

MEMORANDUM OF LEASE

Hold - Mike Larson

653040

5

This Memorandum of Lease is made and entered into between Hickory Ridge Lake Apartments I,II,III, IV (the "Owner") and COMARK, INC., a Michigan corporation (the "Tenant") to evidence their execution of a certain Lease dated 6th of November, 1981, containing the following terms:

1. The specific legal description of the Leased Premises is set forth on Exhibit A which is attached hereto and incorporated by reference.
2. The term of the Lease is fifteen years.
3. The Lease gives the Tenant the right to install and operate a Satellite Programming Television and broadband cable communications system ("SPTV") on the Leased Premises during the term of the Lease.
4. The Lease acknowledges that all of the towers, antennas, satellite receivers, electronics, cable (aerial or underground), and other materials constituting the SPTV system will remain, at all times, the property of the Tenant.
5. The Lease provides that the rights of the Tenant appurtenant to the Leased Premises and shall remain an obligation of the Leased Premises in spite of any sale, transfer or other conveyance of the Leased Premises.

IN WITNESS WHEREOF, the parties hereto have executed Memorandum of Lease this 24 day of November, 1981

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

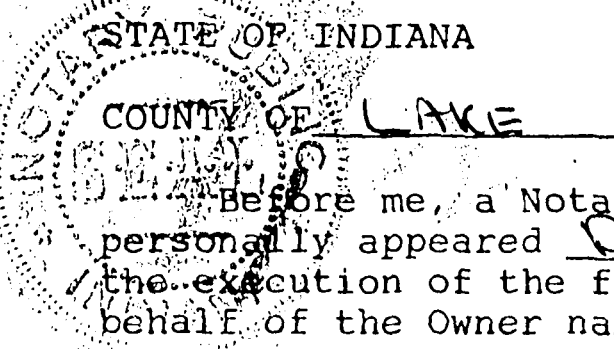
DEC 9 11 00 AM '81
M. BIEPSKI JR
RECORDED

Hickory Ridge Lake Apts. I,II,III, IV
"Owner"

COMARK, INC.
"Tenant"

By *Diane Smith Dennis*

By *Fredrick H. Monson*
Its: *V.P. Monson*



STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, a Notary Public in and for said County and State, personally appeared *Diane Smith Dennis* who acknowledged the execution of the foregoing Memorandum of Lease, for and on behalf of the Owner named therein.

Witness my hand and Notarial Seal this 24th day of *November*, 1981.

My Commission Expires:
8-5-85

Sylvia P. Mora
Sylvia P. Mora

My County of Residence is:
Lake

1000

Phase Four

That part of the East One-half (E 1/2) of the East One-half (E 1/2) of Section Five (5), Township Thirty-five (35) North, Range Eight (8) West of the Second Principal Meridian described as beginning at the intersection of the East line of Section Five (5) with the center line of the public highway known as "Ross Road," thence North on the East line of said Section a distance of 220.62 feet, more or less, to the Southeast corner of a parcel of land conveyed to Consolidated Builders Company by deed dated March 21, 1963, and recorded March 21, 1963, in Deed Record 1230, Page 58, thence South 89 degrees 29 minutes 26 seconds West a distance of 137.16 feet thence South 47 degrees 5 minutes 11 seconds West a distance of 223.90 feet to the West line of a parcel of land conveyed to James G. Park and Martha Park, husband and wife, by deed dated June 25, 1925, and recorded June 29, 1925, in Deed Record 353, Page 182, thence South along said West line to the center line of public highway known as "Ross Road", thence North-easterly along said center line a distance of 328.08 feet, more or less, to the point of beginning in Lake County, Indiana,

A part of the East half of the East half of Section 5, Township 35 North, Range 8 West of the Second Principal Meridian, in Ross Township, Lake County, Indiana, and lying North of the center of the blacktopped road known as Ross Road and also as 57th Avenue, that crosses said East half of the East half; more particularly described as commencing at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 5; thence South 0 degrees 47 minutes 34 seconds East along the West line of the East half of the East half of said Section 5 for a distance of 3,108.9 feet to the intersection of the center line of said Ross Road which is marked by a P.K. nail in the blacktop pavement; thence North 87 degrees

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37 minutes 35 seconds East along said center line of Ross Road 299.72 feet; thence North 82 degrees 06 minutes 26 seconds East along the center line of Ross Road 271.14 feet; thence North 72 degrees 33 minutes 26 seconds East 108.19 feet to the point of beginning as marked by a P.K. nail in the center line of Ross Road; thence North 17 degrees 26 minutes 34 seconds West at right angles to aforesaid 108.19 foot line for a distance of 222.00 feet to an iron pipe at the water's edge of a man-made lake; thence North in a straight line 280.00 feet; thence East 290.00 feet; thence North 45 degrees East 135.00 feet; thence East 40 feet to an iron pipe at the water's edge; thence continuing East 175 feet to an iron pipe in a line that is parallel to and 115 feet West of the West line of Block 4, Meadowdale Subdivision, as appears of Record in Plat Book 31, page 52, in the Recorder's Office in Lake County, Indiana; thence South 0 degrees 36 minutes 34 seconds East along aforesaid 115 foot parallel line 91.00 feet to an iron pipe; thence South 44 degrees 23 minutes 26 seconds West 274.00 feet to an iron pipe that is on the West line of a 5 acre parcel of land described in Deed Record 353, page 182 in the Recorder's Office, Lake County, Indiana, and 187 feet North of the center line of Ross Road; thence South 0 degrees 36 minutes 34 seconds East 187.00 feet to a P.K. nail in the blacktop pavement in the center line of Ross Road; thence South 67 degrees 20 minutes 36 seconds West along the center line of Ross Road 259.25 feet to a P.K. nail in the blacktop pavement; thence South 72 degrees 33 minutes 26 seconds West 118.00 feet to the point of beginning.

The land referred to in this Commitment is described as follows:

A part of the East half of the East half of Section 5, Township 35 North, Range 8 West of the Second Principal Meridian in Ross Township, Lake County, Indiana, more particularly described as beginning at a point on the East line of said tract which is 1,308.52 feet South of the Northeast corner of said Section 5, thence South 0 degrees 36 minutes 34 seconds East along the East line of said Section 5, a distance of 1,213.73 feet to the Northeast corner of a tract of land conveyed to Stanley A. Malin by deed dated January 16, 1968 and recorded February 8, 1968 in Deed Record 1366, page 227, in the Recorder's Office, Lake County, Indiana; thence South 89 degrees 29 minutes 26 seconds West along the said North line of said Malin tract, a distance of 115 feet; thence North 0 degrees 36 minutes 34 seconds West a distance of 91 feet; thence South 89 degrees 23 minutes 26 seconds West a distance of 215 feet thence South 45 degrees West, a distance of 135 feet; thence South 89 degrees 54 minutes 56 seconds West a distance of 715 feet; thence North 0 degrees 47 minutes 34 seconds West a distance of 264.00 feet; thence South 89 degrees 54 minutes 56 seconds West a distance of 185.00 feet to the West line of the East half

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of the East half of said Section 5; thence North 0 degrees 47 minutes 34 seconds West on said West line a distance of 80.60 feet to the Southwest corner of the tract of land conveyed to Rex Glen Potter and wife by deed dated June 21, 1949 and recorded June 22, 1949, in Deed Record 840, page 140, in the Recorder's Office of Lake County, Indiana; thence South 89 degrees 56 minutes 34 seconds East along the South line of said Potter tract a distance of 350.00 feet; thence North 0 degrees 47 minutes 34 seconds West along the East line of said Potter tract a distance of 264.00 feet; thence North 89 degrees 56 minutes 34 seconds West a distance of 115.00 feet to a point which is 235 feet East of the West line of said East half of the East half of said Section; thence North 0 degrees 47 minutes 34 seconds West a distance of 296.73 feet; thence North 89 degrees 53 minutes 26 seconds East a distance of 164.82 feet; thence North a distance of 163.39 feet; thence East 233.27 feet; thence North 159.61 feet; thence East 700 feet to the place of beginning.

III

A part of the EAST Half of the East Half of Section 5, Township 35 North, Range 3 West of the Second Principal Meridian in Ross Township, Lake County, Indiana, and lying North of the center of the blacktopped road known as Ross Road and also as 57th Avenue, that crosses said East Half of the East Half; more particularly described as commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 5; thence South 0 degrees 47 minutes 34 seconds East along the West line of the East Half of the East Half of said Section 5 for a distance of 2536.10 feet to the point of beginning which is marked by a p.k. nail in the Northbound lane of the blacktop pavement; thence continuing South 0 degrees 47 minutes 34 seconds East

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358.84 feet to a p.k. nail in the North line of a tract of land described in Deed Record 1193, page 414, in the Recorder's Office, Lake County, Indiana; thence North 89 degrees 12 minutes 26 seconds East on said North line 181.00 feet to an iron pipe; thence South 0 degrees 47 minutes 34 seconds East 206.10 feet to the intersection with the center line of aforesaid Ross Road, marked by a p.k. nail; thence North 87 degrees 37 minutes 35 seconds East 118.55 feet along said center line of Ross Road to a p.k. nail; thence North 82 degrees 06 minutes 26 seconds East along said center line 271.14 feet to a p.k. nail; thence North 72 degrees 33 minutes 26 seconds East along said center line 108.19 feet to a p.k. nail; thence North 17 degrees 26 minutes 34 seconds West at right angles to aforesaid 108.19 foot line for a distance of 222.00 feet to an iron pipe at the water's edge of a manmade lake; thence North in a straight line 280.00 feet, more or less, to an easterly projection of the South line of a tract of land described in Deed Record 762, page 565, in the Recorder's Office, Lake County, Indiana; thence South 89 degrees 54 minutes 56 seconds West on said South line projected 610.00 feet to the point of beginning.

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