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RELEASE OF MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED

THIS RELEASE is made this 1st day of July, 1994, by and among Robert A. Vinci and Marilyn M. Vinci ("Seller") and Salah Musleh and Isaac Musleh and Happy Foods, Inc., an Indiana corporation (collectively hereinafter referred to as "Purchaser").

1. Seller and Purchaser on July 5, 1991, recorded in the Recorder's Office of Lake County, Indiana, as Document 91033882 a Memorandum of Articles of Agreement for Deed (the "Memorandum") to memorialize that Seller and Purchaser entered into that certain Articles of Agreement for Deed dated the 2nd day of July, 1991 (the "Agreement").

2. Purchaser and Seller have fully performed, kept and observed all the covenants and conditions to be performed, kept and observed under the Agreement including, without limitation, Purchaser's obligation to pay the Purchase Price (as defined in the Agreement) and all interest thereon in the manner described in the Agreement, and Seller has delivered to Purchaser at the time of such payment and performance, all closing documents including, but not limited to, a Warranty Deed for that certain property with a common address of 921 Broadway, in the City of Gary, County of Lake, State of Indiana ("Parcel I") and a Quit-Claim Deed for the adjacent parking lot ("Parcel II"), which Parcel I and Parcel II are more particularly described in Exhibit A attached hereto and made a part hereof.

3. Seller and Purchaser hereby release the other party from its obligations under the Agreement.

4. This Release of Memorandum of Articles of Agreement for Deed shall be recorded with the Recorder's Office of Lake County, Indiana.

IN WITNESS WHEREOF, Seller and Purchaser have duly executed this Release of Memorandum of Articles of Agreement for Deed as of the day and year first above written.

SELLER:

Robert A Vinci
ROBERT A. VINCI

Marilyn M. Vinci
MARILYN M. VINCI

PURCHASER:

Salah Musleh
SALAH MUSLEH

Isaac Musleh
ISAAC MUSLEH

HAPPY FOODS, INC.,
an Indiana corporation

Prepared by:

Maria S. Bayer
McDermott, Will & Emery
227 West Monroe Street, Suite 3100
Chicago, Illinois 60606-5096

By: Isaac Musleh
Its: PRESIDENT

Attest: Isaac Musleh
Its: SECRETARY

After Recording Return to:

Robert J. Ralis
561 West Diversey Parkway
Suite 206
Chicago, Illinois 60614

Mail Tax Bills To:

Happy Foods, Inc.
921 Broadway
Gary, IN 46402
Attn: Isaac Musleh

FILED
SAM ORLICH
AUDITOR LAKE COUNTY

FEB 22 1995

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September 1, 1994

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

15.00

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert A. Vinci and Marilyn M. Vinci, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of July, 1994.

OFFICIAL SEAL "
MARIA S. BAYER
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 7/7/96

Maria S. Bayer
Notary Public

My Commission Expires:

July 7, 1996



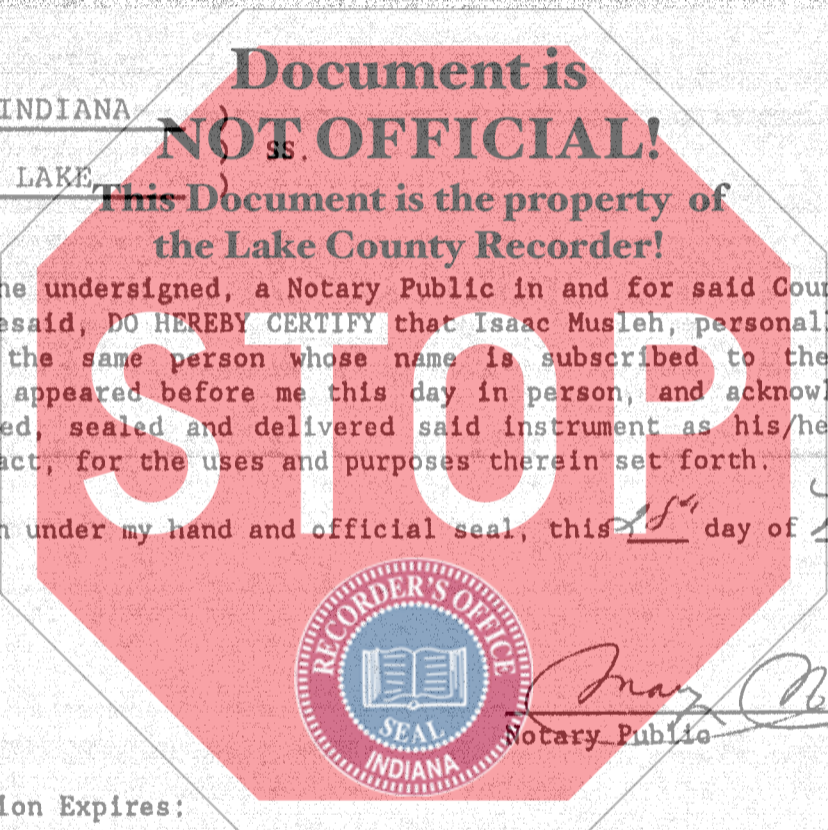
STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Salah Musleh, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of November, 1994.

May Anne
Notary Public

My Commission Expires:
5-10-95



STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Isaac Musleh, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered 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 28th day of November, 1994.

May Anne
Notary Public

My Commission Expires:
5-10-95

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SALAH MUSLEH, personally known to me to be the _____ President of Happy Foods, Inc., an Indiana corporation, and ISAAC MUSLEH, personally known to me to be the _____ Secretary of said corporation, and known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed, sealed and delivered said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of November, 1994.

Document is *May Rosen*
NOT OFFICIAL! Notary Public

My Commission Expires:
5-10-95

This Document is the property of
the Lake County Recorder!

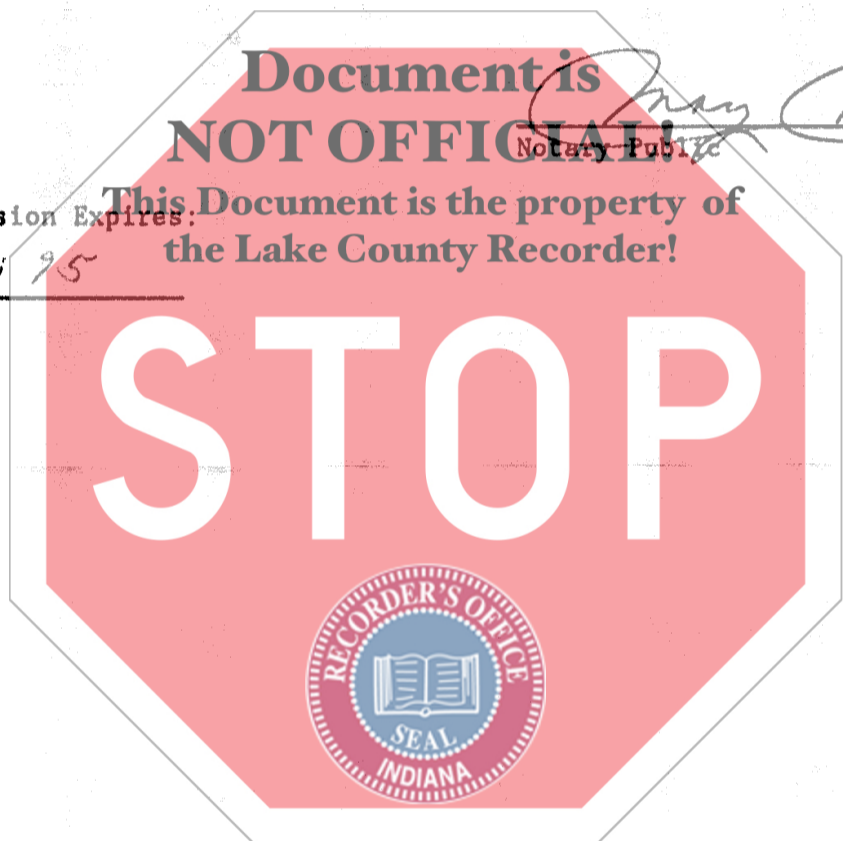


Exhibit A

Legal Description

PARCEL 1

Key# 40-48-35

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 10, TWP 36 NORTH, RANGE 8 WEST OF THE 2ND P.M. IN THE CITY OF GARY, DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF BROADWAY AS NOW LAID OUT AND IMPROVED, WHICH IS 125 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 10 THENCE SOUTH ALONG THE EAST LINE OF BROADWAY A DISTANCE OF 220 FEET TO THE NORTH LINE OF 10TH AVENUE THENCE EASTERLY ALONG THE NORTH LINE OF 10TH AVENUE ON A CURVE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 246.62 FEET A DISTANCE OF 125.08 FEET TO A POINT ON REVERSE CURVE, THENCE EASTERLY ON A CURVE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 306.62 FEET A DISTANCE OF 155.51 FEET TO THE WEST LINE OF MASSACHUSETTS AVENUE, THENCE NORTH ALONG THE WEST LINE OF MASSACHUSETTS AVENUE TO A DISTANCE OF 155.48 FEET THENCE WEST A DISTANCE OF 270 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA.

PARCEL 2

Key# 40-48-22

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDED ON THE WEST BY THE EAST LINE OF BROADWAY AS NOW USED AND ESTABLISHED; BOUNDED ON THE NORTH BY THE SOUTH LINE OF 10TH AVENUE AS NOW USED AND ESTABLISHED; BOUNDED ON THE EAST BY THE WEST LINE OF MASSACHUSETTS STREET AS NOW OPEN AND ESTABLISHED AND BOUNDED ON THE SOUTH BY A LINE 45 FEET DISTANT NORTH BY RECTANGULAR MEASUREMENT FROM THE CENTER LINE OF THE TRACK OF THE NEW YORK CENTRAL RAILROAD COMPANY'S DUNE PARK BRANCH, AS IT EXISTED ON THE 18TH DAY OF DECEMBER, 1963, IN LAKE COUNTY, INDIANA.

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