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SIGN EASEMENT

(Lot 3, Hammond Oaks Shopping Center)

This Sign Easement is made this \_\_\_\_ day of June, 2000 by Rubloff Hammond II, L.L.C., an Illinois limited liability company, authorized to do business in the State of Indiana ("Declarant").

**RECITALS:**

WHEREAS, Declarant is the owner of certain real estate located in the City of Hammond, County of Lake, City of Indiana, the legal description which is set forth in Exhibit A attached hereto and made a part hereof, and Declarant desires to create thereon a Sign Easement as described in Paragraph 7.4 of that certain Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for Hammond Oaks Shopping Center, which Declaration was recorded in the County of Lake, on April 24, 1997 as Document No. 97028420 ("Declaration").

NOW, THEREFORE, the Declarant hereby creates a Sign Easement on Lot 3 as follows:

1. A Non-Exclusive Perpetual Easement is hereby established, over, across and under the portion of Lot 3 as designated on Exhibit B as the "Pylon Sign Easement" which easement shall allow the Declarant, Occupants and Owners utilizing said sign with access to said sign for the installation and use of utility lines as well as access for servicing and ingress and egress to and from said sign. The Declarant, Owner or Occupant advertising on said sign may erect, maintain, improve, light, enlarge or reduce, repair or replace their respective interests in said sign. Maintenance costs for such sign shall be paid and reimbursed based on the provisions of Paragraph 7.5 of the Declaration.

15.05  
E.T.  
1013

This Sign Easement is effective as of the date hereof.

RUBLOFF HAMMOND II, L.L.C.

By: Robert S. Brownson  
ROBERT S. BROWNSON

Its: Chief Operating Officer

STATE OF ILLINOIS )

WINNEBAGO COUNTY )

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I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT** Robert S. Brownson, Chief Operating Officer of Rubloff Hammond II, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 15<sup>th</sup> day of June, 2000.

"OFFICIAL SEAL"  
DENICE A. KRUSEMEIER  
Notary Public, State of Illinois  
My Commission Expires 12/09/03

Denice A. Krusemeier  
Notary Public

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Prepared by and Return to:

Mark A. Robinson, Esq.  
6277 East Riverside Boulevard  
Rockford, IL 61114  
815/877-0013



EXHIBIT A

LEGAL DESCRIPTION  
SIGN EASEMENT

THE EAST 10 FEET OF THE NORTH 20 FEET OF LOT 3 IN REPLAT OF RUBLOFF SUBDIVISION,  
RECORDED DECEMBER 2, 1997 AS DOCUMENT NUMBER 97082090 IN BOOK 83, PAGE 79 IN  
THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

1933-1.WPD



EXHIBIT B

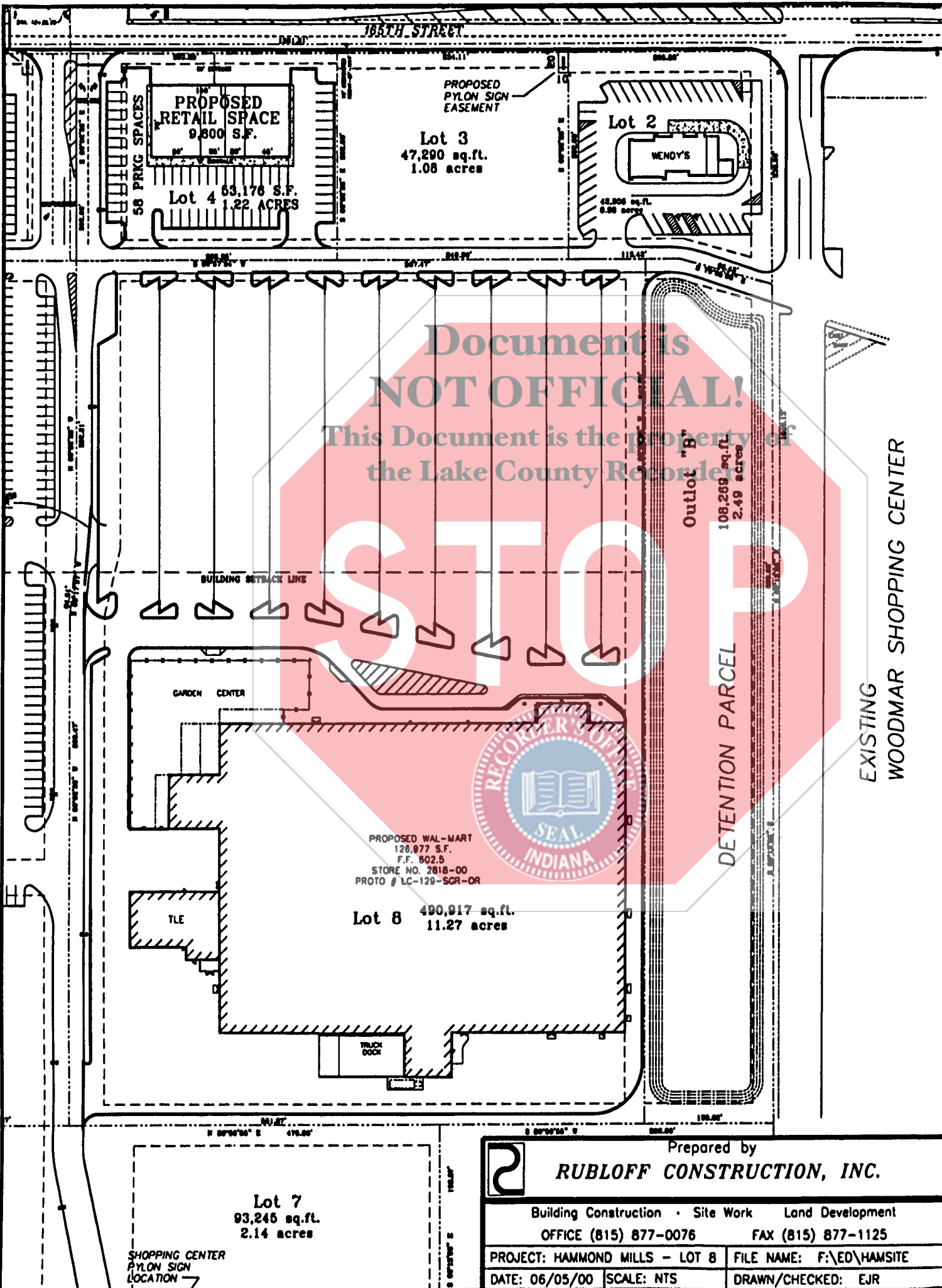


EXHIBIT B

EXISTING  
WOODMAR SHOPPING CENTER

Prepared by  
**RUBLOFF CONSTRUCTION, INC.**

Building Construction • Site Work • Land Development  
OFFICE (815) 877-0076 FAX (815) 877-1125

PROJECT: HAMMOND MILLS - LOT 8	FILE NAME: F:\ED\HAMSITE
DATE: 06/05/00	SCALE: NTS
DRAWN/CHECKED: EJR	