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Mail tax bills to:
2701 Bernice Road
Lansing, IL 60438

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AGREEMENT, made this 22nd day of December, 1992, between

Mercantile National Bank of Indiana, as Trustee U/T No. 3689, Seller, and

Ridgeway Petroleum, Inc., an Illinois corporation, Purchaser;

WITNESSETH, that if Purchaser shall first make the payments and perform Purchaser's covenants hereunder, Seller hereby covenants and agrees to convey to Purchaser in fee simple by Seller's stamped recordable warranty deed, with waiver of homestead, subject to the matters hereinafter specified; the premises situated in the County of Lake and State of Indiana described as follows:

Lot 3, Block 7, Towle and Young's Addition in the City of Hammond, as shown in Plat Book 1, page 58 in Lake County, Indiana;

Permanent Real Estate Index Number(s): KEY 36-231-3 (Tax Unit No. 26)

Address(es) of premises: 5637-39 Hohman Avenue, Hammond, IN 46320

and Seller further agrees to furnish to Purchaser on or before January 20, 1993, at Seller's expense, the following evidence of title to the premises: (a) Owners title insurance policy in the amount of the price, issued by Indiana licensed title company; (b) certificate of title issued by the Registrar of Deeds for Lake County, Indiana; (c) merchantable abstract of title, showing merchantable title in Seller on the date hereof, subject only to the matters specified below in paragraph 1. And Purchaser hereby covenants and agrees to pay to Seller, at such place as Seller may from time to time designate in writing, and until such designation at the office of David R. Thieman,

1644 Linden Road, Homewood, IL 60430

the price of FORTY-EIGHT THOUSAND NINE HUNDRED DOLLARS (\$48,900.00) Dollars in the manner following, to-wit:

The purchase price herein shall be payable pursuant to paragraph R1 of the Rider attached hereto, by this reference, incorporated herein and made a part hereof,

with interest at the rate of 9.5% percent per annum payable monthly on the whole sum remaining from time to time unpaid.

Possession of the premises shall be delivered to Purchaser on closing, February 25, 1993,

provided that Purchaser is not then in default under this agreement.

Rents, water taxes, insurance premiums and other similar items are to be adjusted pro rata as of the date provided herein for delivery of possession of the premises. General taxes for the years 1992-93 are to be prorated from January 1 to such date for delivery of possession, and if the amount of such taxes is not ascertainable, the proration shall be based on the amount of the most recent ascertainable taxes when actual tax bill is received.

It is further expressly understood and agreed between the parties hereto that:

1. The Conveyance to be made by Seller shall be expressly subject to the following: (a) general taxes for the years 1992-1993 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof; (b) all installments of special assessments levied after the date hereof; (c) all assessments levied after the date hereof; (d) occupancy restrictions, conditions and covenants of any streets and alleys, if any;

2. Purchaser shall pay before accrual of any penalty any and all taxes and installments of special assessments pertaining to the premises that become payable on or after the date for delivery of possession to Purchaser, and Purchaser shall deliver to Seller duplicate receipts showing timely payment thereof.

3. Purchaser shall keep the buildings and improvements on the premises in good repair and shall not or permit any waste on or to the premises, and if Purchaser fails to make any such repairs or eliminate such waste Seller may elect to make such repairs or eliminate such waste and the cost thereof shall become an addition to the purchase price immediately due and payable to Seller, with interest at 9.5% percent per annum until paid.

4. Purchaser shall not suffer or permit any mechanic's lien or other lien to attach to or be against the premises, which shall or may be superior to the rights of Seller.

5. Every contract for repairs and improvements on the premises, or any part thereof, shall contain an express, full and complete waiver and release of any and all lien or claim or right of lien against the premises and no contract or agreement, oral or written, shall be made by Purchaser for repairs or improvements upon the premises, unless it shall contain such express waiver or release of lien upon the part of the party contracting, and a signed copy of every such contract and of the plans and specifications for such repairs and improvements shall be promptly delivered to and may be retained by Seller.

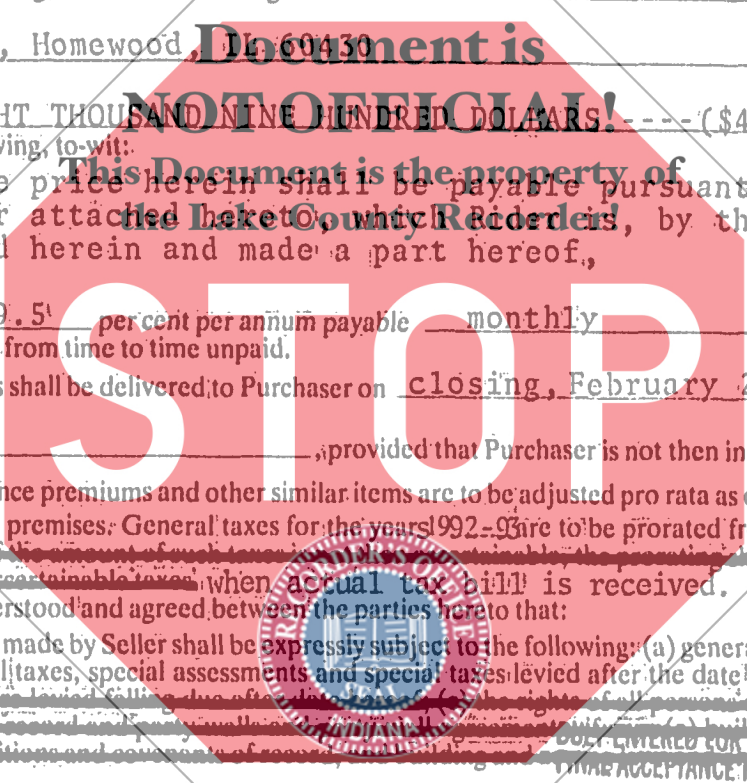
6. Purchaser shall not transfer or assign this agreement or any interest therein, without the previous written consent of Seller, and any such assignment or transfer, without such previous written consent, shall not vest in the transferee or assignee any right, title or interest herein or hereunder or in the premises, but shall render this contract null and void, at the election of Seller; and Purchaser will not lease the premises, or any part thereof, for any purpose, without Seller's written consent.

7. No right, title or interest, legal or equitable, in the premises, or any part thereof, shall vest in Purchaser until the delivery of the deed aforesaid by Seller, or until the full payment of the purchase price at the times and in the manner herein provided.

8. No extension, change, modification or amendment to or of this agreement of any kind whatsoever shall be made or claimed by Purchaser, and no notice of any extension, change, modification or amendment, made or claimed by Purchaser, shall have any force or effect whatsoever unless it shall be endorsed in writing on this agreement and be signed by the parties hereto.

9. Purchaser shall keep all buildings at any time on the premises insured in Seller's name at Purchaser's expense against loss by fire, lightning, windstorm and extended coverage risks in companies to be approved by Seller in an amount at least equal to the sum remaining unpaid hereunder, which insurance, together with all additional or substituted insurance, shall require all payments for loss to be applied on the purchase price, and Purchaser shall deliver the policies therefor to Seller.

Chicago Title Insurance Company



FEB 26 1993

David R. Thieman
REGISTRAR OF DEEDS
LAKE COUNTY, INDIANA

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