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AGREEMENT REGARDING MAINTENANCE REPAIR
RECORDER

This agreement is made as of June 16, 1997, by and between Olga Welty, owner(s) of the real estate described in paragraph "A" below and by Patricia H. Procyk, owner of the real estate described in paragraph "B" below, for \$1.00 exchanged and other good and valuable consideration, to wit:

A: Lot 3, except the South 40 feet thereof, in the MEADOWS OF DYER, PHASE ONE-A, a subdivision in the Town of Dyer, Indiana, as shown in Plat Book 80, Page 07,* in the Office of the Recorder of Lake County, Indiana.
a/k/a 933 Blue Jay Way, Dyer, Indiana 46311

* and amended by certificate of correction recorded December 11, 1996 as document number 96081383

B: The South 40 feet of Lot 3 in the MEADOWS OF DYER, PHASE ONE-A, a subdivision in the Town of Dyer, Indiana, as shown in Plat Book 80, Page 07, in the Office of the Recorder of Lake County, Indiana.
a/k/a 935 Blue Jay Way, Dyer, Indiana 46311

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The parties above described state that located on the aforesaid real estate is a duplex. The duplex shares a common wall. Should this common wall be destroyed or in need of repair, the parties agree that the cost of replacement or repair shall be borne equally by each of them so as to preserve the value of the property.

The parties hereby agree to keep their share of the duplex in good repair and condition so as to not devalue the adjoining parties' property. Should either owner's side of the duplex be catastrophically destroyed, the parties hereto agree to use all due diligence to repair or replace as required.

Should the parties disagree about the necessity of said replacement or repair or the costs related to same, the parties agreed that the issue shall be submitted to a qualified arbitrator for determination. Should either party disagree with the decision of the arbitrator, either party may proceed to litigation in a court of proper jurisdiction and may pursue all legal remedies available to them. The losing party, based on a binding and non-appealable court order determining the issues presented, shall be responsible for the other party's attorneys fees in addition to any monetary award granted by the court.

15.00 AC
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Should either party convert their share of the duplex into non-owner occupied status, the owner of the remaining half must be approached for their consent. Said consent shall not be unreasonably withheld.

The parties shall not commit or suffer any waste, damage or injury to the premises or the improvements located therein, and will keep and maintain the building and improvements in as good condition and repair as at the time of the execution of this agreement, ordinary wear and tear excepted.

This agreement shall be binding on the parties, their heirs, executors, administrators, successors and assigns and on all subsequent owners of the real estate.

In witness whereof Olga Welty and Patricia H. Procyk have hereunto set their hands and seals this 26th day of June, 1997.

Olga K. Welty
Olga Welty
Patricia H. Procyk
Patricia H. Procyk

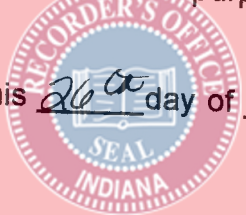
State of Indiana
County of Lake

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I, Gene M. Deed, a Notary Public in and for said county and state, do hereby certify that Olga Welty, personally appeared before me and is(are) known or proved to me to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be her free and voluntary act and deed and that she (his, her, their) executed said instrument for the purposes and uses therein set forth. (he, she, they)

Witness my hand and official seal this 26th day of June 1997.

My Commission Expires: 1/26/99
My County of Residence: Lake



Gene M. Deed
Notary Public



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State of Indiana
County of Lake

I, Sylvia Torbica, a Notary Public in and for said county and state, do hereby certify that Patricia H. Procyk personally appeared before me and is(are) known or proved to be the person(s) who, being informed of the contents of the foregoing instrument, have executed same, and acknowledged said instrument to be her free and voluntary act and deed that she executed said instrument for the purposes and uses therein set forth.
(his,her,their)
(he,she,they)

Witness my hand and official seal this 16th day of June, 1997.

My Commission Expires: March 5, 1998
My County of Residence: Lake

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Sylvia Torbica
Notary Public

This instrument prepared by Patricia H. Procyk and Olga Welty

