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REAL ESTATE LEASE

This lease made this 1st day of January, 1992, between Richard Gary Kirkland, Lessor, and All American Modified, Inc., Lessee.

In consideration of the rent and covenants herein contained, Lessor leases, the following described premises, being real estate (including any improvements and ancillary facilities now or hereafter located on it) in Lake County, Indiana, more particularly described as follows:

A part of Blocks Three and Four Robertsdale Industrial Park to the City of Hammond as recorded in Plat Book 54, Page 35, in the Office of the Recorder of Lake County, Indiana, and being more particularly described as follows: Commencing at the Southeast corner of said Block 4; thence South 88 degrees 45 minutes 49 seconds west along the south line of said block 4 a distance of 124.0 feet; thence north 0 degrees 45 minutes 13 seconds west along a line parallel with the east line of said block 4 a distance of 280.23 feet to the point of beginning of this description; thence North 0 degrees 45 minutes 13 seconds west along said parallel line a distance of 285.0 feet; thence North 89 degrees 13 minutes 17 seconds east a distance of 377.39 feet; thence south 0 degrees 45 minutes 13 seconds east a distance of 285.0 feet; thence south 89 degrees 13 minutes 17 seconds west a distance of 377.39 feet to the point of beginning, all in the City of Hammond, Lake County, Indiana.

Commonly known as: 2600 Gasper, Whiting, Indiana;

This lease shall commence January 1, 1992, and run through to September 30, 1992.

The total amount of rent due for the period of this lease shall be \$4,300.00, which shall be paid on a monthly basis in the amount of \$477.77 per month, payable on the first of the month or in a lump sum of \$4,300.00.

Lessee shall use the leased premises for the purpose of storage of building materials.

Lessee shall surrender the property to Lessor at the end of the term of this Lease.

Lessee shall not assign the mortgage, encumber or transfer this Lease in whole or in part without the express written permission of the Lessor.

Lessee shall make no alterations to the appurtenances of the leased premises without the written consent of the Lessor.

Lessee shall permit no Mechanic's Lien to be filed against the leased property.

If Lessee shall perform all of the covenants and agreements herein provided to be performed on Lessee's part, Lessee shall, at all times during the term, have the peaceable and quiet enjoyment of possession of the Lease Premises without any manner of hindrance from Lessor or any parties lawfully claiming under Lessor.

Lessor shall grant the Lessee the option to Purchase Lessor's interest in the property at the end of the terms of this lease, pursuant to a separate agreement entered into by and between the parties.

Richard G. Kirkland
AUDITOR LAKE COUNTY



STATE OF INDIANA
FILED
JAN 1 1992

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