and proceeds of the foregoing, including, without limitation, any claim by any Grantor against third parties for past, present or future infringement or dilution of any Patent or any Patent licensed under any Patent License.

3. **SECURITY AGREEMENT**

The security interests granted pursuant to this Patent Security Agreement are granted in conjunction with the security interests granted to Agent, on behalf of itself and Lenders, pursuant to the Security Agreement. Each Grantor hereby acknowledges and affirms that the rights and remedies of Agent with respect to the security interest in the Patent Collateral made and granted hereby are more fully set forth in the Security Agreement, the terms and provisions of which are incorporated by reference herein as if fully set forth herein.

4. **TERMINATION OF THIS PATENT SECURITY AGREEMENT**

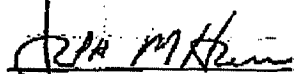
This Patent Security Agreement shall terminate upon the payment and performance in full of the Obligations on the Termination Date as defined in the Credit Agreement.

IN WITNESS WHEREOF, each Grantor has caused this Patent Security Agreement to be executed and delivered by its duly authorized officer as of the date first set forth above.

**THERMA-TRU CORP.,**  
as a Grantor

By:   
Name: Joseph Herman  
Title: Treasurer

**THERMA-TRU HOLDINGS, INC.,**  
as a Grantor

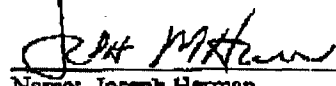
By:   
Name: Joseph Herman  
Title: Treasurer

**THERMA-TRU VIRGINIA LIMITED  
COMPANY,**  
as a Grantor


By: THERMA-TRU CORP., its sole member

By:   
Name: Joseph Herman  
Title: Treasurer

**TEXAS COMPONENTS, INC.,**  
as a Grantor

By:   
Name: Joseph Herman  
Title: Treasurer

**TT TECHNOLOGIES, INC.,**  
as a Grantor

By:   
Name: Joseph Herman  
Title: Treasurer

**TT HOLDINGS, LLC,**  
as a Grantor

By: THERMA-TRU CORP., its sole member

By: *[Signature]*  
Name: JOSHUA M. HENNING  
Title: *manu*

ACCEPTED AND ACKNOWLEDGED BY:

**GENERAL ELECTRIC CAPITAL CORPORATION,**  
as Agent

By: *[Signature]*  
Name: Luis Acosta  
Title: Authorized Signatory

**SCHEDULE I  
 PATENT SECURITY AGREEMENT  
 PATENT REGISTRATIONS**

Title	Country	Patent No.	Issue Date
Astragal Seal and Lock	US	4429493	27-Sep-82
Compression Molded Door Assembly	US	4550540	7-Jan-83
Compression Molded Door Assembly	CA	1238529	7-Jan-83
Frame Assembly for Doors, Windows, and The Like	US	4720951	24-Mar-86
Frame Assembly For Doors, Windows, and the Like	US	4850168	21-Sep-88
Frame Assembly For Doors, Windows, and the Like	CA	1315157	21-Sep-88
Frame Assembly For Doors, Windows, and the Like	JP	1962451	21-Sep-88
Frame Assembly For Doors, Windows, and the Like	MX	165737	21-Sep-88
Frame Assembly For Doors, Windows, and the Like	CA	2325257	
Compression Molded Door Assembly	US	4860512	29-Aug-89
Compression Molded Door Assembly	MX	166347	2-Jun-88
Compression Molded Door Assembly	CA	1330013	2-Jun-88
Compression Molded Door Assembly	UK	2133069	2-Jun-88
Compression Molded Door Assembly	JP	1992310	2-Jun-88
Door Used In Building	Korea	144003	15-Dec-88
Door Construction Assembly	US	4922674	15-Jun-88
Door Construction Assembly	CA	1330015	15-Jun-88
Door Construction Assembly	JP	2028308	15-Jun-88
Door Having Interconnected Internal Passage Ways	US	4965030	8-Jun-88
Method of Forming A Compression Molded Door Assembly	US	4965030	8-Jun-89
Improved Insulated Door Assembly With Low Thermal Deflection	US	5932314	2-Sep-97
Weatherable Coating for Composite Plastic Building Products	US	5948849	18-Aug-97
Weatherable Coating for Composite Plastic Building Products	CA	2219412	18-Aug-97
Compression Molded Door Assembly	RE	36240	24-Jul-96
Compression Molded Door Assembly-Canada	CA	2188433	20-Jun-95
Compression Molded Door Assembly	UK	2219337	
	UK	2219824	
Compression Molded Door Assembly	US	4864789	
Light Frame System with Fastener Clips	US	5749184	13-Nov-96
Two Piece Center Mull for Multiple Door Assembly	US	5682715	30-Oct-95
Light Frame System	US	5644874	3-Apr-95
Adjustable Plastic Door Frame	US	5345722	27-Mar-92
Adjustable Plastic Door Frame	US	5187898	27-Mar-92
Door System with Interlocking Panels	US	4896458	24-May-88

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*JMK*

Title	Country	Patent No.	Issue Date
Door System with Interlocking Panels	US	4819383	24-May-98
Adapter for Deadbolt Preparation	US	4453752	26-Apr-82
Frame Assembly for Door Light	US	4430836	18-Jun-82
Compression Molded Door Assembly	US	6092343	16-Jul-98
Compression Molded Door Assembly	CA	2337518	16-Jul-98
Door With Reinforced Metal Panels	US	6098368	
Weatherable Coating and Stain for Thermoset or Thermoplastic Composite Surfaces	US	6201057	23-Feb-98
Weatherable Coating and Stain for Thermoset or Thermoplastic Composite Surfaces	CA	2318148	23-Feb-98
Insulated Door Assembly with Low Thermal Deflection	US	6226958	2-Sep-97
Insulated Door Assembly with Low Thermal Deflection	CA	2246181	2-Sep-97
Thumb Operated Multilatch Door Lock	US	6257030	9-Jun-99
Door Frame with Securing and Sealing Flange	US	6293060	
Weatherable Building Materials	CA	2279852	
Weatherable Building Products	US	6383652	27-Jan-97
Compression Molded Door Assembly	US	6487824	
Weatherable Coating and Stain for Thermoset or Thermoplastic Composite Surfaces	US	6475615	23-Feb-98

SCHEDULE I - CONTINUED  
 PATENT SECURITY AGREEMENT  
 PATENT APPLICATIONS

Case Number	Title	Registration	Filing Date
TTC-120RS	Compression Molded Door Assembly (Reissue)	95 924 007.8-2304	
TTC-121PCA	Weatherable Building Materials		14-Aug-97
TTC-121PCT	Weatherable Building Materials	PCT/US97/14290	27-Jan-97
TTC-121PEP	Weatherable Building Materials	95924007.8	14-Aug-97
TTC-121PJP	Weatherable Building Materials	10-531951	14-Aug-97
TTC-121PMEX	Weatherable Building Materials		14-Aug-97
TTC-121PUSA	Weatherable Building Materials	09/355209	14-Aug-97
TTC-122PUS	Door Sill Assembly having Adjustable Threshold	TBD	
TTC-136PCT	Compression Molded, Inserted Thermoset Door Light	PCT/US98/21736	14-Oct-97
TTC-136PUS	Compression Molded, Inserted Thermoset Door Light	60/062,399	14-Oct-97
TTC-137PUS	Weatherable Building Materials		
TTC-141PCA	Improved Insulated Door Assembly With Low Thermal Deflection	2,246,181	2-Sep-97
TTC-143PCT	Weatherable Coating & Stain System For Thermoset or Thermoplastic Composite Surface	09/027,525/PCT/US99/03803	23-Feb-98

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*JMA*

Case Number	Title	Registration	Filing Date
TTC-143PEP	Weatherable Coating & Stain System For Thermoset or Thermoplastic Composite Surface	EP 99 934263.7	TBD
TTC-143MEX	Weatherable Coating & Stain System For Thermoset or Thermoplastic Composite Surface	PA/a/2000/007065	22-Feb-99
TTC-147PCA	Compression Molded Door Assembly	2,337,518	6-Jun-99
TTC-149R	Compression Molded Door Assembly	90/004947	24-Mar-98
TTC-151PUS	Weatherable Coating Composition for Cellulosic Material	09/280,605	29-Mar-99
TTC-156PUS	Cap Assembly	Not Filed	
TTC-157PUS	Asmgal Assembly	Not Filed	
TTC-162PUS	Compression Molded Door Assembly	09/460,577	12/14/1999 7/16/98
TTC-164PUS	Door Assembly with Near Net Shape Window Opening	TBD	
TTC-166PUS	Divisional: Weatherable Coating for Stained Composites	08/912,443	23-Jan-98
TTC-166PUS	Thermoset or Thermoplastic Surface Plastic Building Products	09/313,792	23-Jan-98
TTC-168PUS	Composite Stile	TBD	
TTC-172IVI	Astragal Assembly	TBD	
TTC-175PUS	Weatherable Coating & Stain System For Thermoset or Thermoplastic Composite Surface	09/565,634	23-Feb-98
TTC-179	Simulated Leaded Glass Window Panel	TBD	TBD
TTC-180	Composite Door Assembly and Method of Manufacture	TBD	TBD
TTC-184 PUS	Compression Molded Door Assembly	09/619,598	16-Jul-98
TTC-185PUS	Web-Based Method and System for Integrating A Cascade of Distributed Business Participants		
TTC-228PUS	Improved Insulated Door Assembly with Low Thermal Deflection	09/754,513	2-Sep-97
33383	Clip Mounting System for Door Frame	09/290,617	13-Apr-99
TTC-235PUS	High Performance (Cement) Door	10/131,056	24-Apr-02
TTC-236PUS	Slump Glass		12-Oct-01

Sched 1-3

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*DMK*