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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

URBAN BUILDING LEASE

THIS LEASE is made this 1st day of August 1999 between PAMELA NICHOLS ("Landlord"), and ORBAN LEASING, INC. OF INDIANA, an Indiana corporation, and FRANK'S EQUIPMENT, INC. an Indiana corporation ("Tenant").

MORNING W. CARTER
RECORDER

WHEREAS, Landlord is the owner of a warehouse and office building located at 725 Chicago Avenue, Hammond, Indiana, legally described as:

Lots 17 to 31, both inclusive, in Block 14 in Hoffman's Third Addition to Hammond, as per plat thereof, recorded in Plat Book 1 page 99, in the Office of the Recorder of Lake County, Indiana;

and

WHEREAS, for more than ten years last past Landlord's predecessor has rented to Tenant the above-described real estate on an oral month-to-month lease without default; and

WHEREAS, Landlord and Tenant now desire to enter into a fixed term lease automatically renewable without sixty days prior written notice of cancellation and at substantially increased rental; and

WHEREAS, it is the desire and intent of Landlord and Tenant that this term lease shall be effective as of August 1, 1999 and thereafter.

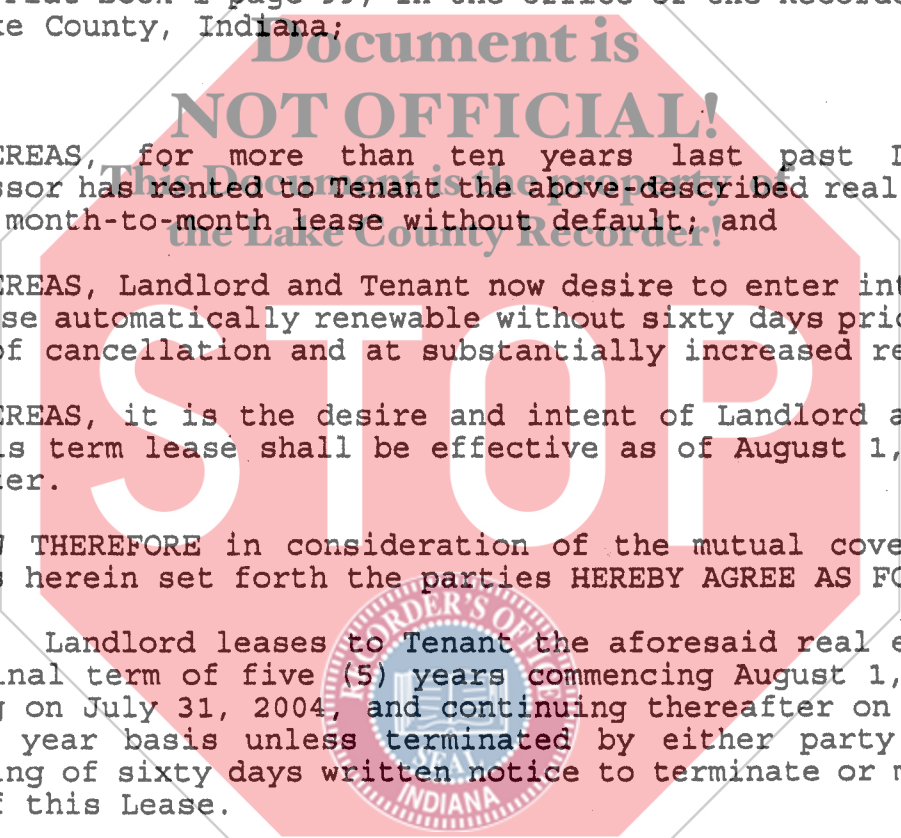
NOW THEREFORE in consideration of the mutual covenants and promises herein set forth the parties HEREBY AGREE AS FOLLOWS:

1. Landlord leases to Tenant the aforesaid real estate for an original term of five (5) years commencing August 1, 1999 and expiring on July 31, 2004, and continuing thereafter on an annual year to year basis unless terminated by either party upon the furnishing of sixty days written notice to terminate or modify the terms of this Lease.

2. Fixed minimum rents for the initial term shall be \$24,000.00 payable \$2,000.00 per month commencing on August 1, 1999 and on the first day of each and every month thereafter. In addition to fixed minimum rent, Tenant shall pay all taxes, insurance and reasonable maintenance costs incurred in the operation of the building, it being the intent of the parties that this be a net net net lease.

3. This Lease shall automatically renew itself on a year to year basis with annual fixed minimal rentals of \$30,000.00 per year payable in monthly installments of \$2,500.00 per month together with additional rentals as herein provided unless terminated or modified by sixty days prior written notice.

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4. Tenant shall use the leased premises as a construction equipment rental and sales business office including all outside storage areas and enclosed areas and for no other purpose without written consent of the Landlord.

5. Tenant shall maintain the building in a first class manner replacing those items that wear out by reason of obsolescence or normal wear and tear and shall further maintain the outside portion of the leased premises in a well landscaped, clean and sightly manner so as not to adversely distract or impact upon neighboring residential properties.

6. Tenant shall maintain fire and other casualty insurance to the full replacement value of the real estate and furnish to Landlord certificates of insurance covering Landlord and Tenant as their respective interests may appear in insurance companies reasonably acceptable to Landlord.

7. Tenant may make whatever improvements to the real estate as may be reasonably required for the conduct of its business; however, any liens or encumbrances thereby created shall be the sole responsibility and liability of the Tenant.

8. Tenant may assign and/or sub-lease any part of the premises to related companies or for related business activities for a term not in excess of the term of this Lease so long as such assignment or sub-lease (written or oral) does not encumber or slander Landlord's title to the real estate or impair Landlord's mortgage financing.

9. This Lease shall supplant and replace any prior verbal leases for these same premises between these same parties.

10. Parties agree that this Lease shall be binding upon their heirs, personal representatives and assigns.

11. Landlord agrees that Tenant(s) may merge into one corporation and the surviving entity shall thereafter be substituted as "Tenant" for the purposes of this Lease.

IN WITNESS WHEREOF, the parties have signed on this the date first above written.

"LANDLORD"

Pamela Nichols
PAMELA NICHOLS

"TENANT"

ORBAN LEASING, INC. OF INDIANA
and FRANK'S EQUIPMENT, INC.

By: *Pamela Nichols*
PAMELA NICHOLS, President

ATTEST: *John Nichols*
JOHN NICHOLS, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of Nov, 1999, personally appeared: PAMELA NICHOLS and acknowledged the execution of the foregoing Office Building Lease. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

[Signature]
Notary Public
Resident of Lake County

My Commission Expires:

4-10-07

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 17 day of Nov, 1999, personally appeared: PAMELA NICHOLS and JOHN NICHOLS, known to me to be the President and Secretary respectively of ORBAN LEASING, INC. OF INDIANA and acknowledged the execution of the foregoing Office Building Lease. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

[Signature]
Notary Public
Resident of Lake County

My Commission Expires:

4-10-07

This Instrument Prepared By: Herbert S. Lasser, Attorney at Law,
3700 East U.S. 30, Merrillville, IN 46410; phone: (219)942-3710

