

4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 060335

2000 AUG 21 PM 1:40

MEMORANDUM OF LEASE ORRIS W. CARTER
RECORDER

This Memorandum of Lease made and entered into as of this 12 day of June, 2000, by and between Horizon Bank, NA, successor by merger to Citizens Bank of Michigan City, Indiana, as Trustee under Trust Agreement dated May 5, 1971 and known as Trust No. 613, Owner of the herein described premise and hereinafter designated as "Lessor", and The M Associates, Inc., an Illinois Corporation, hereinafter designated as "Lessee".

Witnessed, the Lessor hereby leases, demises and lets unto Lessee and Lessee hereby leases and takes from Lessor, a portion of a certain real property situated in the city of Merrillville, county of Lake, state of Indiana, described in Exhibit "B" attached hereto and made a part hereof, which portion is highlighted on Exhibit "A", attached hereto and made a part hereof.

This lease is made on all the terms and conditions as set forth in that certain Lease Agreement dated June 12, 2000, herewith between Lessor and Lessee relating to said property "the Lease"; all of which terms and conditions are made a part hereof.

Among the terms of the Lease are:

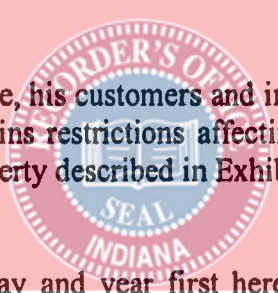
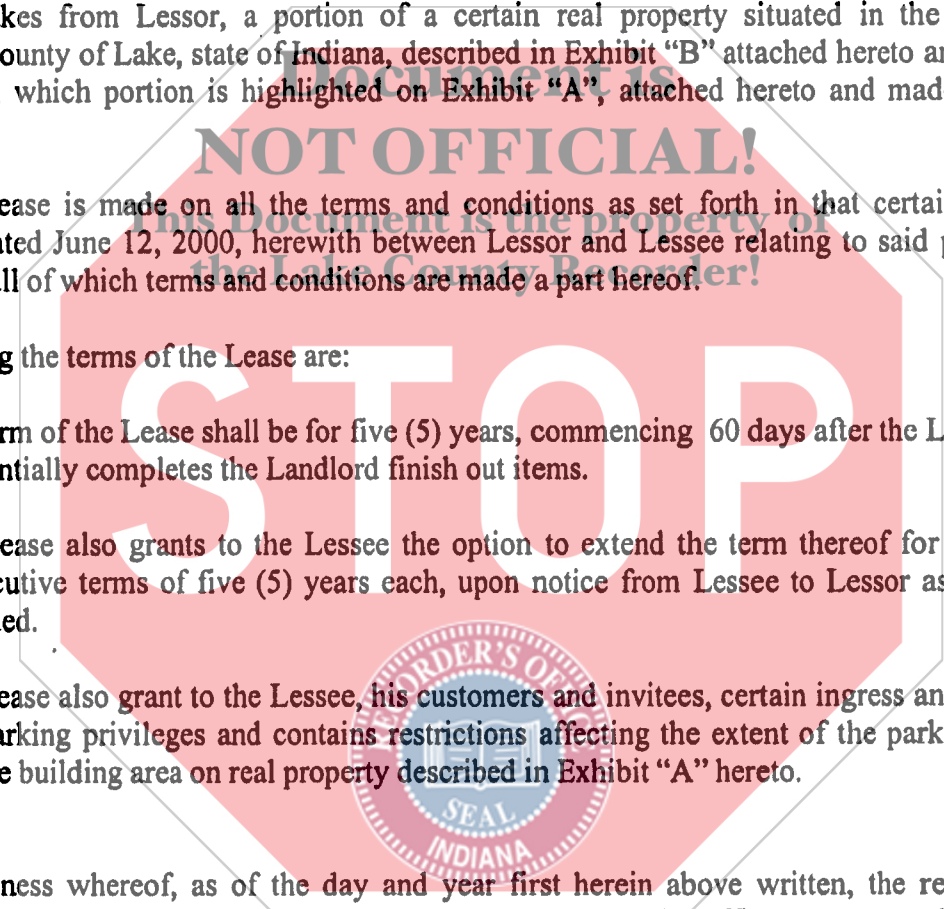
1. The term of the Lease shall be for five (5) years, commencing 60 days after the Lessor substantially completes the Landlord finish out items.
2. The Lease also grants to the Lessee the option to extend the term thereof for two (2) consecutive terms of five (5) years each, upon notice from Lessee to Lessor as therein provided.
3. The Lease also grant to the Lessee, his customers and invitees, certain ingress and egress and parking privileges and contains restrictions affecting the extent of the parking area and the building area on real property described in Exhibit "A" hereto.

In witness whereof, as of the day and year first herein above written, the respective parties hereto have executed these presence personally or by officers or agents hereunto duly authorized.

FILED

AUG 21 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR



16.00
21.
CS

01425

HORIZON BANK, N.A. AS TRUSTEE
UNDER TRUST AGREEMENT DATED
MAY 5, 1971 KNOWN AS TRUST
NO. 613

BY: [Signature]
BY: _____

CORPORATION NAME: THE M ASSOCIATES, INC.

BY: Martin J. McNally - PRESIDENT, TMA, INC.
BY: _____

STATE OF INDIANA)

) ss
Document is

NOT OFFICIAL!

On this 13th day of July, 2000 before me, a Notary Public within and for said county, personally appeared Lawrence J. Mazur and _____, who, being each by me duly sworn did say that they are respectively the Trust Officer and Trust Officer of HORIZON BANK, N.A. OF MICHIGAN CITY, INDIANA, as Trustee under Trust Agreement dated May 5, 1971, and known as Trust No. 613, and acknowledged the execution of the foregoing.

Brenda L. Smythe
Notary Public

My commission expires:

Brenda L. Smythe, Notary Public My commission expires
A resident of LaPorte County, IN July 30, 2007

My county of residence is:

LaPorte



STATE OF Indiana)

) ss

COUNTY OF LaPorte)

On this 10th day of July, 2000, before me, a Notary Public within and for said county, personally appeared Martin J. McNally and _____, of THE M ASSOCIATES, INC., an Illinois Corporation, and who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that said instrument is the free act and deed of said corporation.

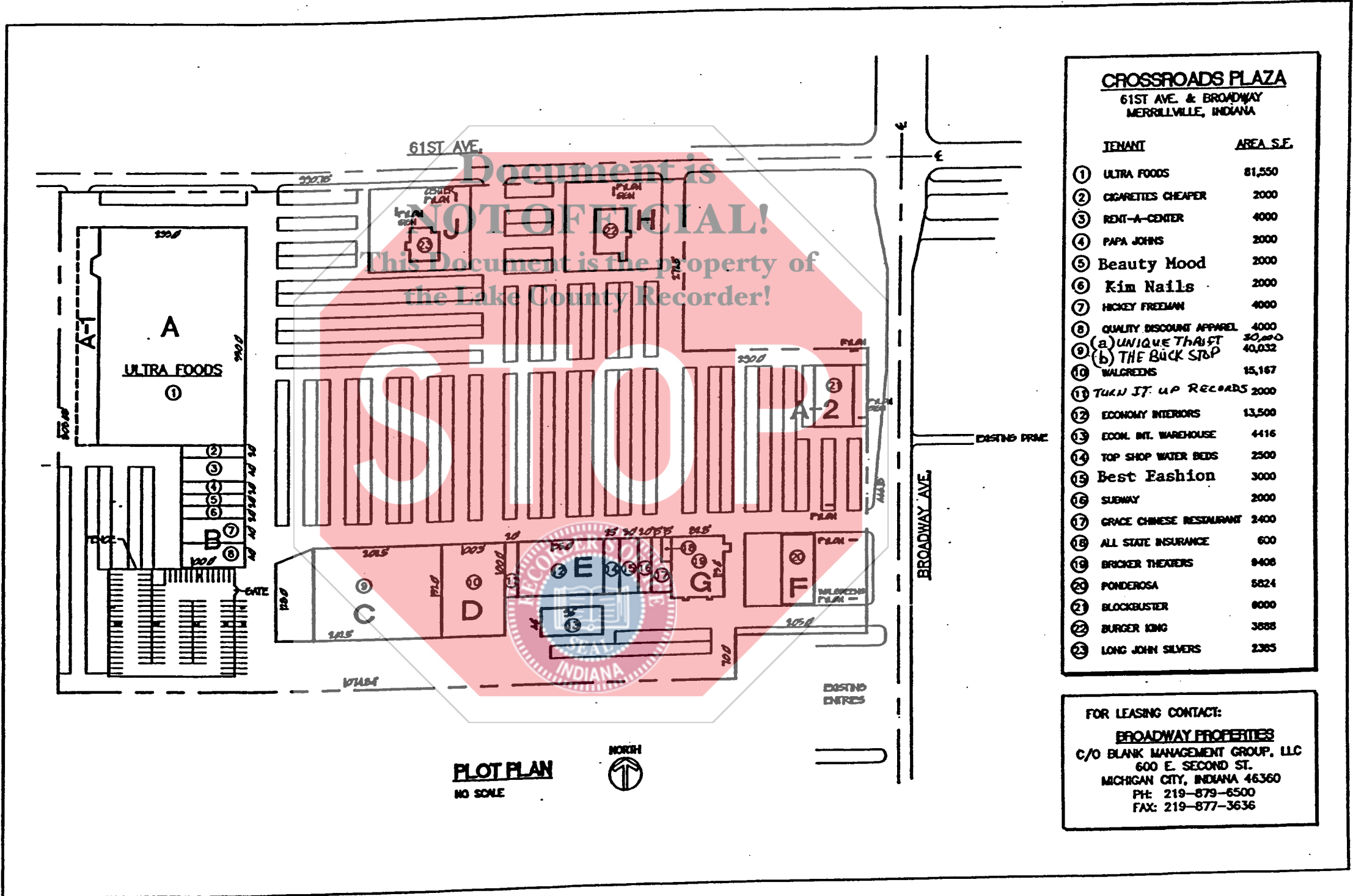
Kimberly A. Giesler
Notary Public **Kimberly A. Giesler**

My commission expires:

7-25-2000

My county of residence is:

LaPorte



CROSSROADS PLAZA
61ST AVE. & BROADWAY
MERRILLVILLE, INDIANA

| TENANT | AREA S.E. |
|----------------------------|-----------|
| ① ULTRA FOODS | 81,550 |
| ② CIGARETTES CHEAPER | 2000 |
| ③ RENT-A-CENTER | 4000 |
| ④ PAPA JOHN'S | 2000 |
| ⑤ Beauty Mood | 2000 |
| ⑥ Kim Nails | 2000 |
| ⑦ HICKEY FREEMAN | 4000 |
| ⑧ QUALITY DISCOUNT APPAREL | 4000 |
| ⑨ (a) UNIQUE THAIST | 30,000 |
| (b) THE BUCK STOP | 40,032 |
| ⑩ WALGREEN'S | 15,167 |
| ⑪ TURN IT UP RECORDS | 2000 |
| ⑫ ECONOMY INTERIORS | 13,500 |
| ⑬ ECON. INT. WAREHOUSE | 4416 |
| ⑭ TOP SHOP WATER BEDS | 2500 |
| ⑮ Best Fashion | 3000 |
| ⑯ SUEWAY | 2000 |
| ⑰ GRACE CHINESE RESTAURANT | 2400 |
| ⑱ ALL STATE INSURANCE | 600 |
| ⑲ BROKER THEATERS | 9408 |
| ⑳ PONDEROSA | 5624 |
| ㉑ BLOCKBUSTER | 9000 |
| ㉒ BURGER KING | 3688 |
| ㉓ LONG JOHN SILVERS | 2365 |

FOR LEASING CONTACT:
BROADWAY PROPERTIES
C/O BLANK MANAGEMENT GROUP, LLC
600 E. SECOND ST.
MICHIGAN CITY, INDIANA 46360
PH: 219-879-6500
FAX: 219-877-3636

PLOT PLAN
NO SCALE



EXHIBIT "A"

**LEGAL DESCRIPTION OF CROSSROADS PLAZA SHOPPING CENTER
AT 61ST AND BROADWAY, MERRILLVILLE, INDIANA**

The North 838.68 feet of the Northeast Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 8 West of the Second Principal Meridian; excepting the North 302.50 feet of the East 340.0 feet and the South 70.0 feet of the East 255.0 feet thereof all in Lake County, Indiana.



EXHIBIT "B"



Official Stamp

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MORRIS W. CARTER
RECORDER

2000 060335

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This is where you want the recorded document sent back to
when it has completed the recording process.

Name JACK TOWN

Address 600 E 2nd ST

City St Zip MICHIGAN CITY IN 46360

Telephone 219-879-6580

Signature Printed JACK TOWN

Signature Written Jack Town

Date of Signature 8/21/01

Check Number _____

Check Amount _____

CASH 45.00

Office Use Only

Check Equals Amount Due Yes No

Total _____

Initials _____

4

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Among the terms of the Lease are:

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In witness whereof, as of the day and year first herein above written, the respective parties hereto have executed these presence personally or by officers or agents hereunto duly authorized.

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AUG 21 2000.

PETER BENJAMIN
LAKE COUNTY AUDITOR

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STATE OF ALABAMA
LAKE COUNTY
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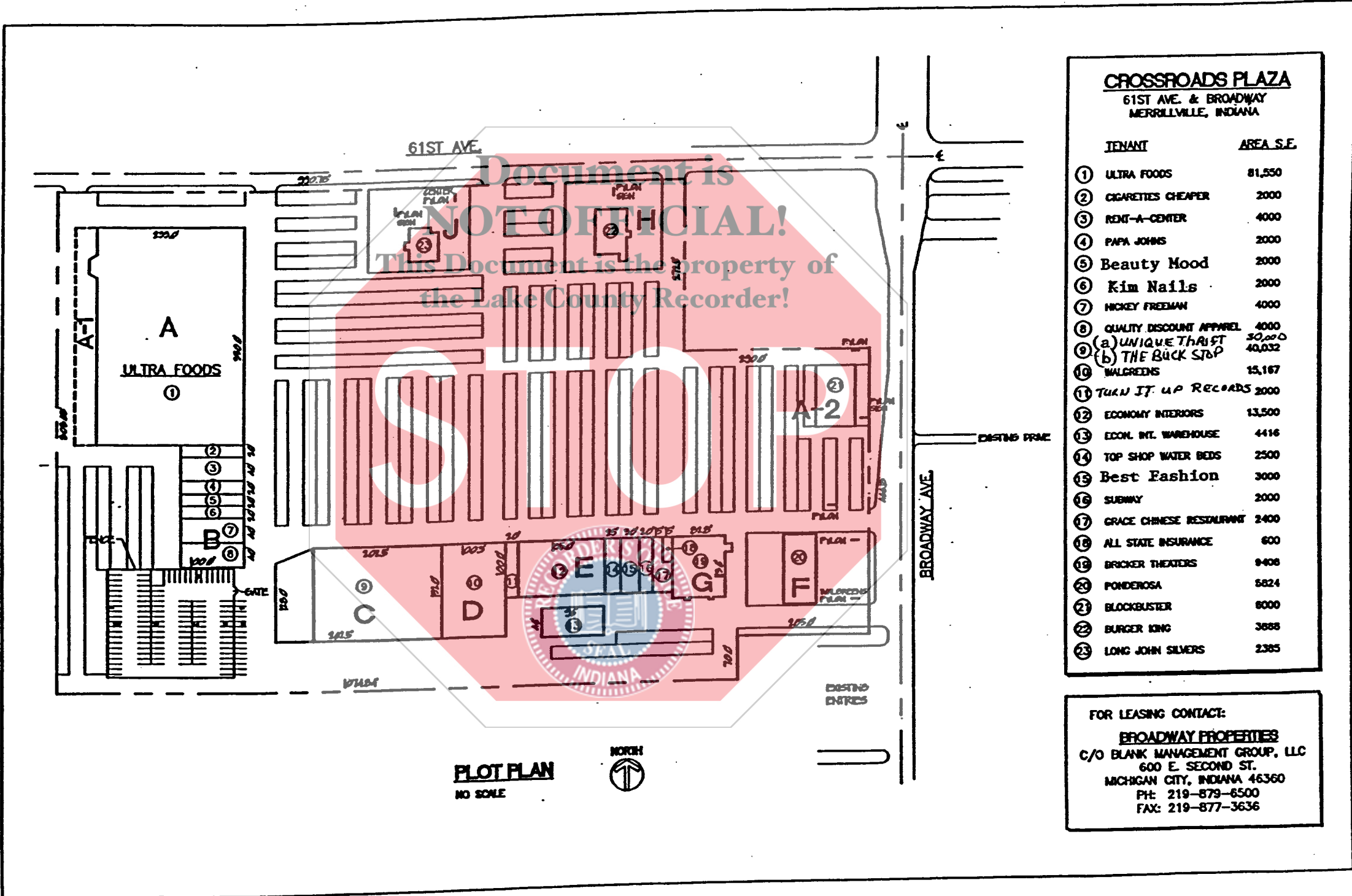
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61ST AVE. & BROADWAY
MERRILLVILLE, INDIANA

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NO SCALE



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Address 400 E 2ND ST

City St Zip MICHIGAN CITY IN 46360

Telephone 219-879-6580

Signature Printed JACK TOWN

Signature Written Jack Town

Date of Signature 8/21/01

Check Number _____

Check Amount _____

CASH 45.00

Office Use Only

Check Equals Amount Due Yes No

Total _____

Initials _____