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STATE OF INDIANA
LAKE COUNTY
FILED 2007 JAN 25

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MORRIS D. CARTER
RECORDER

RATIFICATION AGREEMENT

WHEREAS, by Lease dated May 2, 2001 (the "Lease"), between Indiana Way VI L.L.C., a Michigan limited liability company, as Landlord, leased to Walgreen Co., an Illinois corporation, as Tenant, that certain premises located at the northwest corner of State Road 51 and Central, in the City of Lake Station, County of Lake, State of Indiana, legally described as:

SEE ATTACHED SCHEDULE A

("Property")

together with all improvements, appurtenances, easements and privileges belonging thereto; and

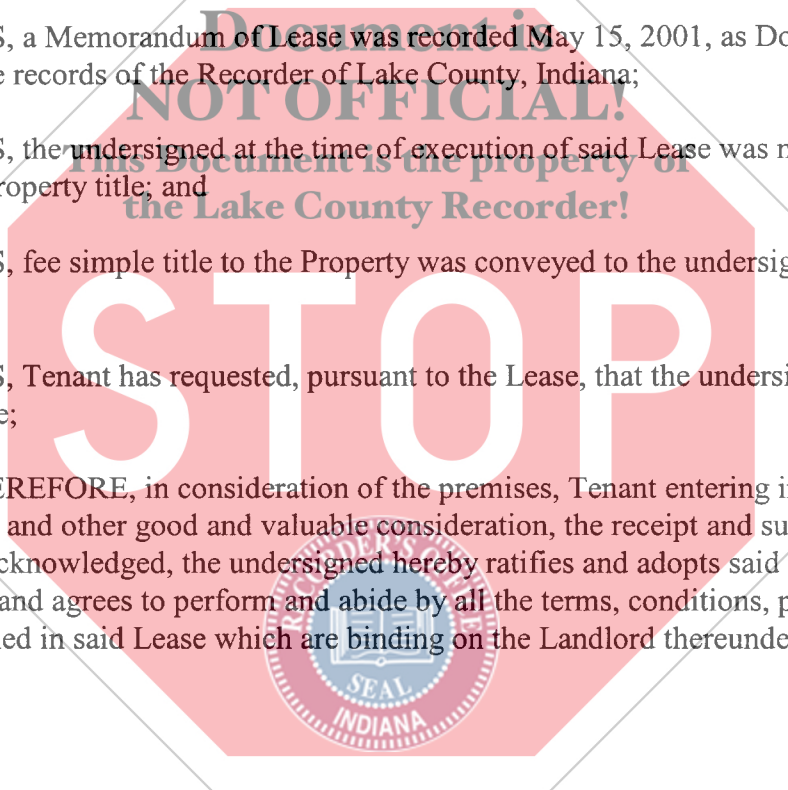
WHEREAS, a Memorandum of Lease was recorded May 15, 2001, as Document No. 2001 036719 of the records of the Recorder of Lake County, Indiana;

WHEREAS, the undersigned at the time of execution of said Lease was not the owner in fee simple of the Property title; and

WHEREAS, fee simple title to the Property was conveyed to the undersigned as of May 3, 2001; and

WHEREAS, Tenant has requested, pursuant to the Lease, that the undersigned now ratify and adopt the Lease;

NOW, THEREFORE, in consideration of the premises, Tenant entering into said Lease, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said Lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements contained in said Lease which are binding on the Landlord thereunder.



HOLD FOR MERIDIAN TITLE CORP

2374LK01 (KCR)

mt
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This indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of Walgreen Co., its successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this indenture this 10 day of January, 2002.

WITNESSES:

INDIANA WAY VI L.L.C.
a Michigan limited liability company

[Signature]
[Signature]

By: [Signature]
Thomas J. Gamsjaeger
Its: Manager

STATE OF Illinois)
: ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 10th day of JANUARY, 2002, by Thomas J. Gamsjaeger, a Manager of Indiana Way VI L.L.C., a Michigan limited liability company.



[Signature]
Notary Public
Cook County,
My Commission Expires: 3/17/02

Drafted by and when recorded return to:

Michael H. Rhodes, Esq.
Loomis, Ewert, Parsley, Davis & Gotting, P.C.
232 South Capitol Avenue, Suite 1000
Lansing, Michigan 48933



I:\JCD\ALLIANCE\Indiana Way VI\Ratification Agreement.wpd

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: The West 80 feet of School Lot 8, in Section 16, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the City of Lake Station, Lake County, Indiana; also a strip of land in Section 17 of said Township and Range, which lies adjacent to and on the West side of said Lot 8, the said strip being at the point of intersection of the North line of that part of Central Avenue which lies in the said Section 17, with the East line of said Section 17; thence North along the East line of said Section 17, a distance of 228.6 feet to the South line of a street and sewer easement which lies in the said Section 17; thence Westerly along the Southerly line of said easement, a distance of 20.78 feet; thence South and parallel to the East line of said Section 17 to the North line of Central Avenue; thence Easterly along the Northerly line of Central Avenue 20.78 feet to the point of beginning.

PARCEL 2: The West 9 feet of the South 110 feet of School Lot 9, and School Lot 8, except the West 80 feet thereof, in the West 1/2 of Section 16, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the City of Lake Station, in Lake County, Indiana, except that part conveyed to State of Indiana by deed recorded December 7, 1989 as Document No. 072824.

PARCEL 3: The North 72 feet of School Lot 9 and part of School Lot 7 in Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, being more particularly described as follows: Beginning at a point 170 feet South of the intersection of the Southerly right-of-way line of the Michigan Central Railroad and the East line of said Lot 7; thence Southerly along the East line of said Lot 7, a distance of 64.7 feet; thence Westerly on a line parallel to Central Avenue, a distance of 330 feet to the West line of said Lot 7, being also the West line of said Section 16, and which point is also 141.4 feet South of the intersection of the West line of said Section 16 and the Southerly right-of-way line of the Michigan Central Railroad; thence North, a distance of 51.4 feet along the West line of said Lot 7; thence Easterly in a straight line to the place of beginning.

PARCEL 4: Part of School Lot 9 in the Northwest Quarter of Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, being more particularly described as follows: Beginning at a point 225 feet East of the West line of said Section 16, and 30 feet North of the centerline of Central Avenue, the said point being 85 feet West of the intersection of the North line of Central Avenue and the West line of Ripley Street, as now located in the City of Lake Station, Lake County, Indiana; thence North parallel to the West line of Ripley 110 feet; thence West 50 feet; thence South parallel to the West line of Ripley Street 110 feet to the North line of Central Avenue; thence East along the North line of Central Avenue 50 feet to the place of beginning excepting therefrom the following:

A part of School Lot 9 in the Northwest Quarter of Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, described as follows:

Beginning at a point on the North boundary of Central Avenue South 89 degrees 58 minutes 18 seconds West, 85.00 feet from the intersection of the North boundary of said Central Avenue and the West boundary of U.S.R. 6 and S.R. 51 (Ripley Street), which point of beginning is on the East line of the owner's land; thence South 89 degrees 58 minutes 18 seconds West 50.00 feet along the boundary of said Central Avenue to the East line of the West 9 feet of said School Lot 9 and the West line of the owner's land; thence North 00 degrees 01 minute 42 seconds West, 3.00 feet along the East line of the West 9 feet of said School Lot 9 and along the West line of the owner's land; thence North 89 degrees 58 minutes 18 seconds East, 50.00 feet to the East line of the owner's land; thence South 0 degrees 01 minute 42 seconds East, 3.00 feet along said East line to the point of beginning.

PARCEL 5: A parcel of land in the Northwest Quarter of Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana more particularly described as follows: Beginning at a point 310 feet East of the West line of said Section 16 and 30 feet North of the centerline of Central Avenue, the said point being the intersection of the North line of Central Avenue and the West line of Ripley Street as now located in the Town of East Gary, Lake County, Indiana; thence North along the West line of Ripley Street, 106.4 feet; thence West 85 feet; thence South 103 feet to the North line of Central Avenue; thence East along the North line of Central Avenue 85 feet to the place of beginning, excepting therefrom the following:

Part of School Lot 9 in the Northwest Quarter of Section 16, Township 36 North, Range 7 West of the Second Principal Meridian, in the City of Lake Station, Lake County, Indiana, more particularly described as follows: Beginning at a point 310 feet East of the West line of the said Section 16 and 30 feet North of the centerline of Central Avenue, the said point being the intersection of the North line of Central Avenue and the West line of Ripley Street (the foregoing portion of this description beginning with the words "Beginning at a point" is quoted from Document No. 342894); thence South 89 degrees 58 minutes 18 seconds West, 85.00 feet along the North boundary of said Central Avenue to the West line of the owner's land; thence North 00 degrees 01 minute 42 seconds West, 3.00 feet along said West line; thence North 89 degrees 58 minutes 18 seconds East, 59.58 feet; thence North 71 degrees 44 minutes 07 seconds East, 12.78 feet; thence North 35 degrees 29 minutes 54 seconds West, 9.82 feet; thence North 55 degrees 16 minutes 28 seconds East, 22.62 feet to the West boundary of U.S.R. 6 and S.R. 51 (Ripley Street); thence South 00 degrees 49 minutes 00 seconds East, 27.88 feet along the boundary of said U.S.R. 6 and S.R. 51 to the point of beginning.

Together with any land between the above described Parcels 1 through 5 and any and all streets, alleys, or public ways and to all of Grantor's right, title and interest in and to any and all streets, alleys, or public ways adjacent to such lands or the Property.

The above parcels 1 through 5 are combined and described as one parcel by Torrenga Engineering, Inc., in the ALTA survey of the property, job no. 5202-001, dated April 24, 2001 as follows:

DESCRIPTION: All of School Lots 8, 9 and part of School Lot 7, in the Northwest Quarter of Section 16, and part of the Northeast Quarter of Section 17, all in the Township 36 North, Range 7 West of the Second Principal Meridian in the City of Lake Station, Lake County, Indiana, being more particularly described as follows: Commencing at the Southwest corner of said School Lot 8; thence North 00° 00' 00" East, along the West line of said School Lot 8, a distance of 3.00 feet, to the point of beginning, being on the North Right-of-Way line of Central Avenue; thence continuing North 00° 00' 00" East, along previously described line, a distance of 15.35 feet; thence South 74° 46' 01" West, along the North Right-of-Way line of Central Avenue as it currently exists in said Section 17, a distance of 21.13 feet; thence North 00° 00' 00" West, 20 feet West of and parallel to the East line of said Section 17, a distance of 217.65 feet; thence North 74° 46' 01" East, 220 feet North of and parallel to the original North Right-of-Way line of Central Avenue in said Section 17, (210 feet North of and parallel to the North Right-of-Way line of Central Avenue as it currently exists in said Section 17), a distance of 21.13 feet, to a point on the East line of said Section 17; thence South 00° 00' 00" East, along said East line, a distance of 5.17 feet; thence North 88° 30' 46" East, a distance of 310.10 feet, to a point on the West Right-of-Way line of U.S. #51 (Ripley Street); thence South 00° 00' 00" East, along said West Right-of-Way line, a distance of 211.35 feet; thence South 55° 07' 12" West, a distance of 22.62 feet; thence South 36° 39' 10" East, a distance of 9.82 feet; thence South 71° 34' 51" West, a distance of 12.78 feet, to a point on the North Right-of-Way line of Central Avenue; thence North 89° 56' 05" West, along the North Right-of-Way line of Central Avenue, a distance of 285.18 feet, to the point of beginning, containing 1.746 acres, more or less, all in the City of Lake Station, Lake County, Indiana.

Together with any land between the above described Property and any and all streets, alleys, or public ways and to all of Grantor's right, title and interest in and to any and all streets, alleys, or public ways adjacent to such lands or the Property.

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