

Charles & Disingularly

Indiana Corporati	made and entered into by and between.	(hereinafter called Leason	S, and
McANARY FORD	, INC., an Indiana Corporation	(hereinafter callet L	1450 0),
TIMESSETTE:		5 3	=
LESSOR, in consider	ation of the rents and covenants herein co	entained, does hereby lesse to LE	SSEE
following described real is State of Indians, to-wit:	estate in the City of Gary	County of Lake	
Parcel 1: That part of the n	orthwest quarter of the southwest	quarter of Section 21, To	WE-
That part of the name of South, Raman described line of Grant Street feet east of the Section 21, and 30 half of 34th Avenua plat of Golfmoor Street feet east and plat of the east line of South Avenue: The said to the east line of South Avenue: The said to the east line of South Avenue: The said to the east line of said	orthwest quarter of the southwest ange 8 West of the 2nd P. M. in the as follows: Beginning at the point set with the north line of 34th Aven west line of said northwest quart 0 feet north of at right angles to the as the said 34th Avenue is estail Subdivison: Thence north along the set to a point which is 190. 22 feet is northwest quarter of the southwest parallel to the north line of said northwest quarter of 578. 50 feet for a term of eight 181 years.	cof intersection of the earlie, the said place of begine, the said place of begine of the southwest quark he northerly line of the southwest blished by and on the receive east line of Grant Streemore or less south of the st quarter of Section 21, orthwest quarter of the set; Thence south and parallel feet to the north line of line of 34th Avenue (continue of 34th Avenu	

and a like sum on the Manday of thereafter during the term of this lease, with interest at the rate of 8 % per annum upon each installment after the same becomes due, and with attorney fees in the event of default. All sums due from I under shall be payable without relief from valuation or appraisal laws at 3333 Grant Street Gary City of

may designate in writing.

Use of Premises Lesses does covenant and agree that said premises shall be used for the following purposes, and no Auto dealership, sales, and service, new cars, used cars, and/or trucks parts and accessories therefor and other products of Ford for sale at retail at the demised premises.

ressee weedlig plantings Lessee has examined said premises prior to and as a condition precedent to his acceptance and the execution hereof, and is satisfied with the physical condition thereof, and his taking possession thereof shall be conclusive evidence of his receipt thereof in good order and repair, except as otherwise specified hereon, and agrees and admits that no representation as to the condition or repair thereof has been made by Lessor or his agent, which is not expressed or endorsed hereon; and Lessee likewise agrees and admits that no agreement or promise to repair or improve said premises, either before or after the execution hereof, not contained herein, has been made by Lessor or his agent. No holding over by Lessee hereunder shall constitute a renewal | or extension of the terms of this lease except upon written consent of Leasor.

This Instrument was prepared by Charles E. Daugherty of the Law Firm of Daugherty & Daugherty, 6 East 67th Avenue, Merrillville, Indiana 46410



Lesses to Maintain Premises

Lesses shall keep the said premises in a clean, sightly and healthful condition, and in good repair, except as hereinafter provided under "Covenants of Lessor", all at his own expense, and shall yield the saide back to Lessor upon termination of the said lesses, whether such termination shall every by explication of the term hereof or in any other manner whatsoever, in the same condition of cleanliness, repair and sightliness as at the date of the execution hereof, loss by fire or by the elements, and reasonable wear and tear excepted. If, however, the said premises shall not thus be kept in good repair and in a clean, sightly and healthful condition by Lesses, as aforesaid, Lessor may enter the same, himself or by his agents, servants or employees, without such entering causing or constituting a termination of this lesse or an interference with the possession of the premises by Lessoe, and Lessor may replace the same, in the same condition of repair, sightliness, healthfulness and cleanliness as existed at the date of execution hereof, and Lessee agrees to pay Lessor, in addition to the rent hereby reserved, the expenses of Lessor in thus replacing the premises in that condition. Lessee shall not permit any waste or misuse of the premises.

Forther Covenants of Lessee.

Lessee does further covenant and agree that he will pay all bills and charges for water, sewage, gas, electric current, and heating costs, which may be assessed or charged against the occupant of said premises during said term or any extension thereof; that he will not use or occupy said premises for any unlawful purpose; that he will not use or permit the lessed premises to be used in violation of any law, order or requision of any governmental authority relating to the use or occupancy of said premises; that if any use by Lessee of the lessed premises increases the insurance rates thereon, Lessee will pay to Lessor the amount of increases in premium caused by such increases in rates; that he will make no alterations or additions in dr to said premises without the written consent of said Lessor; that he will permit said Lessor, or his agents, to enter upon said premises at all reasonable times, to examine the condition thereof; and that he will not said not be said premises or underlet said premises, nor any part thereof, without the written consent of Lessor.

Covenants of Lessor

Lesses; for himself, and for his heirs and assigns, hereby covenants and agrees with Lesses that said Lesses; paying the rents, and keeping and performing the covenants of this lesse on his part to be kept and performed, shall perceably and quietly hold, occupy and enjoy said premises during said term, without any hindranes or molestation by Lessor or any person or persons lawfully claiming under him, and Lessor shall pay all taxes and assessments levied against the lessed premises; Lessor further agrees to keep all structural portions of the said premises, including foundations, walk, floors, stairways, roof and extender pertions thereof, in good repair and order and Lessor shall have access to said premises at any reasonable time to make said repairs; provided, however, that Lessor shall not be liable to Lesses for any damage or injury to Lesses or to his property, or to third persons or to the property of third persons occasioned by the failure of Lessor to keep said premises in repair, all claims for any such damages being hereby expressly waived by Lesses; and provided further, that Lessor covenants and warrants that the lessed premises may lawfully be used by Lesses for the purpose for which they are lessed.

Remedies of Lesson

If said rent, or any part thereof, shall at any time be in arrears and unpaid, and without any demand being made therefor, or if said Lessee, or his assigns, shall fail to keep and perform any of the covenants. agreements or conditions of this lease, on his part to be kept and performed, and such default is not cured within 30 days after written notice from Lessor setting forth the nature of such default; or if said Lessoe shall be adjudged a bankrupt, or shall make an assignment for the benefit of creditors, or if the interest of said Lesses hereunder shall be sold under execution or other legal process, or if Lesses shall file a voluntary petition in bankruptcy, or shall be placed in the hands of a receiver, it shall be lawful for Lessor, his heirs or assigns without notice or process of law, to enter into said premises, and again have, repossess and enjoy m made, and thereupon this lease and everything herein concained on the part of said Lessor to be done and performed shall cease, terminate and be utterly void, all at the election of Lesser; without prejudice, however, to the right of the Lesser to recover from said Lesses, or assigns, all rent due up to the time of such entry. In case of any such default and entry by Legeor, Legeor may relet said premiese for the remainter of said term for the nighest reat obtainable and may recover from Lagues any deficiency between the amount so obtained, and the rent hereinabeve reserved. Failure on the part of Lessor to avail himself of any right or remedy hereunder shall not constitute a waiver thereof as to any future default or breach by Lessee, his heirs and assigns.



Parcel 1 (continued)

a distance of 582.80 feet more or less to the place of beginning.

Parcel 2.

All of Lots 9 through 17 inclusive in Block 1 in Golfmoor Subdivision in the southwest quarter of Section 21, Township 36 North, Range 8 west of the second principal meridian and more particularly described as beginning at a rail monument at the intersection of the centerline of Grant Street (west line of Section 21-36-8) and the north line of the northwest quarter, southwest quarter Section 21-36-8; Thence southerly along the centerline of Grant Street (west line of Section 21-36-8), a distance of 836. 10 feet to a point, said point being the centerline of 34th Avenue (extended); Thence easterly along the said line, a distance of 54.41 feet to a point in the east line of Grant Street: Thence southerly along said east line, a distance of 30. 23 feet to a point; in the northwest corner of Lot 17, said point being the point of beginning for the following described parcel of land, Beginningat said point: Thence north 82 degrees 57 minutes. 45 seconds east along the north line of Lot 17, said northline being the south line of 34th avenue, a distance of 102. 41 feet to an iron pipe: Thence south 0 degrees 0 minutes east along the east lines of Lot 9; Thence north 88 degrees 58 minutes 30 seconds west along the southline of Lot 9. a distance of 101.64 feet to an iron pipe in the southwest corner of Lot 9, said point being in the east line of Grant Street; Thence north 0 degrees 0 minutes 0 seconds west along said east line (said east line being the west lines of Lots 9 through 17), a distance of 228. 15 feet to a point in the northwest corner of Lot 17, and the point of beginning, all in the City of Gary, Lake County, Indiana.

- c. All rights-of-way, licenses, easements and appurtenances belonging or appertaining to such land or to utility facilities or services with or in connection with such land; and
- d. All buildings, structures and improvements now located on the land described in Parcels 1 and 2 above, any additional improvements and all fixtures, machinery, apparatus and equipment now located on or attached to or installed in such buildings, structures and improvements, including, without limitation such property as may be listed on Parcels 1 and 2 hereto after the description of such land.

Mateis, inc.

an indiana Corporation

Column Corporation

Programs

Programs

And Corporation

Programs

P

McAnary Ford, Inc.

Presjant,

Secretary



Risk of Loss

In case any building on said premises, or any substantial part of said premises, without any fault or neglect of either party, shall be destroyed or so injured by the elements, or other cause, as to be unfit for occupancy, then this lease may be cancelled or terminated by either party at their election, subject, however,

to the following: none

Lessor May Mortgage Premises

The Lessor may at any time mortgage the demised premises, or any part thereof, and this lesse shall be subordinate to the lien of any such mortgage; and Lessee agrees to execute any documents which may be required by any lending institution for the purpose of such a subordination; provided, however, that any such mortgages shall be required to give notice of any default to Lessee and Lessee shall have the opportunity to correct any such default and to credit the same against all sums due and to become due under this lesse, and to recover from Lessor the excess of such cost over said sums.

Notices

Any notice to be given under this lease shall be made in person or by certified mail to Lease at 46408

3333 Grant Street, Gary, Indiana, and to Lease at 3333 Grant Street, Gary, IN 46408 or to such other address as may be given by either party in writing, in person or by certified mail. Notice, if made by certified mail, shall be deemed given on the date of postmark.

Additional Covenants

- (a) No additional improvements shall be made which would constitute structural changes to the buildings or would change the general character or utility, or lessen materially the value, of the demised premises as a motor vehicle sales and service facility or which would not be in compliance with any building codes.
- (b) All additional improvements shall be made in a good and workmanlike manner and in compliance with all applicable laws and ordinances of governmental authorities having jurisdiction and in compliance with the requirements, if any, of the issuers of all insurance policies applicable to the demised premises.
- (c) The cost of all additional improvements shall be promptly paid or cause to be paid by Lessee so that the demised premises shall at all times be free from any mechanics' liens.

This lease, and the covenants herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained, shall extend to and be binding upon the herein contained.



September Granty Ford, Inc. Term P. Gillespie, Sr. Leslie H. Brooks Leslie H. Brooks Leslie H. Brooks Tom P. Gillespie, Sr. and Leslie H. Brooks, President and Secretary Matthew J. McAnary Marchael H. Brooks Tom P. Gillespie, Sr. and Leslie H. Brooks, President and Secretary McAnary Ferking, an indiana Corporation, Lessees herein, and de descretary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matthew J. McAnary and J.		sve hereunto set their hands and see this MA	C
President (Lesses) Tom P. Gillespie, Sr. (Seal) Secretary (Lesses) Lealie H. Brooks Lealie H. Brooks Lealie H. Brooks Matheway (Lesses) Lealie H. Brooks Aday of September, 1980 Marry Palite to and for odd Comp and Sun, and the Marry Secretary (Lesses) McAnary Fedding, an Indiana Corporation, Lesses herein, and de des appears. Matheway I, McAnary and Lealie H. Brooks, President and Secretary of des appears of Matheway I, McAnary and Lealie H. Brooks, President and Secretary of deal adaptations on Matheway I, McAnary and Lealie H. Brooks, President and Secretary of deal adaptations on the Secretary of deal adaptations on the Secretary of deal adaptations and Matheway I and Married Seal. PITNESS my hand and Nevertal Seal. Charles E. Danghary Lake County, In Resident All Secretary of the seal of the s		Acres to the	
President / (Lesses) Tom P. Gillespie, Sr. (Seal) Secretary (Lesses) Leslie H. Brooks ate of Indiana Secretary (Lesses) Leslie H. Brooks A Matthew J. McAnary (Lesses) Matthew J. McAnary (Lesses) Matthew J. McAnary (Lesses) McAnary Feddie to and for said Comp and Sea, on this	canary Ford, Inc.	Mittella	
Tom P. Gillespie, Sr. (Seal) Secretary (Lesser) Leslie H. Brooks ate of Indiana samp fails to and for said Comp and Sam, as the Leslie H. Brooks, President and Secretary of Lake for an a Namy fails to and for said Comp and Sam, as the Leslie H. Brooks, President and Secretary of McAnary Farling., an Indiana Corporation, Lessees herein, and decomposed Matthew J. McAnary and Leslie H. Brooks, President and Secretary of and composed Matthew J. McAnary and Leslie H. Brooks, President and Secretary of and composed for the said for the said for the said fact of the said for the said f		fractification	401
Leasie H. Brooks Lealie H. Brooks ate of Indiana Michael F. Service of the cold Company and San, and the Service of Agency Public to and for cold Company and Lealie H. Brooks, President and Secretary McAnary Fortiles, an Indiana Corporation, Leasees herein, and McAnary Fortiles, an Indiana Corporation, Leasees herein, and Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary of Matthew J. McAnary and Lealie H. Brooks, President and Secretary Charles E. Daughensys Lake County, In Resident Matthew J. McAnary and Matthew J. McAnary and J. McAnary an			
Lealie H. Brooks Tom P. Gillespie, Sr. and Lealie H. Brooks, President and Secretary McAnary Fortine, an Indiana Corporation, Leases herein, and decomposed Matthew, J. McAnary and Lealie H. Brooks, President and Secretary of Matthew, J. McAnary and Lealie H. Brooks, President and Secretary of Matthew, J. McAnary and Lealie H. Brooks, President and Secretary of Matthew, J. McAnary and Lealie H. Brooks, President and Secretary of Matthew, J. McAnary and Lealie H. Brooks, President and Secretary Charles E. Daughe wystake County, In Resident The secretary of the secretary of the chore and foregoing Lease to be ide and her columny on and deal. PITMESS my hand and Nouviel Seal.			
Lealie H. Brooks ate of Indiana. Series of Lake Action of Lake Tom P. Gillespie, Sr. and Leslie H. Brooks, President and Secretary of McAnary Fording, an Indiana Corporation, Lesses herein, and Secretary of Matheway I. McAnary and Leslie H. Brooks, President and Secretary of Matheway I. McAnary and Leslie H. Brooks, President and Secretary of Matheway I. McAnary and Leslie H. Brooks, President and Secretary of Matheway I. McAnary and Matheway and Indiana Corporation, Lesses interests Series of Indiana			
day of September, 1980 Tom P. Gillesnie, Sr. and Leslie H. Brooke, President and Secretary of McAnary Fortilac., an Indiana Corporation, Lessees herein, and diese species Matthew J. McAnary and Leslie H. Brooke, President and Secretary of McAnary Fortilac., an Indiana Corporation, Lessees herein, and diese species Matthew J. McAnary and Leslie H. Brooke, President and Secretary of it can enhanced think the Matthew J. McAnary and Leslie H. Brooke, President and Secretary of the enhanced think the mattheway of the enhanced the enhanc	Leslie H. Brooks	Leslie H. Brooks	
day of September, 1980 Tom P. Gillespie, Sr. and Leslie H. Brooke, President and Secretary of McAnary Festing. An Indiana Corporation, Lessees herein, and is the separate Matthew J. McAnary and Leslie H. Brooke, President and Secretary of McAnary Festing. An Indiana Corporation, Lessees herein, and is the separate Matthew J. McAnary and Leslie H. Brooke, President and Secretary of it can estimately be a Matthew J. McAnary and Leslie H. Brooke, President and Secretary of the estimate of the selection of the sel	ate of Indiana:	•••	
Tom P. Gillespie, Sr. and Leslie H. Brooks, President and Secretary of McAnary Feriline., an Indiana Corporation, Lessees herein, and decretary of Matches, Indiana Corporation, Lessees herein, and decretary of Matches, Ind., 20 Indiana Corporation, Lessey in the secretary of Matches, Ind., 20 Indiana Corporation, Lessey in the secretary of Matches, and of Matches, and Indiana Corporation, Lessey in the secretary of Matches, and Indiana Corporation, Lessey in the secretary of Matches, and Indiana Corporation, Lessey in the secretary of Matches, and Indiana Corporation, Lessey in the Secretary of Matches, and Indiana Corporation, Lessey in the Secretary of Matches, and Indiana Corporation, Lessey in the Secretary of Matches, In	2 • • • • • • • • • • • • • • • • • • •		
Tom P. Gillespie, Sr. and Leslie H. Brooks, President and Secretary McAnary Ferdine. an Indiana Corporation, Lesses herein, and description of Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Match and Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Match and Corporation, Lesson investigation of the standard for the st			• .
Tom P. Gillespie, Sr. and Leslie H. Brooks, President and Secretary McAnary Foodine., an indiana Corporation, Lessees herein, and decomposed Matthew J. McAnary and Leslie H. Brooks, President and Secretary of Matoles, Inc., an Indiana Corporation, Persident and Secretary of Matoles, Inc., an Indiana Corporation, Persident and Secretary of Matoles, Inc., an Indiana Corporation, Persident and Secretary of Matoles, Inc., an Indiana Corporation, Persident and Secretary of Matoles, Inc., an Indiana Corporation, Persident and Secretary of Charles E. Daugherst, Lake Country, In Resident June 30, 1981 According to the Country and Secretary of Secretary	drivens, a Norma Public to and law said Course and State, as this	day of September, 1980	
McAnary Festing., an Indiana Corporation, Lesses sersin, and is des speciel Matthews I McAnary and Lesiet H. Brooks, President and Secretary of Matolia, Inc. and Indiana Corporation, Lessor herein. Matolia, Matolia, Matolia, Comment of Mato		er on man to Manufacture and Champage	
decomposed Matthews I McAnary and Lesise H. Brooks, President and Secretary of an indicate Corporation, Lesson in results of an indicate of the secretary of th	melly appeared Tom P. Gillespie, Sr. and Le	slie H. Brooks, President and Secretar	Y
Matols, and and Neurical Soul. Fitness my hand and Neurical Soul. Charles E. Daughersystanks Country, In Resident June 30, 1981 State of Indiana and Neury Public is and for anid County and State, on this and her estimately ast anid dead, Fitness my hand and Neurical Soul. Fitness my hand and Neurical Soul.		ie W. Rrocks. President and Secretary	of
Charles E. Danghencystake County, In Resident Time 30, 1981 The of Indiana Street Public is and for add County and State, on this and her estimacy as and deal. FITNESS my hand and Neutrial Scal.	Matols, inc., an incl.	ina Corporation, Lessor herein.	
Charles E. Daughenty-Lake County, In Resident Ste of Indiana Servery Public is and for add County and Son, on the Loss of public is and for add County and Son, on the Loss opposed			• .
Charles E. DaughenpysLake County, In Resident June 30, 1981 Set United States See Section of the chief of the chief and for existing the chief and	FITNESS my hand and Notarial Sail.		: .
Charles E. Daughenpys Lake County, In Resident June 30, 1981 Section 1981 Section 20, 1981 Section			· •
Charles E. Daughersystake County, In Resident ste of Indiana unity of		Clearen 5. Necestory	
Ste of Indiana Set Unity of	g	Netwy Public A	Total
the of Indiana. Street			
the of Indiana CYTUP Unity of	June 30, 1981		•
ters of Indians (every fublic to and for each County and Sens, on this county appeared i also appeared i peak asimunished the annution of the above and foregoing Lume to be ble and her estimately and deals. FIRMESS my hand and Nouniel Sent.			. •
tenty of			
testy of	• •		•
ters of Indians (every fublic to and for each County and Sens, on this county appeared i also appeared i peak asimunished the annution of the above and foregoing Lume to be ble and her estimately and deals. FIRMESS my hand and Nouniel Sent.		المعتقد الماسية	••
testy of	ste of Indiana		·
fore me, a Newry Public in and for said County and State, on this	> 20:		
consily appeared. I also appeared. I push asimuniadand the annusion of the above and foregoing Lease to be his and her estamory as and dead FITNESS my hand and Neurici Seel.			
i also appeared. I good estimated for annual second foregoing Louis to be his and her columnary one and dead FITNESS my hand and Neutrial Sect.	love one of Marries Bulles to and love only Common and Come		
l also appeared. I seek estmentialized the anaestien of the above and foregoing Lease to be hit and her estantory are and dead FITNESS my hand and Noverial Seek.			·
FITNESS my hand and Nouniel Seel.		:	-
FITNESS my hand and Nouniel Seel.			
	i also appeared.	ease to be his and her columnary out and deads:	
Netwy Public	i also apparred	case to be his and her columnary are and dead	
Commission expires	i also appeared	and to be his and her columnary out and dead	
Commission expires	i also appeared	ann to be his and her columnary out and deals.	
Commission espires	i also appeared		
cammissian expires	i also appeared		
	i also appeared		
	i also appeared		
	i also appeared		

. . . •

· ·