

PATENT ASSIGNMENT

Electronic Version v1.1

Stylesheet Version v1.1

SUBMISSION TYPE:

NEW ASSIGNMENT

NATURE OF CONVEYANCE:

RELEASE BY SECURED PARTY

CONVEYING PARTY DATA

Name	Execution Date
Keybank National Association	05/26/2006

RECEIVING PARTY DATA

Name:	Anchor Tool & Die Co. d/b/a Anchor Manufacturing Group, Inc.
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Anchor Metal Processing, Inc.
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Anchor Braking Systems, LLC
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Condor Tool & Die, Inc. d/b/a Anchor Die Technologies, Inc.
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	The Select Security Screen Company, Ltd. d/b/a Centurion Security Screen Company, Ltd.

PATENT

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Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Pfaff Investments Limited Partnership
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Pfaff Investments II Limited Partnership
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City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Jeffrey J. Pfaff
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City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Robert E. Pfaff
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

Name:	Frederick A. Pfaff
Street Address:	12200 Brookpark Road
City:	Cleveland
State/Country:	OHIO
Postal Code:	44130

PROPERTY NUMBERS Total: 3

Property Type	Number
Application Number:	10138945
Patent Number:	6692046

Patent Number:

6883842

CORRESPONDENCE DATA

Fax Number: (617)526-9899

Correspondence will be sent via US Mail when the fax attempt is unsuccessful.

Phone: 617-526-9600

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NAME OF SUBMITTER:

Erik Saarmaa

Total Attachments: 3

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PARTIAL RELEASE OF SECURITY INTEREST IN PATENT RIGHTS

WHEREAS, Anchor Tool & Die Co. d/b/a Anchor Manufacturing Group, Inc. (an Ohio corporation); Anchor Metal Processing, Inc.; Anchor Braking Systems, LLC; Condor Tool & Die, Inc. d/b/a Anchor Die Technologies, Inc.; The Select Security Screen Company, Ltd. d/b/a Centurion Security Screen Company, Ltd.; Pfaff Investments Limited Partnership; Pfaff Investments II Limited Partnership; Jeffrey J. Pfaff; Robert E. Pfaff; and Frederick A. Pfaff, (collectively, "Anchor"), entered into a , Collateral Assignment of Security Interest in Patents and Patent Applications dated November 30, 2005 ("Security Agreement") in favor of Keybank National Association ("Keybank") at 800 Superior Avenue, Mailcode OH-01-02-0836, Cleveland, OH, 44114-1306;

WHEREAS, pursuant to the Security Agreement, KeyBank claims that Anchor assigned and granted to Keybank, among other things, a security interest in the intellectual properties listed in Exhibit A hereto and all corresponding domestic and foreign letters patent and all reissues, divisions, continuations, continuations-in-part and extensions or renewals thereof (collectively, "Patent Rights");

WHEREAS, for good and valuable consideration Keybank has agreed to release its security interest in Anchor's Patent Rights listed on Exhibit A hereto;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Keybank hereby terminates, releases, discharges, and relinquishes any and all security interests it acquired in the Patent Rights listed on Exhibit A hereto by virtue of the Security Agreement and further agrees that its security interest in such Patent Rights is hereby terminated. Subject to the foregoing, Keybank hereby agrees that any right, title or interest of Keybank in the Patent Rights listed on Exhibit A hereto shall hereby cease and become void.

2. This release shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

3. This release shall be governed by, and construed in accordance with, the laws of the State of Ohio without regard to the principals of conflicts of law of such state.

IN WITNESS WHEREOF, Keybank has caused this Termination and Release of Security Interest in Patent Rights to be duly executed by its officer thereunto duly authorized as of May 26, 2006.

Keybank National Association, a
national banking association

By: Rale A. Clayton

Its: SVP

ACKNOWLEDGE AND AGREED:

Anchor Tool & Die Company
d/b/a Anchor Manufacturing Group, Inc.,
an Ohio corporation

By: [Signature]

Name: Frederick A. Pfaff

Title: President & CEO

Exhibit A

ACQUIRED PATENTS

U.S. PATENT APPLICATIONS and PATENTS

Title	Type	Serial No./ Patent No.	Filed/ Issued	R&A Docket No.	Notes
LATCH STRIKER WITH INTEGRAL BACK PLATE	US- Utility	10/016,431 6,692,046	12/10/01- Filed 02/17/04- Issued	109770.0001	Issued
LATCH STRIKERS WITH MECHANICALLY LOCKED COMPONENTS	US - Utility	10/324,972 6,883,842	12/19/2002- Filed 04/26/05 - Issued	109770.0004	Issued
ENCAPSULATED STRIKER ASSEMBLY	US- Utility	10/138,945	05/03/02- Filed	109770.0008	Pending

PENDING FOREIGN PATENT APPLICATIONS

Title	Type	Serial No.	Filed/ Issued	R&A Docket No.	Notes
LATCH STRIKER WITH INTEGRAL BACK PLATE	UK	0228666.4	12/09/02- Filed	109770.0007	Pending
LATCH STRIKER WITH INTEGRAL BACK PLATE	DE	102 57 816.8	12/10/02- Filed	109770.0009	Pending
LATCH STRIKER	UK	0328406.4	11/20/03- Filed	109770.0017	Published
LATCH STRIKER	UK - Divisio nal	0600793.4	12/08/03- Filed	109770.0017	Pending
LATCH STRIKERS WITH MECHANICALLY LOCKED COMPONENTS	DE	103 58 396.3	11/20/03- Filed	109770.0016	Published
ENCAPSULATED STRIKER ASSEMBLY	UK	0310341.3	05/06/03- Filed	109770.0011	Published

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