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CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That MARATHON OIL COMPANY, ("Grantor"), a corporation organized and existing under the laws of the State of Ohio, CONVEYS AND WARRANTS to PROGRESSIVE SCHOOLS, INC., whose address is 1953 Georgia St., Gary, Indiana, ⁴⁶⁴⁰⁻¹ for the sum of Thirty Five Thousand Dollars (\$35,000) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 1, 2, 3, 4, 5, and the North Ten (10) feet of Lot 6 in Block 2 of Duneland Park in the City of Gary, Lake County, Indiana, as per plat thereof, recorded in Plat Book 21, page 38 in the Office of the Recorder of Lake County, Indiana. 42-208-1

STATE OF INDIANA
LAKE COUNTY
FEB 20 11 20 AM '81
WILLIAM DILLSKI JR
RECORDER

PRIOR DEED REFERENCE: Book 1363, Page 291.

SUBJECT TO: (a) taxes and assessments (both general and special), not then due and payable; (b) zoning ordinances, subdivision and planning laws and regulations and building code restrictions and all laws, rules and regulations relating to land and structures and their use, including but not limited to governmental regulations relating to building, building construction, building line and use and occupancy restrictions and violations of any of the foregoing; (c) easements, conditions, agreements and restrictions of record; (d) such a state of facts as an accurate survey might show; and (e) all legal roads and highways.

DULY ENTERED FOR TAXATION

FEB 20 1981

[Signature]
RECORDER LAKE COUNTY

AND SUBJECT TO: Grantee agrees that for a period of Twenty Five (25) years from and after the date of this conveyance, the premises shall not be used for the sale, marketing, storage or advertising of petroleum fuels and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises. Such restriction shall not, however, prohibit the storage of petroleum fuels on the property for the purpose of use or consumption by occupants.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute

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and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate requirements for the making of such conveyance have been satisfied.

IN WITNESS WHEREOF, said corporation sets its hand and corporate seal by G. N. Nicholson its Vice President, and F. H. Jones its Assistant Secretary this 9th day of February, A.D. 1981.

Signed and acknowledged in the presence of:

MARATHON OIL COMPANY

Kathryn A. Fox

By: [Signature]
Vice President



Debra R. Durot

Attest: [Signature]
Assistant Secretary

STATE OF OHIO)
) SS.
COUNTY OF HANCOCK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that G. N. Nicholson personally known to me to be the Vice President of MARATHON OIL COMPANY, an Ohio corporation, and F. H. Jones personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of February, 1981.

[Signature]
Notary Public

My Commission Expires:

KAREN I. MAYS
Notary Public, State of Ohio
My Commission Expires August 27, 1982

This Instrument Prepared By:

Dan D. Sandman
Attorney at Law
539 South Main Street
Findlay, Ohio 45840

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Indiana Gross Income Tax on
Sale of Real Estate

Paid by

Marathon Oil Co.

Date Paid 2-20-81

Amount Paid \$ 472.50

Treasurer's Receipt # 408420

Lake County