

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into by and between the parties hereto, to evidence their execution of a certain Lease effective for 27th day of April, 1998

WITNESSETH:

1. The name of the Landlord is Value Tex, LLC, an Indiana Limited Liability Company with principal offices located at 6860-64 Broadway, Merrillville, Indiana 46410.
2. The name of the Tenant is Griffland Cleaners, Inc., an Indiana Corporation, with principal offices located at 6860-64 Broadway, Merrillville, Indiana 46410.
3. The leased premises include the real estate commonly known as 6860-64 Broadway, Merrillville, Lake County, Indiana, and legally described on Exhibit "A", which is attached hereto and made a part hereof.
4. The term of the Lease is for five (5) years commencing on the 27th day of April, 1998 and ending on April 30, 2003 with three (3) successive five (5) year options to renew.
5. This Memorandum of Lease is being voluntarily executed by the above referenced Landlord and Tenant for the purpose of placing the Landlord's right, title and interest of record in the Office of the Recorder of LAKE County, Indiana.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 27th day of April, 1998.

LANDLORD: Value Tex, LLC, an Indiana Limited Liability Company

FILED

JUN 02 1998

SAM ORLICH
AUDITOR LAKE COUNTY



BY: [Signature]
Jeffrey M. Gross, Member

BY: [Signature]
Elliot Z. Gross, Member

TENANT: Griffland Cleaners, Inc., an Indiana Corporation

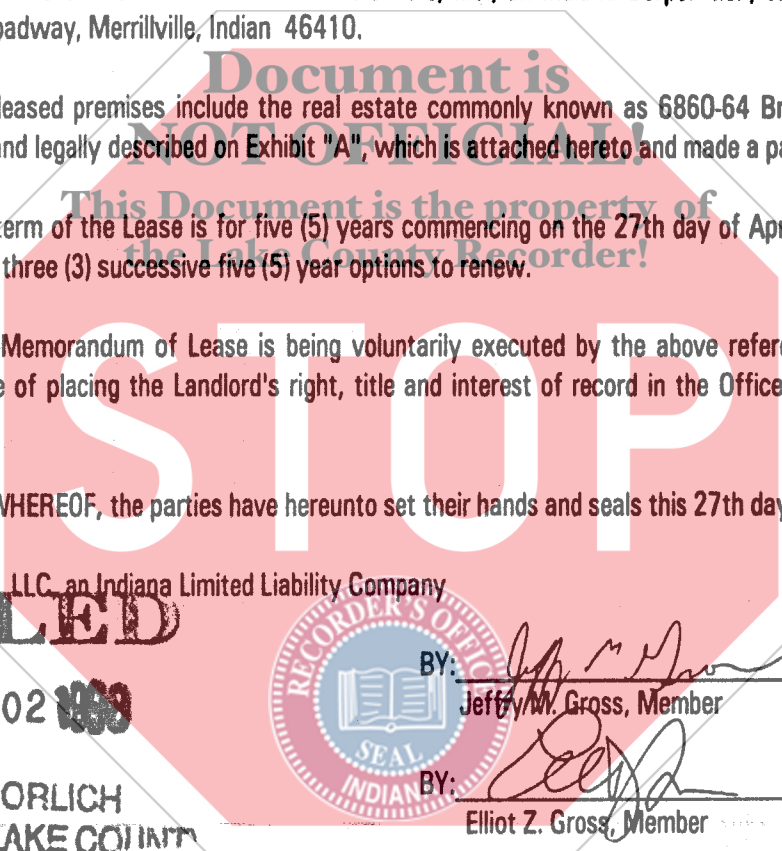
BY: [Signature]
Jeffrey M. Gross, President

ATTEST: [Signature]
Elliot Z. Gross, Secretary

HOLD FOR FIRST AMERICAN TITLE FA-23487

000244

Handwritten initials/signature: BOK FA



9804086

STATE OF INDIANA
LAKE COUNTY
FILED IN RECORDS

JUN 02 1998

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Jeffry M. Gross and Elliot Z. Gross, Members on behalf of Value Tex, LLC, being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are true. Signed and sealed this 27th day of April, 1998.

Brian E Rusin

Brian E. Rusin, Notary Public

My Commission Expires: 04-09-00

County of Residence: Lake

(SEAL)

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Jeffry M. Gross and Elliot Z. Gross, President and Secretary respectively, on behalf of Griffland Cleaners, Inc., being first duly sworn by me upon their oath, say that the facts alleged in the foregoing instrument are true. Signed and sealed this 27th day of April, 1998.

Brian E Rusin

Brian E. Rusin, Notary Public

My Commission Expires: 4-9-00

County of Residence: Lake

(SEAL)

Return to: Brian E. Rusin, Northwest Indiana Regional Development Company, 6100 Southport Road, Portage, Indiana 46368

Prepared by: J. Brian Hittinger, HOEPNER, WAGNER & EVANS, 1000 E. 80th Place, Suite 606 South Tower, Merrillville, Indiana 46410

Exhibit "A"

Document is
NOT OFFICIAL!

LEGAL DESCRIPTION:

This Document is the property of

the Lake County Recorder

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS COMMENCING 1 ROD NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST 160 FEET ALONG A LINE WHICH IS PARALLEL TO AND 1 ROD NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 75 FEET; THENCE EAST 160 FEET ALONG A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID SECTION; TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 75 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE PLACE OF BEGINNING, EXCEPT THE EAST 40 FEET THEREOF TAKEN FOR STATE HIGHWAY #53, (ALSO KNOWN AS BROADWAY), IN LAKE COUNTY, INDIANA.

