

LAWYERS TITLE INS. CO. INC.  
ONE PROFESSIONAL CENTER  
SUITE 215  
CROWN POINT, IN 46307

93084770

MEMORANDUM OF LEASE TERMINATION

This MEMORANDUM OF LEASE TERMINATION (the "Memorandum") is made as of November 3, 1993, by and between SIUS CORPORATION, a Delaware corporation (as successor-in-interest to Bank One, Merrillville, N.A., as Trustee under Trust Nos. 96385-054, 963730-54, and 964160-54, and Lefkas General Partners No. 1007) ("Landlord"), and VENTURE STORES, INC., a Delaware corporation ("Tenant"), concerning that certain property described on Exhibit A attached hereto and made a part hereof (the "Premises") located in the Merrillville Crossing Shopping Center, Lake County, Indiana, said shopping center property being described on Exhibits B, C, and D attached hereto and made a part hereof (the "Shopping Center").

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WHEREAS, Landlord and Tenant entered into a lease dated November 21, 1989 (the "Lease"); pursuant to which Landlord (a) leased the Premises to Tenant and (b) agreed to certain easements, covenants, and restrictions for the benefit of the Premises, all as more particularly described in that certain Memorandum of Lease dated November 21, 1989, and recorded December 11, 1989 as Instrument No. 73734.

On or about August 18, 1993, Tenant gave Landlord written notice of its election to terminate the Lease on account of Landlord's failure to complete certain improvement work on the Premises in accordance with the Lease.

For good and valuable consideration, Landlord accepts Tenant's termination of the Lease, and the parties hereto agree that (a) the Lease (including all easements, covenants, and restrictions created therein) shall be deemed null and void and

**FILED**

NOV 30 1993

*Anna N. Antos*  
AUDITOR LAKE COUNTY

12015

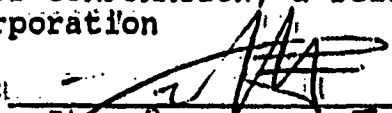
7300  
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of no further force and effect, and (b) neither party shall have any further liability under the Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be executed on the date first above written.

Landlord:

SIUS CORPORATION, a Delaware corporation

By:   
Its: President Toyohira Kato



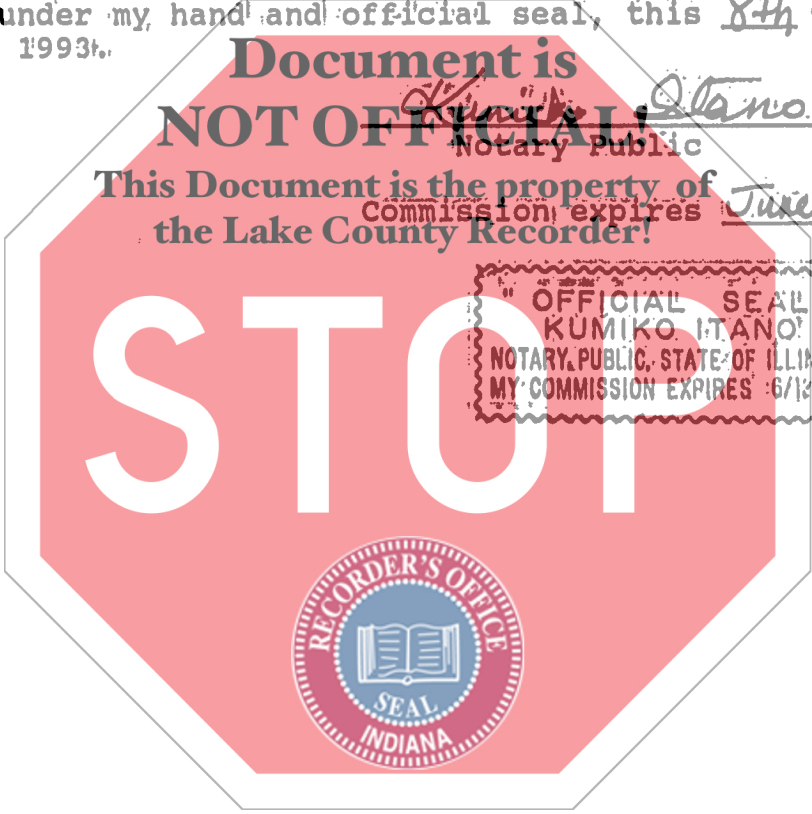
STATE OF ILLINOIS    )  
                                  )  
                                  ) SS.  
COUNTY OF COOK     )

I, Kumiko Itano, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Toyohisa Kato, the President of SIUS Corporation, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of November, 1993.

**Document is NOT OFFICIAL!**  
Kumiko Itano  
Notary Public

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Commission expires June 12, 1995

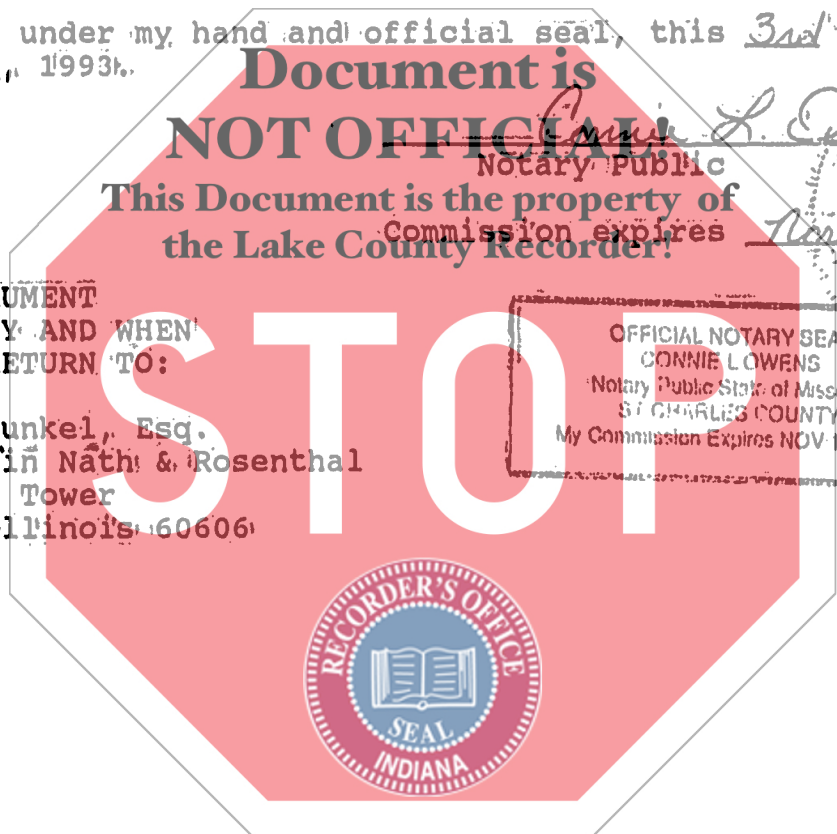


" OFFICIAL SEAL "  
KUMIKO ITANO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/12/95

STATE OF ~~ILLINOIS~~ MISSOURI )  
                  ST. CHARLES )     ss.  
COUNTY OF ~~COOK~~

I, Connie L. Owens, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel C. Kales, the Sr. Vice President of Ventura Stone, Inc., personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of November, 1993.



Connie L. Owens  
Notary Public  
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the Lake County Recorder!  
Commission expires Nov. 15, 1994



THIS INSTRUMENT  
PREPARED BY AND WHEN  
RECORDED RETURN TO:

Ilyse D. Dunkel, Esq.  
Sonnenschein Nath & Rosenthal  
8000 Sears Tower  
Chicago, Illinois 60606

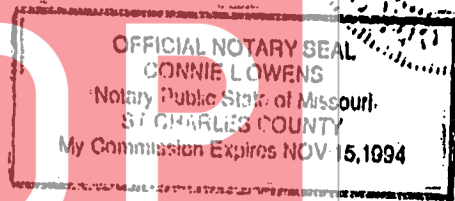


Exhibit-A.

Parcel designated as "D-1" and "Venture" on the site plan, recorded with that certain Memorandum of Lease dated November 21, 1989, and recorded December 11, 1989 as Instrument No. 73734.



EXHIBIT B

TRUST A PARCEL

Key # 22-15-76 & 82

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Ross Township, Lake County, Indiana, described as follows: Beginning at the intersection of the North right-of-way line of U.S. Highway No. 30 and the East line of the West 1/2, West 1/2, Northeast 1/4 of said Section 23; thence South 88° 37' 48" West along the North right-of-way line of said Highway a distance of 178.62 feet more or less to the Northeastern right-of-way line of the abandoned C & O Railroad; thence North 62° 42' West along said railroad right-of-way, 1724.96 feet; thence North 27° 18' East, 20.00 feet; thence North 88° 37' 48" East, 1661.95 feet more or less to the East line of the West 1/2, West 1/2, Northeast 1/4 of said Section 23; thence South 02° 45' 46" East 89.37 feet more or less to the point of beginning;

Key # 22-15-76 & 82

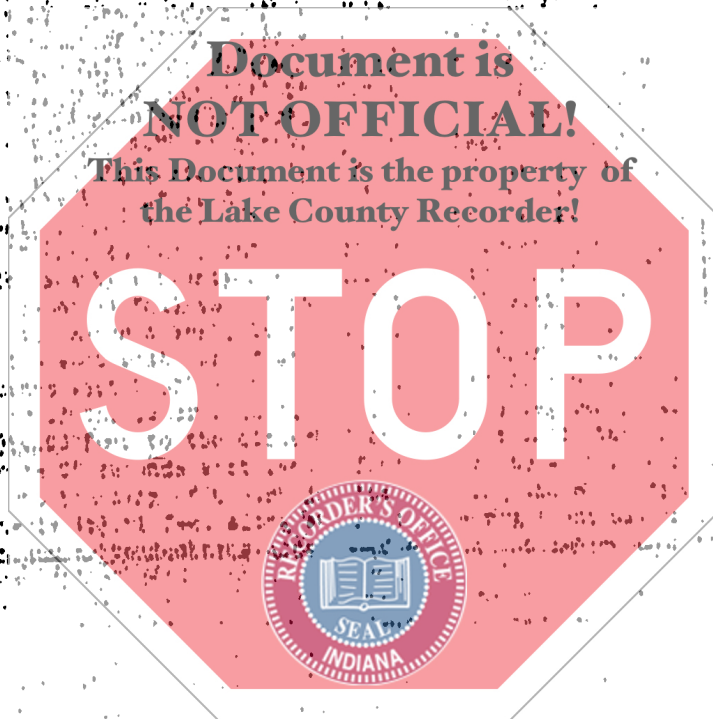




EXHIBIT C

Trust B Parcel  
Key # 22-15-26-474

Part of the North 1/2, Section 23, Township 35 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as: Commencing at the Northwest corner of said Section 23; thence South 02° 42' 00" East along the West line of said Section 23 a distance of 887.20 feet to the Southerly right-of-way line of the Chesapeake and Ohio Railroad; thence South 62° 42' 00" East along said South line 1613.41 feet; thence South 27° 18' 00" West, 748.26 feet; thence South 88° 25' 00" West, 134.54 feet to the point of beginning of this described parcel; thence continuing South 88° 25' 00" West, 326.65 feet; thence South 01° 35' 00" East, 193.56 feet to the Northerly line of U.S. Highway #30; thence Easterly along the Northerly line of said Highway, 309.65 feet; thence North 01° 35' 00" West, 43.06 feet; thence North 88° 25' 00" East, 17.0 feet; thence North 01° 35' 00" West, 150.00 feet to the point of beginning. Except that part conveyed to the State of Indiana by Warranty Deed recorded September 19, 1978 as Document No. 491229 described as follows: A part of the Northwest Quarter of Section 23, Township 35 North, Range 8 West, Lake County, Indiana, described as follows: Commencing at the Northwest corner of said section; thence South 0 degrees 01 minutes 00 seconds West 2,287.90 feet along the West line of said section to the Southwest corner of the owner's land; thence South 85 degrees 59 minutes 00 seconds East 350.00 feet to the corner of the owner's land; thence South 0 degrees 01 minute 00 seconds West 166.90 feet along the West line of the owner's land to the North boundary of U.S.R. 30; thence along the boundary of said U.S.R. 30 Easterly 1333 feet to the center of a curve having a radius of 53,814.79 feet and subtended by a long chord having a bearing of South 89 degrees 02 minutes 50 seconds East and a length of 463.51 feet to the point of beginning of this description; thence North 1 degree 11 minutes 58 seconds East 10.00 feet; thence South 88 degrees 46 minutes 26 seconds East 50.01 feet; thence South 1 degree 15 minutes 10 seconds West 10.00 feet to the North boundary of U.S.R. 30; thence along the boundary of said U.S.R. 30 Westerly 50.00 feet along an arc to the left and having radius 53,814.79 feet and subtended by a long chord having a bearing of North 88 degrees 46 minutes 26 seconds West and a length of 50.00 feet to the point of beginning;

Key # 22-15-26-65-475

Part of the North 1/2 Section 23, Township 35 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as: Commencing at the Northwest corner of said Section 23; thence South 02° 42' 00" East along the West line of said Section 23 a distance of 887.20 feet to the Southerly right-of-way line of the Chesapeake and Ohio Railroad; thence South 62° 42' 00" East along said Southerly right-of-way 1885.00 feet to the point of beginning of this described parcel; thence South 27° 18' 00" West, 274.33 feet; thence South 62° 42' 00" East, 4.0 feet; thence South 27° 18' 00" West, 80.0 feet; thence South 62° 42' 00" East, 26.41 feet; thence South 27° 18' 00" West 275.0 feet; thence North 62° 42' 00" West, 260.0 feet; thence South 27° 18' 00" West, 339.51 feet more or less to the Northerly line of U.S. Highway #30; thence on a curve to the right with a radius of 53817.23 feet a distance of 87.67 feet to the Point of Curve; thence North 88° 37' 48" East along the Northerly line of said Highway a distance of 1931.83 feet to the Southerly line of the Chesapeake and

\* provided, however, that this legal description shall be amended to include the foregoing portion of land at such time as it is conveyed to Landlord by the State of Indiana.

LEGAL DESCRIPTION  
(continued)

Ohio Railroad; thence North  $62^{\circ} 42' 00''$  West, 1542.00 feet to the point of beginning, except that part conveyed to the State of Indiana by Warranty Deed recorded September 19, 1978 as Document No. 491229 described as follows: Part of the Northwest Quarter of Section 23, Township 35 North, Range 8 West, Lake County, Indiana, describe as follows: Commencing at the Northwest corner of said section; thence South  $0^{\circ} 01' 00''$  East 2,287.90 feet along the west line of said section; thence South  $89^{\circ} 59' 00''$  East 350.00 feet; thence South  $0^{\circ} 01' 00''$  East 196.90 feet to the North Boundary of U.S.R. 30; thence along the Boundary of said U.S.R. 30 Easterly 651.76 feet along an arc to the right and having a radius of 53,814.79 feet and subtended by a long chord having a bearing of South  $88^{\circ} 56' 49''$  East and a length of 651.76 feet; thence South  $88^{\circ} 36' 00''$  East 688.03 feet along said boundary to the point of beginning of this description; thence North  $1^{\circ} 24' 00''$  East 10.00 feet; thence South  $88^{\circ} 36' 00''$  East 40.00 feet; thence South  $1^{\circ} 24' 00''$  East 10.00 feet to the North Boundary of U.S.R. 30; thence North  $88^{\circ} 36' 00''$  East 40.00 feet along the boundary of said U.S.R. 30 to the point of beginning;

Document is  
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**STOP**





EXHIBIT D

Trust-C Parcel

Key# 22-15-6, 7, 19, 22, 23, 77, 78 & 80  
The SE1/4, NE1/4 Section 23, Township 35-North, Range 8-West of the 2nd P.M. and the East 1/2, SW1/4, NE1/4 Section 23, Township 35 North, Range 8 West of the 2nd P.M., lying North of the Northerly right-of-way line of U. S. Highway No. 30, excepting that part of the SE1/4, NE1/4 of said Section 23, described as follows: Commencing at the intersection of the North right-of-way line of U. S. Highway #30 with the East line of the NE1/4 of said Section 23; thence West along the North line of U. S. Highway #30 a distance of 180 feet; thence North parallel to the East line of the NE1/4 of said Section 23, a distance of 150 feet; thence East parallel to the North line of U. S. Highway #30 a distance of 180 feet to the East line of the NE1/4 of said Section 23; thence South 150 feet to the point of beginning. Containing 50.22 acres, more or less.

**NOT OFFICIAL!**

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Key#

**STOP**

