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*Guy W Ramsey Co  
P.O. Box 97  
Tell City, Ind.*

MUTUAL TERMINATION AND RELEASE OF LEASE

RE: Lease Dated: January 25, 1968

Lessor: Ramsey Realty Corporation  
804 Seventh Street  
Tell City, IN 47586

Lessee: United States Postal Service  
Premises Address: 7124-7134 Broadway  
Merrillville, IN 46401

STATE OF INDIANA/S.S.'NO.  
LAKE COUNTY  
FILED RECORD  
OCT 15 12 16 PM '81  
WILLIAM S. JOHNSON JR  
RECORDER

WHEREAS, Ramsey Realty Corporation of Tell City, called ("Lessor") therein and the United States of America, called ("Lessee") therein heretofore entered into a certain Lease agreement ("Lease") dated January 25, 1968, for the real estate and improvements described on Page One (1) of the Lease ("Premises"); and recorded as Document No. 744279 Book 965, PP 283-288 with the Records of Deeds, Lake County, Indiana; and U.S. Postal Service Lease Amendment dated September 18, 1981, for Maintenance Rider and Rent Reduction; and recorded as Document 647634 with the Records of Deeds, Lake County, Indiana; and

WHEREAS, the Post Office Department, United States of America, by Public Law 91-375, entitled "Postal Reorganization Act", was reorganized and there was established an independent establishment of the executive branch of the Government of the United States, the United States Postal Service, and became the successor in interest to the aforementioned real estate and improvements; and

DUPLICATE

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WHEREAS, both the Lessor and Lessee desire to terminate said Lease for all purposes sooner than the expiration date of the current renewal term of January 31, 1988.

IT IS, THEREFORE, AGREED that for and in consideration of the mutual benefits to the parties hereto it is agreed by and between the parties hereto as follows:

1. The above captioned Lease and the first renewal term of this Lease which began on February 1, 1983, scheduled to terminate by its terms on January 31, 1988, is hereby terminated for all purposes effective 12:00 midnight *JPR* *Aug* July-31, 1984.

2. From and after 12:00 midnight of *Aug* *JPR* July 31, 1984, (i) Lessor shall have no other or further liability to Lessee (ii) Lessee shall have no other or further liability to Lessor; and (iii) all rights and duties relative to any further extension period shall be terminated.

3. Real Estate Taxes, payable under the above captioned Lease, shall be pro rated to 12:00 midnight *Aug* *JPR* July 31, 1984.

4. Lessor accepts premises "as is" and does hereby RELEASE and forever discharge Lessee, and accepts this RELEASE as full compensation, settlement, payment, and RELEASE and discharge of any and all claims, demands, rights, action or actions, losses and damages of whatsoever kind, character or description, accrued, accruing or which

may hereafter accrue to the Lessor, of which the successors or assigns of the Lessor, or any of them, may have in the future by reason of any cause, matter or thing whatsoever, relating to or growing out of any claim or action against the said Lessee regarding all matters related to the leasing of the premises commonly known as 7124-7134 Broadway, Merrillville, Lake County, Indiana, to Lessee.

5. Lessee does hereby RELEASE and forever discharge Lessor and accepts this RELEASE as full compensation, settlement, payment and RELEASE and discharge of any and all claims, demands, rights, action or actions, losses and damages or whatsoever kind, character, or description, accrued, accruing or which may hereafter accrue to the Lessee of which the successors or assigns of the Lessee or any of them, may have in the future by reason of any cause, matter or thing whatsoever, relating to or regarding all matters relating to the leasing of the premises commonly known as 7124-7134 Broadway, Merrillville, Lake County, Indiana, from the Lessor.

If executed by more than one entity, person, corporation, or trustee, the effect of this RELEASE shall be joint and several.

The word Lessor or Lessee shall be deemed to mean singular or plural as the common understanding shall determine.

IN WITNESS WHEREOF, the undersigned have executed the foregoing RELEASE the 16<sup>th</sup> day of August, 1984.

Lessor:

Lessee:

RAMSEY REALTY CORPORATION

UNITED STATES POSTAL SERVICE

BY:

Guy N. Ramsey

BY:

Charles W. Maxson  
CHARLES W. MAXSON

BY: \_\_\_\_\_

TITLE: Manager, Real Estate Branch

BY: \_\_\_\_\_