

Tri City Plaza 4/85 W5th Ave
71 Gary 46406

094273

WHEN RECORDED MAIL TO:

Volume Shoe Corporation
Real Estate Department
P. O. Box 3560
3231 East 6th Street
Topeka, Kansas 66601

(Store #3259)

MEMORANDUM OF LEASE

NOTICE IS HEREBY GIVEN THAT:

On February 2, 1989, TRI-CITY PLAZA L.P., an Indiana limited partnership, whose address is c/o C.L.K. Management Corp., 185 Great Neck Road, Great Neck, New York, 11021, leased to VOLUME SHOE CORPORATION, a Missouri corporation, whose address is 3231 East 6th Street, P. O. Box 3560, Topeka, Kansas 66601, those premises shown on the site plan depicted by Exhibit B and also by Exhibit B-1, both of said exhibits attached hereto and incorporated herein by reference, and situated on that certain tract of real property located in the City of Gary, County of Lake, State of Indiana, the legal description of which is attached hereto as Exhibit A.

The terms and conditions of said Lease are stated therein, which is for a term of twenty (20) years, commencing as provided in the Lease, except that in the event of commencement of the Lease term is a date other than a first day of a calendar month, said term shall be computed from the first day of the calendar month next following the date of commencement of the Lease term as stated above. Said Lease provides for three (3) options of five (5) years each to extend the term thereof.

Said Lease further provides that the subject real property is leased to Volume Shoe Corporation together with all rights, privileges, benefits, rights-of-way, and easements now or hereafter pertinent to belonging thereto, whether arising under any private or public grant or authority, including without limitation, the direct right of ingress to and egress from the property and the streets shown on Exhibit B and Exhibit B-1 through the entrances shown on Exhibit B and Exhibit B-1.

This instrument is merely a memorandum of the aforementioned Lease and is subject to all the terms, conditions, and provisions thereof. In the event of any inconsistency between the terms of this instrument and said Lease, the terms of said Lease shall prevail as between the parties.

LANDLORD

Tri-City Plaza L.P., an Indiana limited partnership

Date of execution: 3-27-89

ELAINE KOENIGSBERG
Notary Public, State of New York
No. 47-7325450

Witness: Qualified In Queens County
Term Expires March 20, 1991

By: *Maynard Koenigsberg*
Maynard Koenigsberg
General Partner

By: *Craig Koenigsberg*
Craig Koenigsberg
General Partner

FILED

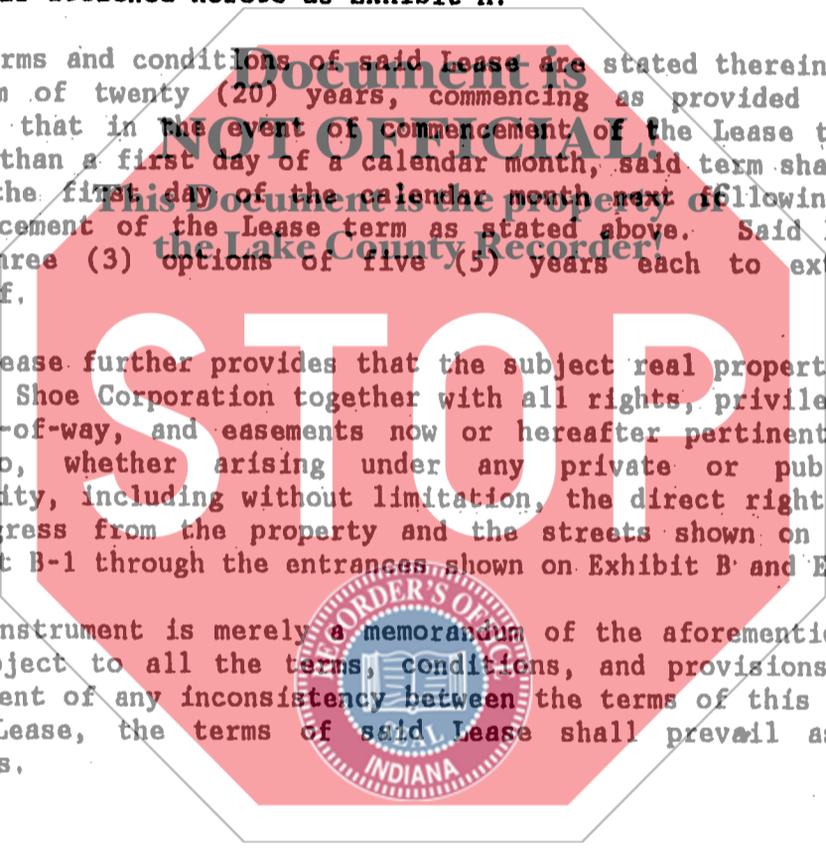
APR 09 1990

Page 1 of 2 with attached exhibits

Ann R. Carter
CLERK LAKE COUNTY

000525

10.00



STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED FOR RECORD

APR 9 12 54 PM '90
ROBERT "BOB" ...
RECORDER

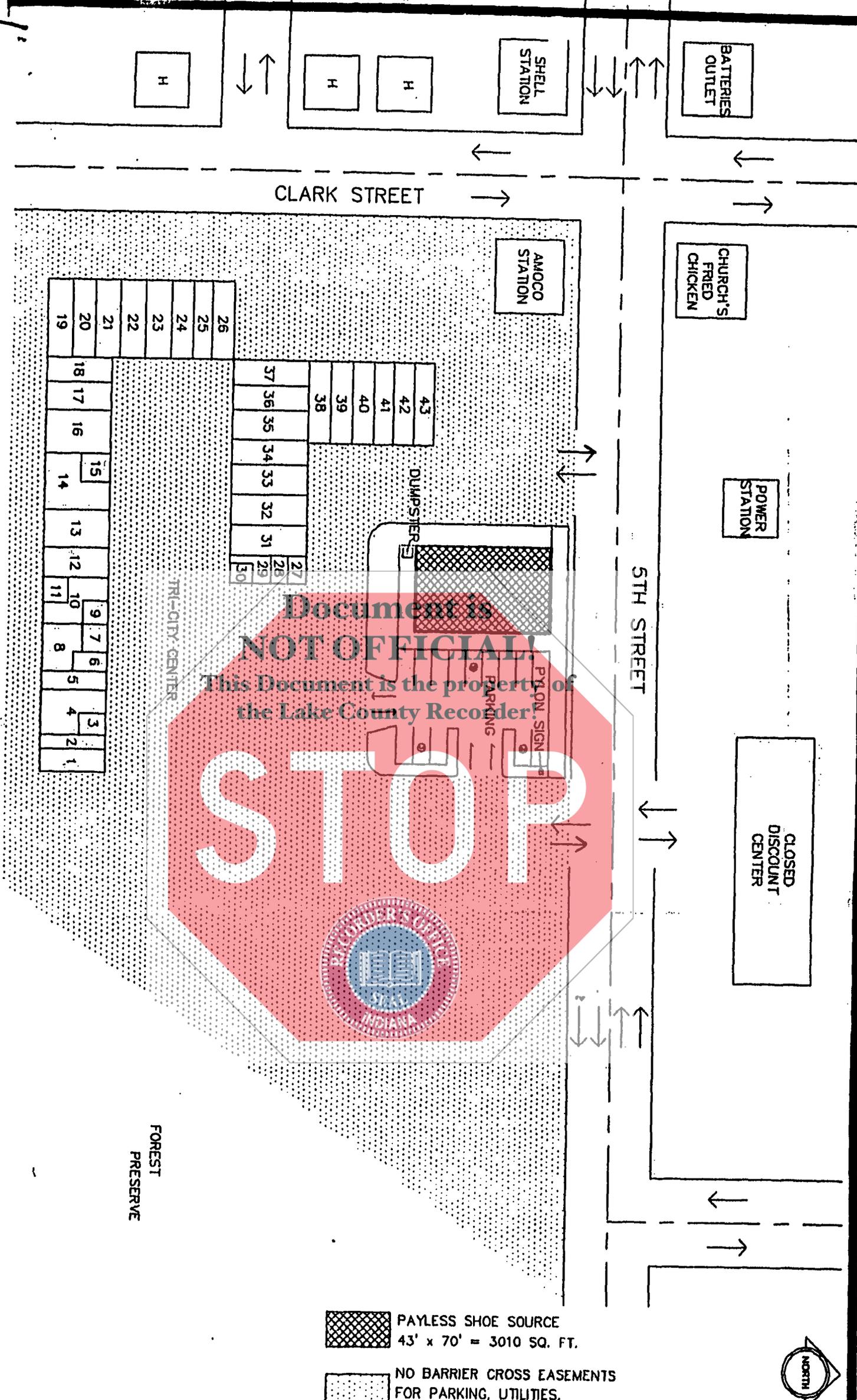
LEGAL DESCRIPTION

Part of the SW $\frac{1}{4}$ of Section 6, Township 36 North, Range 8 West of the 2nd P.M., in the City of Gary, Lake County, Indiana, described as follows: Commencing at the intersection of the South line of 5th Avenue and the West line of the SW $\frac{1}{4}$ of said Section 6, said point being 244.93 feet South of the Northwest corner of the SW $\frac{1}{4}$ of said Section 6; thence on an assumed bearing of North 90 00'00" East along the South line of 5th Avenue a distance of 549.00 feet to the point of beginning; thence South 00 06'30" West and parallel to the West line of said Section 6 a distance of 90.0 feet; thence North 90 00'00" East, 133.00 feet; thence North 00 06'30" East, 90.0 feet to the South line of 5th Avenue; thence North 90 00'00" West along said South line 133.00 feet to the point of beginning, containing 2.748 acres, more or less.

Pt. of Key #40-34-9

Together with the rights, privileges and easements in favor of Volume Shoe Corporation created by that certain Easement Agreement dated February 2, 1989 between Tri-City Plaza L.P., an Indiana limited partnership and Volume Shoe Corporation, a Missouri corporation, and recorded March _____, 1989 in Instrument No. _____.





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 PAYLESS SHOE SOURCE
43' x 70' = 3010 SQ. FT.

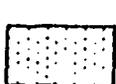
 NO BARRIER CROSS EASEMENTS FOR PARKING, UTILITIES, DRAINAGE, INGRESS, EGRESS

EXHIBIT B

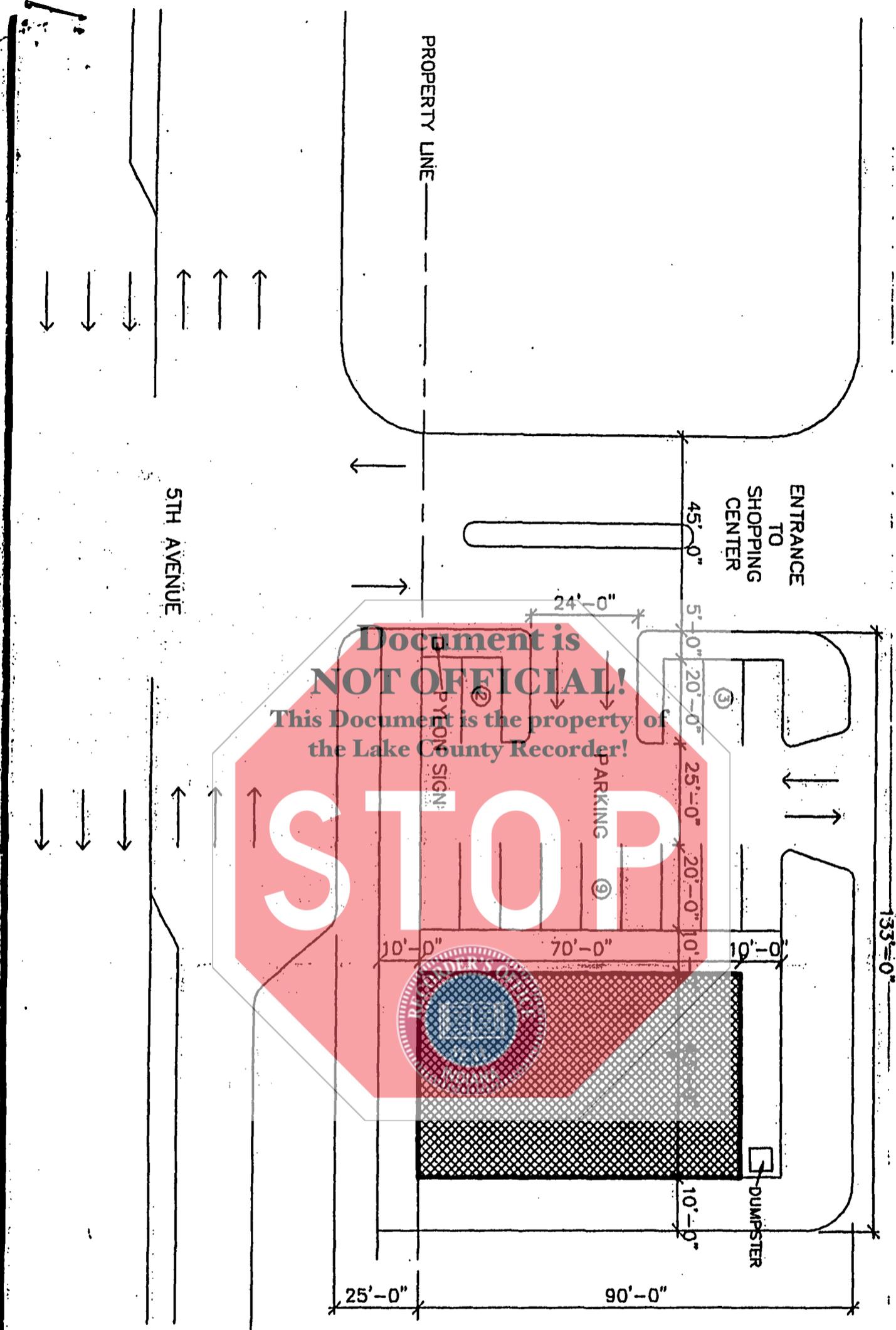
PSS # 3259 RE TYPE: S
5TH/CLARK
GARY, IN.
CHECKED BY:

SCALE: 3/32" = 1'-0"
DATE: 2/2/89
DRAWN BY: LFD / CC
REVISIONS: NONE



VOLUME SHOE CORPORATION





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 PAYLESS SHOE SOURCE
 43' x 70' = 3010 SQ. FT.

 NO BARRIER CROSS EASEMENTS
 FOR PARKING, UTILITIES,
 DRAINAGE, INGRESS, EGRESS



EXHIBIT B-1

PSS # 3259 RE TYPE: S
 5TH/CLARK
 GARY, IN.
 CHECKED BY:

SCALE: 3/32" = 1'-0"
 DATE: 2/2/89
 DRAWN BY: LFD / CC
 REVISIONS: NONE

