

13
2000-061670
LASALLE NATIONAL LEASING CORPORATION

REAL PROPERTY WAIVER

THIS WAIVER, Made as of the 14 day of December, 1999, by and between LASALLE NATIONAL LEASING CORPORATION, its successors and assigns (hereinafter the "Lessor"), and the undersigned.

OWNER The undersigned has an interest in the premises more specifically described on the attached schedule (the "Premises"), as ~~Petro-Lowell~~. The Premises are now occupied in whole or in part by Welsh, Inc. (hereinafter the "Lessee"), and Lessee desires to lease from Lessor certain equipment which is already on or is to be delivered to or installed on the Premises, all of said equipment being more fully described on the schedule attached hereto (hereinafter collectively the "Equipment"), all of which Equipment is now or hereafter may become subject to a Master Lease Agreement (hereinafter the "Agreement") between Lessor and Lessee; to be used in connection with the business of Lessee as now or hereafter conducted.

Lessor is willing to lease the Equipment to Lessee, provided that the undersigned recognizes Lessor's title and interest in and to the Equipment.

NOW, THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby consents and agrees as follows:

1. Title to the Equipment to be leased to Lessee by Lessor is and shall remain in Lessor.
2. All the Equipment may be kept, installed, maintained, used and operated in the Premises; and shall remain personal property notwithstanding the manner or mode of the attachment of such Equipment to the realty and shall not become fixtures.
3. The undersigned waives and agrees not to assert any lien, claim or interest which the undersigned may now have or hereafter may acquire against or in the Equipment by virtue of the undersigned's interest in the real property, or otherwise.
4. In the event of default by Lessee in the performance of any of its obligations pursuant to the Agreement or any extension or renewal of said Agreement, Lessor may: (a) abandon the Equipment in place, (b) assemble the Equipment and conduct an auction of the Equipment on the Premises, or (c) remove the Equipment from the Premises in accordance with the terms and conditions of said Agreement.
5. Lessor may, without affecting the validity of this Waiver, extend the time of the payment of any rental or the performance of any of the other terms and conditions of the Agreement, without the consent of, and without giving notice thereof to, the undersigned.
6. This Waiver shall inure to the benefit of the successors and assigns of Lessor and shall be binding upon the heirs, personal representatives, successors and assigns of the undersigned.

IN WITNESS WHEREOF, the undersigned has caused this Waiver to be duly executed as of the day and year first above written.

ATTEST:

Paul Kacmarik
Paul T. Kacmarik

Welsh, Inc.
By: Robert J. Welsh
Robert J. Welsh

↓
Dawn M. Goff, Paralegal
Ober, Kaler, Grimes & Shriver
120 East Baltimore St.
Baltimore, Maryland 21202

3300
E.P.
155699

STATE OF Indiana :
COUNTY OF Lake : SS:

The undersigned, a Notary Public within and for said County, in the State aforesaid, duly commissioned and acting, hereby certifies that on this 4th day of December, 1999, personally appeared before me Robert J. Welch, Chairman & CEO, to me personally known and known to be the person who signed the foregoing Waiver, who, being by me duly sworn and being informed of the contents of said Waiver, stated and acknowledged on oath that he signed, sealed and delivered same with authority as his free and voluntary act and deed, for the uses, purposes and considerations therein mentioned and set forth.

My Commission Expires:
December 7, 2006

Tracy Sult
Notary Public Tracy Sult

PREPARED BY: OBER, KALER, GRIMES AND SHRIVER
120 E. BALTIMORE STREET
BALTIMORE, MARYLAND 21202-1643



L'ASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

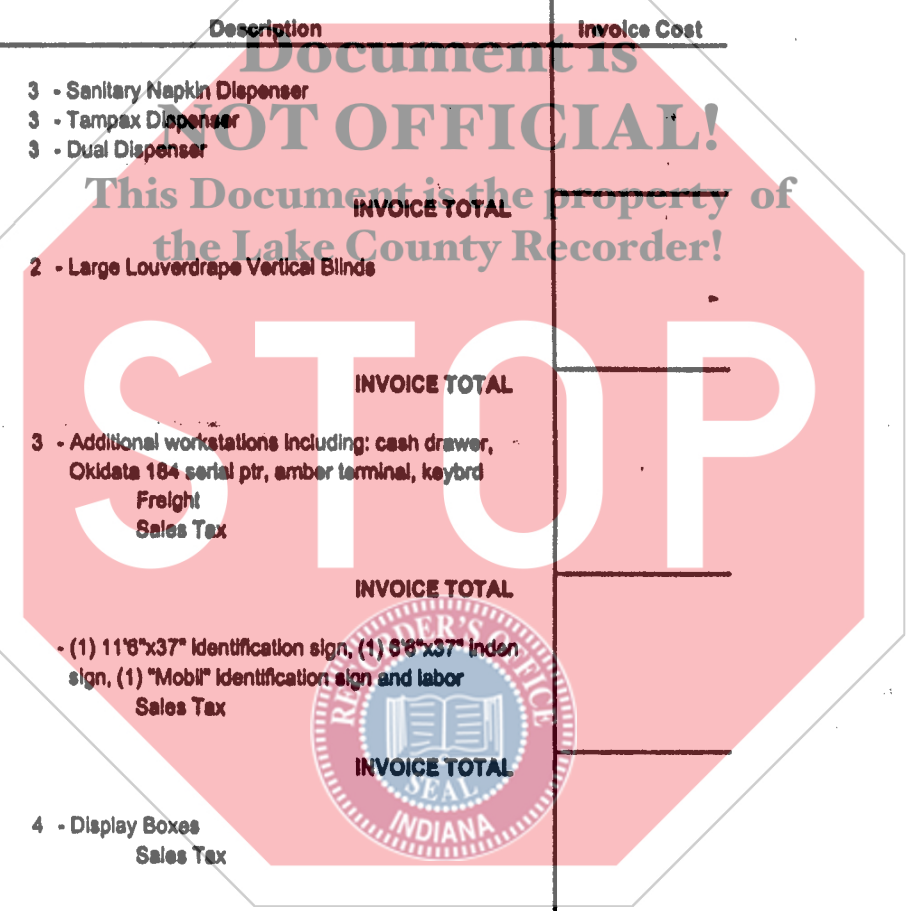
Approved By: _____
(Lessee to initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____

Equipment located at:
3231 East 181st Street (Phase 1)
Street No. _____

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
Ajax Sanitary Supply Co., Inc. 3590 Broadway Gary, IN 46409 Invoice No.: 125578	3 - Sanitary Napkin Dispenser 3 - Tampax Dispenser 3 - Dual Dispenser INVOICE TOTAL	
Calumet Vertical Blind Co 4780 Broadway Gary, IN 46408 Invoice No.: 9936	2 - Large Louverdraps Vertical Blinds INVOICE TOTAL	
Comdata Corporation PO Box 3389 Brentwood, TN 37024 Invoice No.: 123586	3 - Additional workstations including: cash drawer, Okidata 184 serial ptr, amber terminal, keybrd Freight Sales Tax INVOICE TOTAL	
Commonwealth Sign Co PO Box 12825 Roanoke, VA 24028 Invoice No.: 3181	(1) 11'8"x37" Identification sign, (1) 6'8"x37" Inden sign, (1) "Mobil" Identification sign and labor Sales Tax INVOICE TOTAL	
Custom Design Laminates Inc 10055 McKinley Hwy. Osceola, IN 46581 Invoice No.: 980977	4 - Display Boxes Sales Tax INVOICE TOTAL	
Gale Silger Productions 1281 Proffit Drive Dallas, TX 75247 Invoice NO. 314	Interior Design including Decorative Plaques/Collages, 3 @ 62" x 30", 15 @ 36" x 50", 1 @ 62" x 50" Saled Bar Trim Out Plate and Shelf Décor Decorative Lighting - including 3 copper kettles Iron Skillet Sign Signs - (2) "Drivers Only" Light Boxes and Wall Décor Neon Clock Window Shades Ceiling Fans Neon Signs Framed Pictures Fire Place Applied Décor INVOICE TOTAL	



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

Approved By: _____
(Lessee to initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____
Equipment located at:
3231 East 181st Street (Phase 1)
Street No.

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
---	-------------	--------------

Gasoline Equipment
4422 Earth Drive
Fort Wayne, IN 46809

- Gasoline Equipment including: dispensers, hose controller, cables, connector tubes, valves, coupling, adapters, tank sump, interface box, flex entry boots, test boots, control box, junction box
Sales Tax

Invoice No's: Multi

TOTAL OF INV'S

HM Electronics Inc.
6675 Mesa Ridge Rd
San Diego, CA 92121

1 - Intercom System w/handsets, speakers, interface kit, console & 10 handsets, installation
Freight
Sales Tax

Invoice No.: 153710

INVOICE TOTAL

Koala Corporation
Department 0525
Denver, CO 80256-0525

4 - Horizontal Baby Changing Stations
2 - Sanitary Bed Liner
Sales Tax

Invoice No.: 111858

INVOICE TOTAL

Lincoln Office
7707 N. Knoxville
Peoria, IL 61614

4 - HON Manager Mid Back Chair
Sales Tax

Invoice No.: 339057

INVOICE TOTAL

McGee Corporation
12701 E Independence Blvd
Mathews, NC 28106

- 28'x215' Parallelogram Canopy with 10"x10"x1/4" Steel columns, 4" PVC internal drains, fascia, 20g decking, installation
Freight

Invoice Nos: 31118, 30503

TOTAL OF INV'S

Mobile Oil Corporation
PO Box 75024
Chicago, IL 60675

- Signage

INVOICE TOTAL

Naythons Display Fixture
919 Wallace Street
Philadelphia, PA 19123

1 - Lot of Brass connectors and binning kits

Invoice No.: 7176

INVOICE TOTAL

Phil & Son, Inc.
871 N. Madison St.
Crown Point, IN 46307

1 - National Security Classic 30 Executive Safe' w/electronic lock
Sales Tax

LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

Approved By: _____
 (Lessee to Initial each page)

Attached to Bill of Sale dated _____

19 _____

and/or

Equipment located at:

3231 East 181st Street (Phase 1)

Street No.

Equipment Schedule No. 1

Lowell

Lake

IN

46356

City

County

State

Zip

Manufacturer and/or
 Vendor Name & Invoice No.

Description

Invoice Cost

Invoice No.: 42982

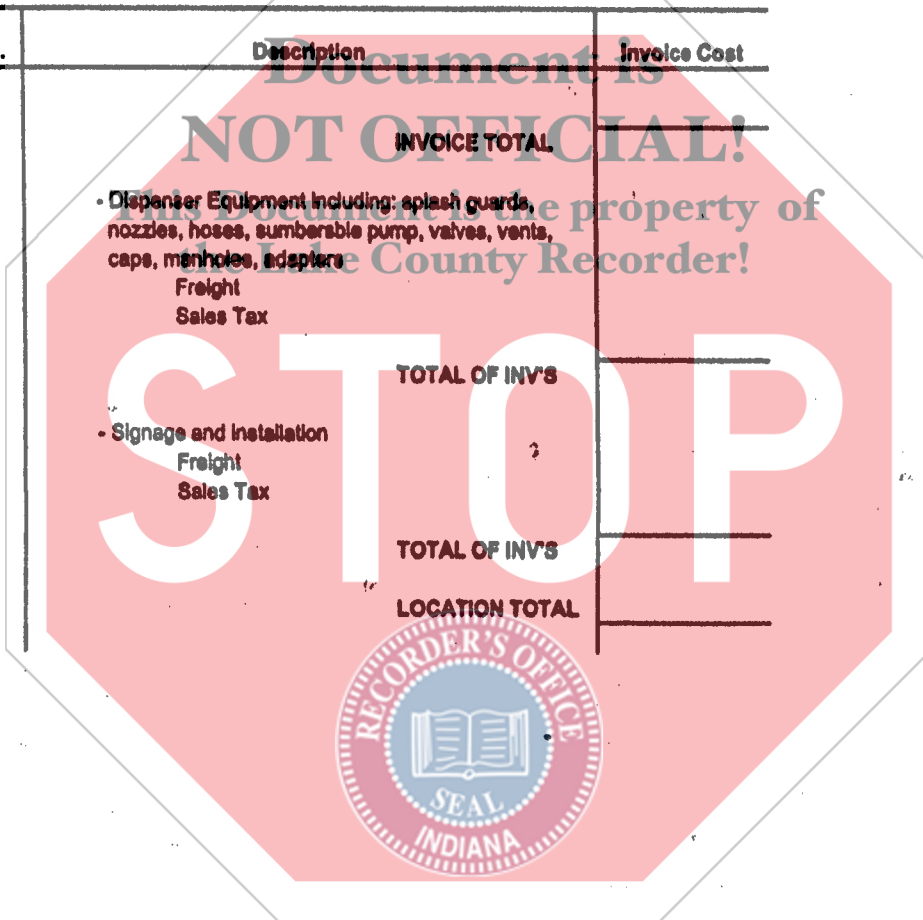
Source North America Corp
 PO Box 6187
 Chicago, IL 60680

Invoice No's: Multi

WLI Industries
 135 S. LaSalle St.
 Chicago, IL 60674

Invoice No's: Multi

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
	INVOICE TOTAL	_____
	• Dispenser Equipment including: splash guards, nozzles, hoses, submersible pump, valves, vents, caps, manholes, adapters Freight Sales Tax	_____
	TOTAL OF INV'S	_____
	- Signage and installation Freight Sales Tax	_____
	TOTAL OF INV'S	_____
	LOCATION TOTAL	_____



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

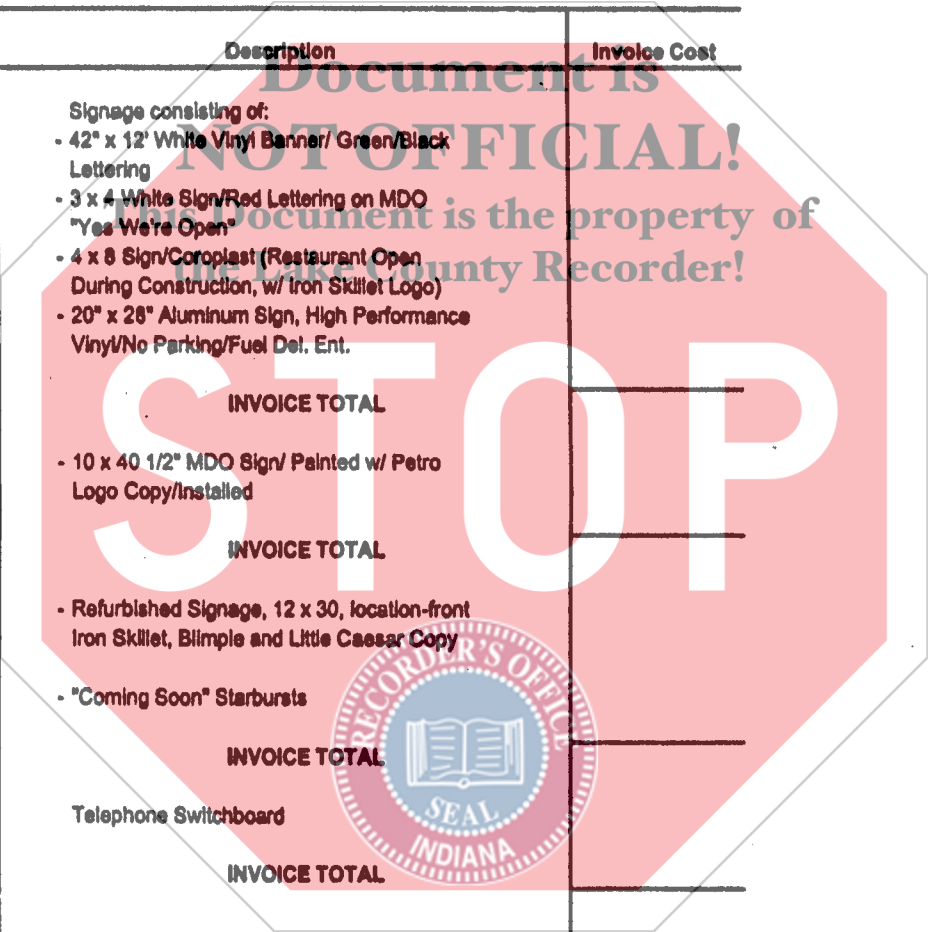
Approved By: _____
(Lessee to initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____

Equipment located at:
3231 East 181st Street (Phase 2)
Street No. _____

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
Allseasons Signs, Inc. 9604 W. 219th Avenue Lowell, Indiana 46356 Invoice Date: 06/30/99	Signage consisting of: - 42" x 12' White Vinyl Banner/ Green/Black Lettering - 3 x 4 White Sign/Red Lettering on MDO "Yes We're Open" - 4 x 8 Sign/Coroplast (Restaurant Open During Construction, w/ Iron Skillet Logo) - 20" x 26" Aluminum Sign, High Performance Vinyl/No Parking/Fuel Del. Ent.	INVOICE TOTAL _____
Invoice Date: 06/30/99	- 10 x 40 1/2" MDO Sign/ Painted w/ Petro Logo Copy/Installed	INVOICE TOTAL _____
Ameritech of Indiana	Telephone Switchboard	INVOICE TOTAL _____
American Seating 401 American Seating Center Grand Rapids, MI 49504 Invoice NO. 242250	Seating Equipment: 45- Medalist 2001 Series Back Assembly, Seat Assembly Drinkholders Armrests	INVOICE TOTAL _____
Anchor Signs 1854 East Napier Benton Harbor, MI 49022 Invoice Dated: 09/17/99	Signage: 3 Signfoam Signs, 2' Long "Restrooms, Smoking, Non-Smoking"	INVOICE TOTAL _____
Barjan L. P Products 2751 Morton Drive East Moline, IL 61244	Lot Miscellaneous Store Fixtures-Lozier	INVOICE TOTAL _____
Bunn-O-Matic Corporation P.O. Box 3227	Coffee Equipment consisting of: 2- System III, Mech-120/240 VBP 3 Set Page 30 of 43 Pages	INVOICE TOTAL _____



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

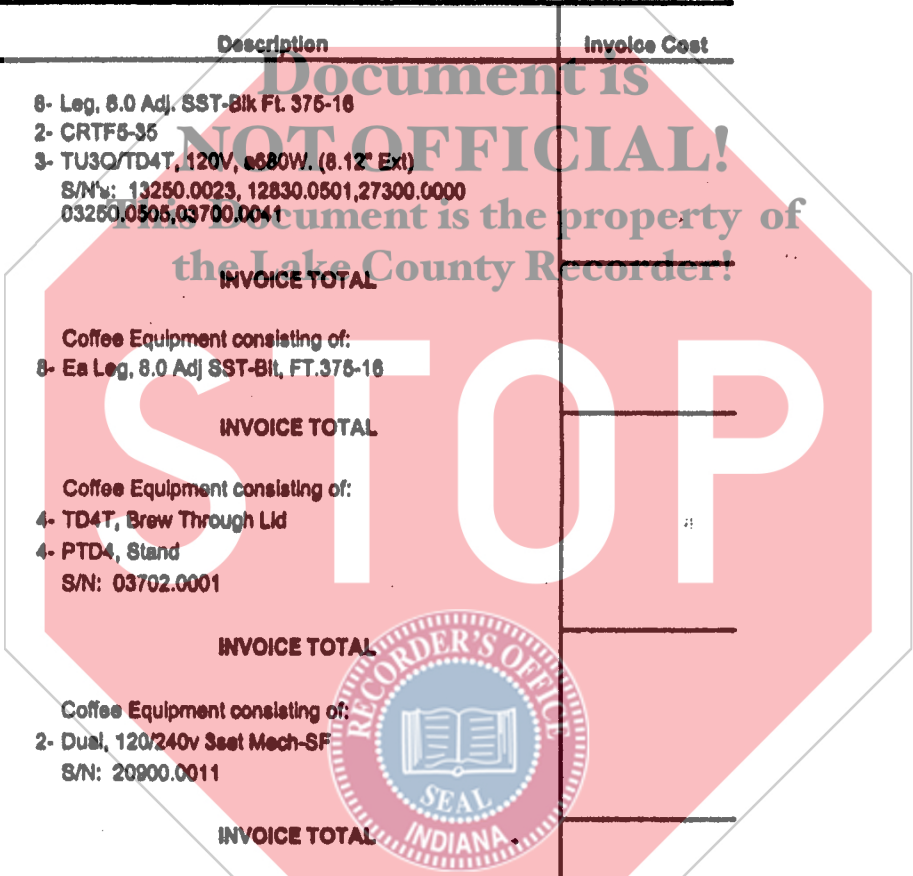
Lessee: WELSH, INC.

Approved By: _____
(Lessee to Initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____
Equipment located at:
3231 East 181st Street (Phase 2)
Street No.

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
Springfield, IL 62708 Invoice NO. 588400	8- Leg, 8.0 Adj. SST-Blk Ft. 375-16 2- CRTF5-35 3- TU3Q/TD4T, 120V, 6680W. (8.12" Ext) S/N's: 13250.0023, 12830.0501, 27300.0000 03250.0505, 03700.0041 INVOICE TOTAL	
Invoice No. 609434	Coffee Equipment consisting of: 8- Ea Leg, 8.0 Adj SST-Bll, FT.375-16 INVOICE TOTAL	
Invoice No. 610235	Coffee Equipment consisting of: 4- TD4T, Brew Through Lid 4- PTD4, Stand S/N: 03702.0001 INVOICE TOTAL	
Invoice No. 605640	Coffee Equipment consisting of: 2- Dual, 120/240v Seat Mech-SF S/N: 20900.0011 INVOICE TOTAL	
Invoice No. 611195	Coffee Equipment consisting of: 1 TU3Q/TD4T, 120v, 1690w (8.12" ext) INVOICE TOTAL	
Calumet Vertical Blind Co. 4760 Broadway Gary, IN 46408	10- each 3/8" Duette Shades, Semi Opaque in the Aztec Gold Pattern INVOICE TOTAL	
Invoice NO. 9957	INVOICE TOTAL	
Commonwealth Sign Co. P.O. Box 12825 Roanoke, VA 24028	Manufacture and install all Building Signs and Directionals 1- 3'9" x 40' Iron Skillet Restaurant Identification sign 1- 3'9" x 30' Travel Store Identification Sign 1- 4' x 12' Petro Logo 1- 3'9" x 29' Iron Skillet Identification Sign 3- Double Face Directionals	
Invoice No. 2872 3551		



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

Approved By: _____
(Lessee to Initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____

Equipment located at:
3231 East 181st Street (Phase 2)
Street No. _____

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
---	-------------	--------------

Invoice No. 2871

5- Single Face Directionals
1- 4' x 12' "Petro" Logo

INVOICE TOTAL

Manufacture and Install Signage:
1- 11'6" x 37' Petro Identification Sign
1 6/6" x 27' Iron Skillet Identification Sign

INVOICE TOTAL

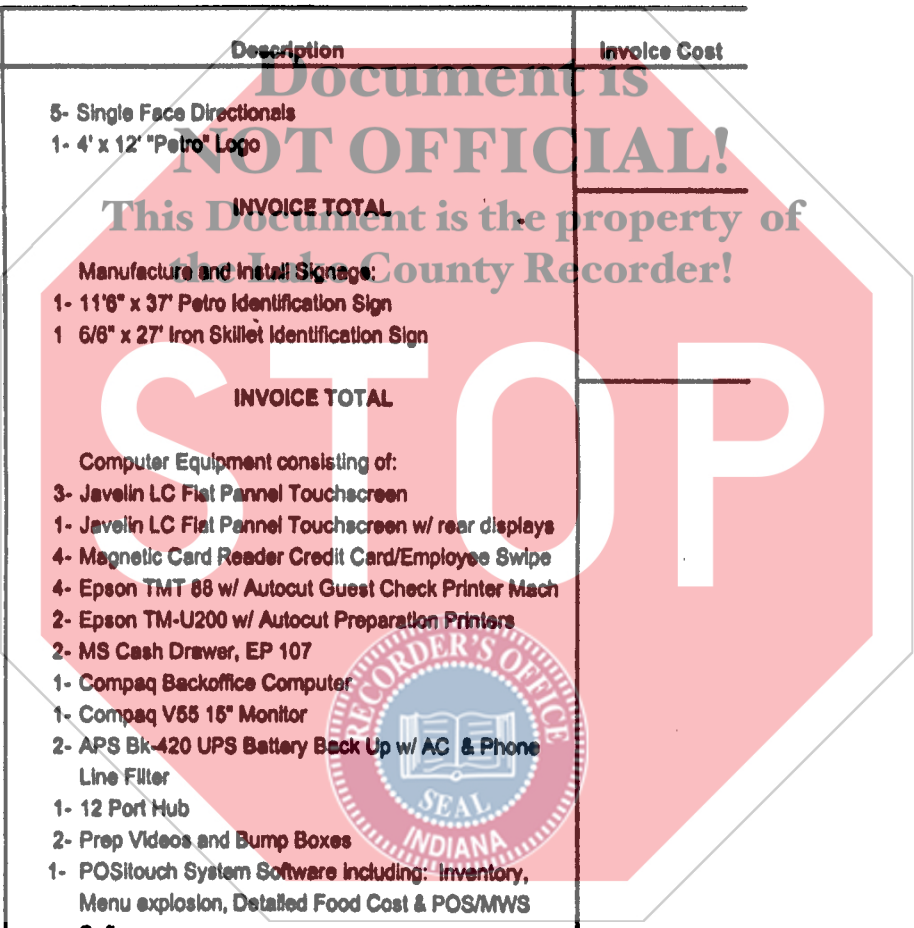
Custom Business Solutions
1312 State College Pkwy
Anaheim, CA 92806

Computer Equipment consisting of:
3- Javelin LC Flat Panel Touchscreen
1- Javelin LC Flat Panel Touchscreen w/ rear displays
4- Magnetic Card Reader Credit Card/Employee Swipe
4- Epson TMT 88 w/ Autocut Guest Check Printer Mach
2- Epson TM-U200 w/ Autocut Preparation Printers
2- MS Cash Drawer, EP 107
1- Compaq Backoffice Computer
1- Compaq V55 16" Monitor
2- APS Bk-420 UPS Battery Back Up w/ AC & Phone Line Filter
1- 12 Port Hub
2- Prep Videos and Bump Boxes
1- POSitouch System Software including: Inventory, Menu explosion, Detailed Food Cost & POS/MWS Software
1- POSitouch Time & Attendance Software including: Labor Scheduling, & Time and Attendance
1- POSitouch Credit Card Software, including: Processing for all terminals, fully integrated POS Software and Modem
4- Windows 95 Software Network
1- PC Anywhere Support Software Host and Remote Version 8.0
Installation, Set-up, Training

INVOICE TOTAL

Invoice No. 10128

Computer Equipment consisting of:
1- Javelin LC 10.4" Passive Grey
1- Javelin LC Magnetic Swipe, Grey
1- Windows 95 Software
1- Epson TMT88 Printer/Grey
1- Epson TMT88 Power Supply



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

Approved By: _____
(Lessee to Initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____

Equipment located at:
3231 East 181st Street (Phase 2)
Street No.

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
---	-------------	--------------

	1- Fine Dining Upgrade Posikey	
	INVOICE TOTAL	

Invoice No. 10281	Freight charges for Computer Equipment	
	INVOICE TOTAL	

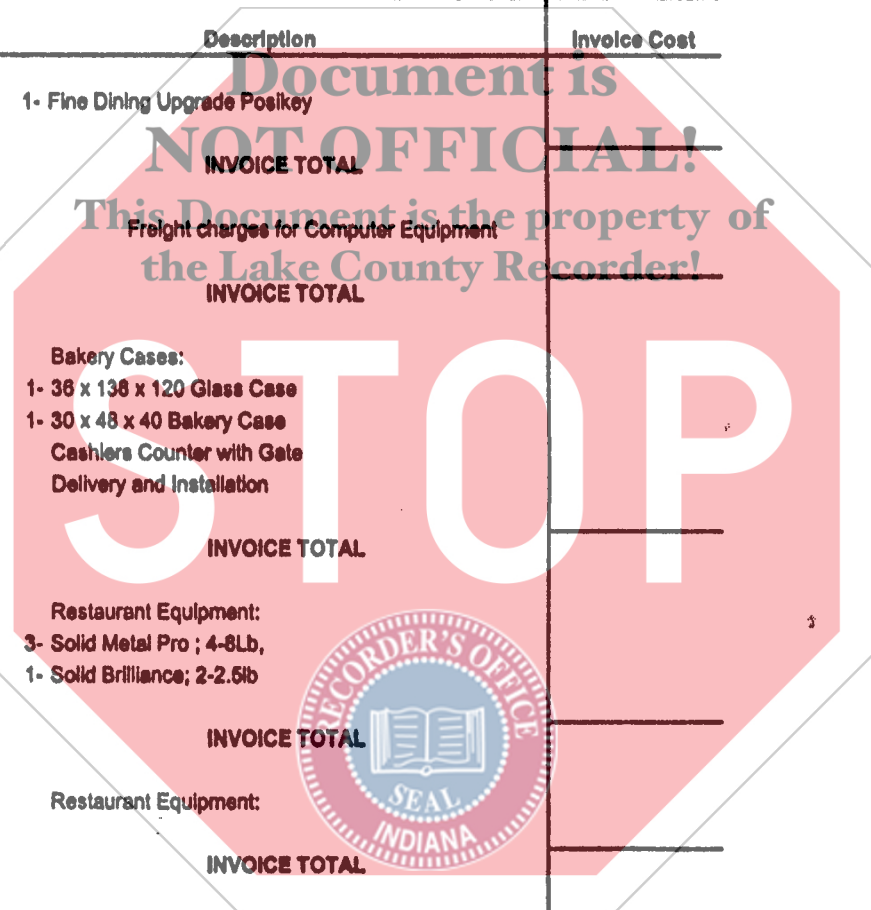
Custom Design Laminates 10055 McKinley Hwy Osceola, IN 46561	Bakery Cases: 1- 36 x 138 x 120 Glass Case 1- 30 x 48 x 40 Bakery Case Cashiers Counter with Gate Delivery and Installation	
Invoice No. 981072	INVOICE TOTAL	

Ecolab P.O. Box 70343 Chicago, IL 60673-0343	Restaurant Equipment: 3- Solid Metal Pro ; 4-8Lb, 1- Solid Brilliance; 2-2.5lb	
Invoice No. 24681	INVOICE TOTAL	

Invoice No. 45597	Restaurant Equipment:	
	INVOICE TOTAL	

Gale Slinger Productions 1261 Profit Drive Dallas, TX 75247	Interior Design including - Decorative Plaques/Collages, 3 @ 62" x 30", 15 @ 36" x 50", 1 @ 62" x 50" - Saled Bar Trim Out - Plate and Shelf Décor - Decorative Lighting - including 3 copper kettles - Iron Skillet Sign - Signs - (2) "Drivers Only" - Light Boxes and Wall Décor - Neon Clock - Window Shades - Ceiling Fans - Neon Signs - Framed Pictures - Fire Place Applied Décor	
Invoice NO. 314	INVOICE TOTAL	

Gary Sign Co.	Signage Installation	
---------------	----------------------	--



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

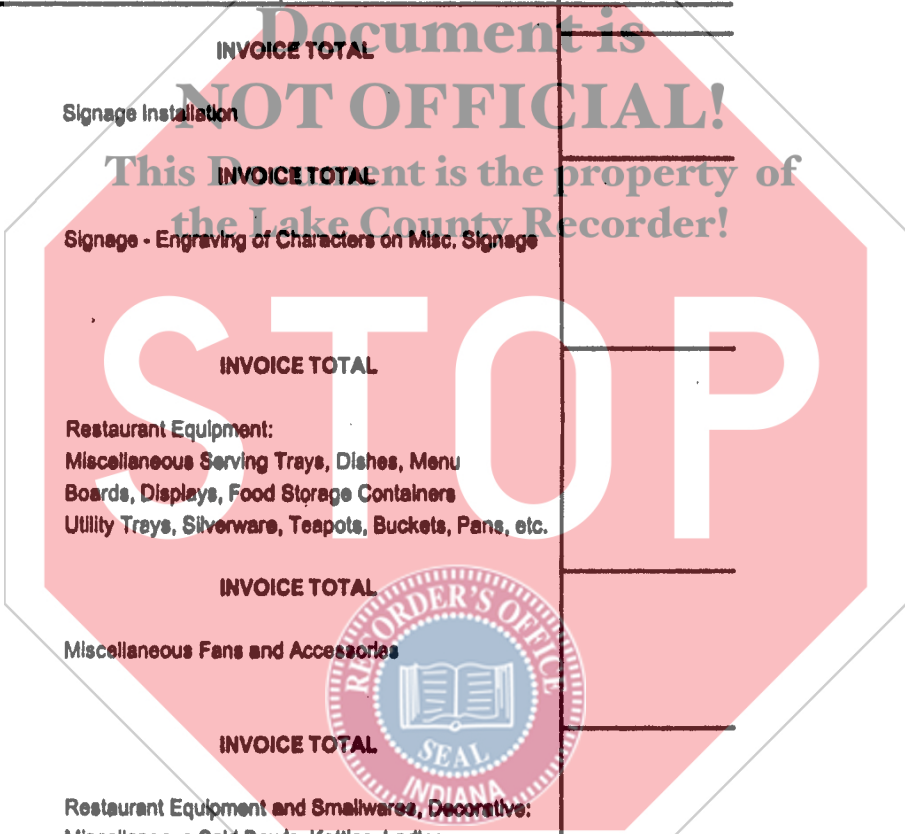
Lessee: WELSH, INC.

Approved By: _____
 (Lessee to Initial each page)

Attached to Bill of Sale dated _____ 19 _____
 and/or _____
 Equipment located at: 3231 East 181st Street (Phase 2)
 Street No. _____

Equipment Schedule No. 1 Lowell Lake IN 46356
 City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
Invoice No. 10725	INVOICE TOTAL	
Landmark Signs	Signage Installation	
Invoice No. 506358-AO-T	INVOICE TOTAL	
Legends for Industry 12425 Ripley Place Crown Point, IN 46307	Signage - Engraving of Characters on Misc. Signage	
Invoice No. 19100	INVOICE TOTAL	
National Restaurant Supply	Restaurant Equipment: Miscellaneous Serving Trays, Dishes, Menu Boards, Displays, Food Storage Containers Utility Trays, Silverware, Teapots, Buckets, Pans, etc.	
Invoice Nos. Various	INVOICE TOTAL	
North Coast Lighting Merrillville, IN 46410	Miscellaneous Fans and Accessories	
Invoice Nos. 10871	INVOICE TOTAL	
Olde Country Reproductions 722 W. Market Street York, PA 17405	Restaurant Equipment and Smallwares, Decorative: Miscellaneous Sald Bows, Kettles, Ladles, Skillets- various sizes, dimensions, Large Clams-6 Quart-Polished, Iron Skillet Ashtrays	
Invoice No. 36424 36564	INVOICE TOTAL	
Palm Brothers 1031 Madeira Avenue Minneapolis, MN 55405	Provide and install all Restaurant Equipment including but not limited to: refrigeration equipment, Kitchen Equipment, Cashier Equipment, Toasters, Microwaves, Frymasters, Griddles, Slow Cookers, Tyme Smokers, Convection Ovens, Electric Kettles, Braising Pans, 60" Range, Pressure Steamers, Vegetable Peelers, Food Processors, Food Cutters, Food Silcers, Food Choppers, Meat Tenderizers, Mixers, Food Silcers, Walk In Coolers, Freezers, Ice Makers, Counters, Stools, Countertops, Dishroom and Sln's, Buffet, Tables, Booths, Cooking Equipment Line ups, Booths, Lockers, Griddle Counter Unit, Ice and Water Unit	



LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

Approved By: _____
(Lessee to Initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____

Equipment located at:
3231 East 181st Street (Phase 2)
Street No.

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
---	-------------	--------------

Stools, McCall Refrigeration Model No. MGM25-2
Back Bars, Shelving Units, Sandwich Units,
Ice Bins, Milk Dispensers, Ice Cream Cab,
Waitress Station, Chairs, Waste Cans, Server Station,
Sneeze Guards, Heat Lamps, Display Lights
Food Warmers, Cutting Boards, Dispensers,
Food Pick Up Units, Server Call System, Reach-In
Refrigerator, Steam Table, Compressors, Ventilators
Fire Protection System, Dish Machines, Steamers,
Food Processors, Slicers, Mixers, Pot Racks
Bread Racks, Cooling Racks, Storage Equipment,
All Shelving

INVOICE TOTAL

Soda Fountain Equipment consisting of:
1- Complete MDH-250-8 Carb. McCann F/F
1- CD4U Left
1- CD4U Right
66" Light Box Assembly
Misc. Parts
1- Q40804A 230 Ice Maker Rack Assembly w/ Pumps

INVOICE TOTAL

Miscellaneous Signage:
with Logos, Menu

INVOICE TOTAL

Miscellaneous Signage:
"Training", "Please Visit"

INVOICE TOTAL

Miscellaneous Signage:
"Parking", "Exit to I-65"

INVOICE TOTAL

Relay and Connection Box

INVOICE TOTAL

Pepsi-Cola
General Bottlers, Inc.
9300 Calumet Avenue
Munster, IN 46321

Signs On-Time
7750 Broadway
Merrillville, IN 46410-4722

Invoice No. 1585

Invoice No. 1585

Invoice No. 1603, 1616

Source North America
Corporation
1645 E. Carboy Rd.
Arlington Heights, IL 60005

LASALLE NATIONAL LEASING CORPORATION

SCHEDULE OF EQUIPMENT

Lessee: WELSH, INC.

Approved By: _____
(Lessee to Initial each page)

Attached to Bill of Sale dated _____ 19 _____
and/or _____

Equipment located at:
3231 East 181st Street (Phase 2)
Street No.

Equipment Schedule No. 1 Lowell Lake IN 46356
City County State Zip

Manufacturer and/or Vendor Name & Invoice No.	Description	Invoice Cost
---	-------------	--------------

Invoice NO. 325676

Invoice No. 327687

Spartan Showcase
P.O. Box 470
Union, Missouri 63084

Invoice No. 180318

Upbeat, Inc.
P.O. Box 60035
St. Louis, MO 63160

Invoice NO. 303459

Vidmos
3858 Michigan Avenue
East Chicago, IN 46312

Invoice No. 19992595

Wabash Valley
Manufacturing, Inc.
P.O. Box 5
505 East Main Street
Silver Lake, IN 46982

Invoice No. 103987

White Way Sign
1317 Clyburn Avenue
Chicago, IL 60610-1794

Invoice No. 5292-02
5292-01

12" Monitoring/Observation Manhole, 11 1/4" Skrt

INVOICE TOTAL

Miscellaneous Store Shelving Fixtures
w/ Glass, Laminate Deck, Adjustable

INVOICE TOTAL

Trash Receptacles, Ash Urns

INVOICE TOTAL

Installation and Modification to Dishwashing
Table

INVOICE TOTAL

4- 6' Benches

INVOICE TOTAL

Labor, Material and Installation to Furnish and
Install and Electrically Connect

1- 16"10" x 15"2" Double Face Internally Illuminated
Identification Display with Stencil Copy Reading
"Petro Stopping Centers" and "Mobil" with Logo.

Mounted below displays will be a 2 Line
Outdoormation Message Center utilizing 6W
Xenon Lamps
to be mounted on 2 Support Columns

INVOICE TOTALS

LOCATION TOTAL

