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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MEMORANDUM OF LEASE
200 West Franciscan Lane
Crown Point, Indiana

MORRIS W. CARTER
RECORDER

Chicago Title Insurance Company

This MEMORANDUM OF LEASE is made and entered into as of this 30th day of

October, 2000 between and among the following parties:

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

SVT, LLC, an Indiana limited liability company, hereinafter referred to as "Lessee."

RECITALS:

A. By a lease dated November 1, 2000, Lessor leased to Lessee the real estate commonly known and described as 200 West Franciscan Lane, Crown Point, Indiana (the "Demised Premises"). The legal description of the Demised Premises is attached hereto as Exhibit "A" and incorporated herein.

B. The term of said lease ends on October 31, 2020.

C. The Lessor grants Lessee an option to extend the lease for two (2) additional five (5)-year terms from November 1, 2020 to October 31, 2025, and from November 1, 2025 to October 31, 2030.

D. The lease contains a right of first refusal to purchase the Demised Premises.

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PETER BENJAMIN
LAKE COUNTY AUDITOR

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E. The use and occupancy of the Demised Premises are restricted to the operation of a grocery supermarket or other lawful purpose.

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

Document is NOT OFFICIAL!
This Document is not to be recorded at the Lake County Recorder's Office.


LESSOR:
GERALD D. BARDESON and RONALD R. BISSONNETTE, as Trustees under Trust Agreement dated August 1, 2000, and known as Crown Center Trust

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

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

LESSEE:
SVT, LLC

By: David Wilkinson
DAVID WILKINSON,
President



RECORDER'S OFFICE
SEAL
INDIANA

EXHIBIT "A"

1. **Street Address:** 200 West Franciscan Lane
Crown Point, Indiana

2. **Legal Description:**

Part of the SE-1/4, NW-1/4 Section 17, 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, 128.00 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 26, 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') 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.

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 30th day of October, 2000, personally appeared Gerald D. Bardeson and Ronald R. Bissonnette, as Trustees under Trust Agreement dated August 1, 2000, and known as Crown Center Trust, who, for and on behalf of said trust, acknowledged the execution of the above and foregoing Memorandum of Lease.

WITNESS my hand and Notarial Seal:

My Commission Expires: 08/24/2007

A resident of Lake County.
Porter

Alan D. Naggatz
Margaret Perz, Notary Public
Printed Name Alan D. Naggatz

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 30th day of October, 2000, personally appeared David Wilkinson as President of SVT, LLC, who, for and on behalf of said limited liability company, acknowledged the execution of the above and foregoing Memorandum of Lease.

WITNESS my hand and Notarial Seal:

My Commission Expires: 1-15-2008

A resident of Lake County.

Stacey Eisenhut
Stacey Eisenhut Notary Public
Printed Name

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