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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 070069

2000 SEP 26 AM 10:42

MORRIS W. CARTER
RECORDER

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE made September 6, 2000, between:

GERALD D. BARDESON and RONALD R. BISSONNETTE,
as Trustees under Trust Agreement dated August
1, 2000, and known as Crown Center Trust,
hereinafter referred to as "Lessor"; and

KEY MARKETS, INC., an Indiana corporation,
hereinafter referred to as "Lessee."

That the Lessor does hereby lease, let and demise to the
Lessee the real estate described in Exhibit "A" attached hereto and
made a part hereof.

TO HAVE AND TO HOLD unto the Lessee for a term beginning
on September 1, 2000, and extending for a period of twenty (20)
years, to and including August 31, 2020, unless sooner terminated
or extended as provided therein at the rental and subject to all
the terms, covenants and conditions appearing in a Lease of even
date herewith between the parties hereto, of which Lease this is a
memorandum.

IN WITNESS WHEREOF, the parties have executed this
Memorandum of Lease the day and year first above written.

Lessor:

CROWN CENTER TRUST UNDER TRUST
AGREEMENT DATED AUGUST 1, 2000

BY: Gerald D. Bardeson
GERALD D. BARDESON, Trustee

BY: Ronald R. Bissonnette
RONALD R. BISSONNETTE, Trustee

F 31601

HOLD FOR FIRST AMERICAN TITLE

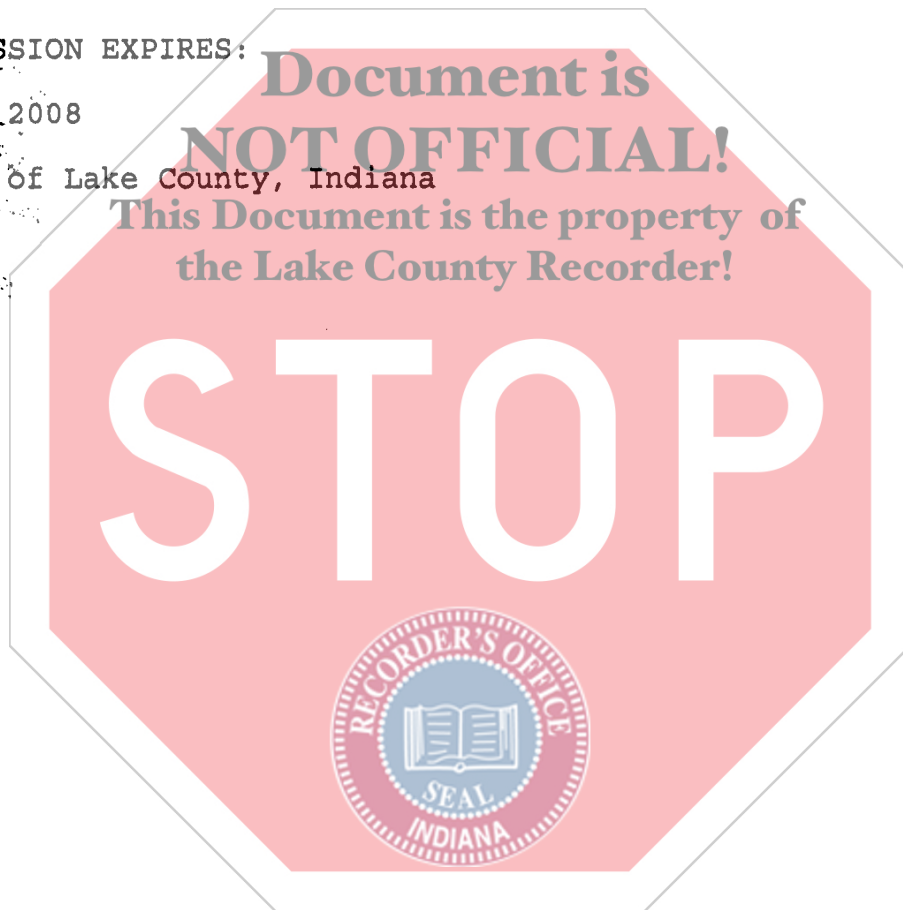
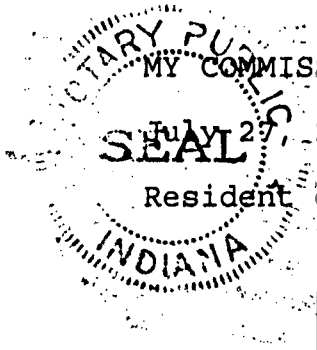
17.00
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and Secretary, respectively, of KEY MARKETS, INC., an Indiana corporation, Lessee, who, for and on behalf of said corporation acknowledged the execution of the above and foregoing Memorandum of Lease.

WITNESS my hand and Notarial Seal.

Edward L. Burke
EDWARD L. BURKE, NOTARY PUBLIC



This instrument prepared by Edward L. Burke, Attorney At Law, 8585 Broadway, Suite 600, Merrillville, Indiana 46410

EXHIBIT "A"

Legal Description

Part of the SE-1/4, NW-1/4 Section 17, 1 Township 34 North, Range 8 West of the 2nd P.M. described as follows: Commencing at the Southwest corner of said 1/4 Section (said Southwest corner being 1,328.00 feet West of the center of said Section 17); thence East 320 feet along the South line of said Quarter Quarter Section to the Southwest corner of the Walgreen's parcel; thence continuing South 89 degrees 57 minutes 45 seconds East along the South line of said Walgreen's parcel 387.00 feet to the Southeast corner of said Walgreen's parcel and the point of beginning of this described parcel; thence North 00 degrees 12 minutes 35 seconds West 229.61 feet along the East line of said Walgreen's parcel to the Northeast corner of said Walgreen's parcel; thence along the North line of said Walgreen's parcel South 89 degrees 57 minutes 45 seconds West, 195.60 feet to the face of an existing brick wall; thence following said brick wall South 00 degrees 02 minutes 15 seconds East, 0.73 feet; thence South 89 degrees 57 minutes 45 seconds West, 2.10 feet; thence North 00 degrees 02 minutes 15 seconds West, 0.73 feet; thence South 89 degrees 57 minutes 45 seconds West, 68.30 feet; thence leaving said wall South 00 degrees 12 minutes 35 seconds East, 26.00 feet to a point 203.61 feet North of the South line of the NW-1/4 of said Section 17; thence South 89 degrees 57 minutes 45 seconds West, 121.00 feet to a point 320.00 feet East of the West line of the SE-1/4, NW-1/4 of said Section 17; thence North 00 degrees 13 minutes 15 seconds West parallel to said West line 326.24 feet to the North line of the South 32 rods of the SE-1/4, NW-1/4 of said Section 17; thence North 89 degrees 58 minutes 28 seconds East, 515 feet to a point 835 feet East of the West line of the SE-1/4, NW-1/4 of said Section 17; thence South 00 degrees 13 minutes 15 seconds East, 529.74 feet to the South line of the NW-1/4 of said Section 17; thence South 89 degrees 57 minutes 45 seconds West, 117.00 feet to the point of beginning,

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF LESSOR IN THE FOLLOWING EASEMENTS:

- A. That certain Common Area Easement and Agreement dated September 8, 1978, and recorded November 14, 1978, in Book 49, Page 109, as Document No. 502429 in the Office of the Recorder of Lake County, Indiana; and
- B. Sewer line easement twelve feet (12') wide and approximately three hundred twenty feet (320') feet long extending from the Northwest corner of the above-described property westward to Court Street

recorded July 18, 1973, as Document No. 211801 in
the Office of the Recorder of Lake County, Indiana.



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