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SURRENDER OF LEASEHOLD
2002 042988

THIS AGREEMENT is made this 28th day of March, 2002, by and between RICHARD O. ONI, M.D., F.A.C.S., and VICTORIA A. ONI, Husband and Wife, hereinafter called "Lessor", and I.S.M., INC., an Indiana Corporation, hereinafter called "Lessee".

RECITALS:

A. Lessor and Lessee executed a Lease on December 27, 1999 and subsequently recorded the Lease on January 19, 2000, in the Office of the Recorder of Lake County, Indiana, as Document No. 2000 003687. By the terms of the Lease, the following described property was leased to Lessee for a term of Five (5) years commencing on the 3rd day of January, 2000 and ending on the 2nd day of January, 2005:

Lots 3 through 12 inclusive, Block 1 Grosse Pointe Subdivision, as per plat thereof. Recorded in Plat Book 19, Page 34, in the Office of the Recorder, Lake County, Indiana. Commonly known as: 5525 Broadway, Merrillville, Indiana 46410.

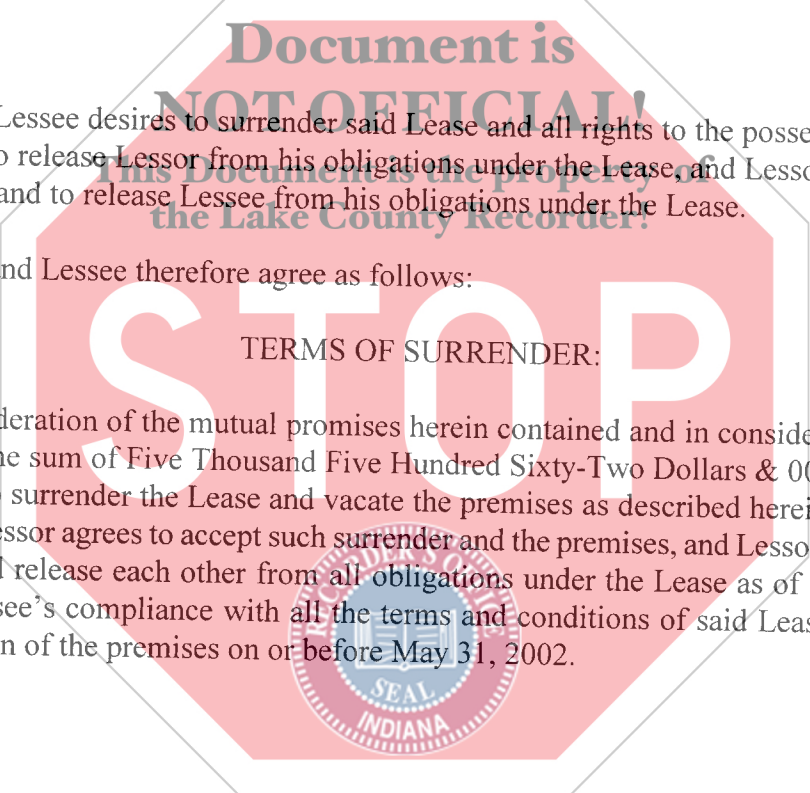
and;

B. Lessee desires to surrender said Lease and all rights to the possession of the leased premises, and to release Lessor from his obligations under the Lease, and Lessor desires to accept said surrender, and to release Lessee from his obligations under the Lease.

Lessor and Lessee therefore agree as follows:

TERMS OF SURRENDER:

In consideration of the mutual promises herein contained and in consideration of Lessee's paying Lessor the sum of Five Thousand Five Hundred Sixty-Two Dollars & 00/100 (\$5,562.00), Lessee agrees to surrender the Lease and vacate the premises as described hereinabove as of May 31, 2002, and Lessor agrees to accept such surrender and the premises, and Lessor and Lessee agree to discharge and release each other from all obligations under the Lease as of said date, subject, however to Lessee's compliance with all the terms and conditions of said Lease Agreement and Lessee's vacation of the premises on or before May 31, 2002.



12.00 EP
11969(10over)

The disposition of Lessee's Six Hundred Dollars & 00/100 (\$600.00) security deposit shall be governed by the terms and provisions contained in Paragraph 3.4 of said Lease Agreement.

Executed at Merrillville, Indiana, on the day and year first above written.

LESSORS:

By: Richard O. Oni
RICHARD O. ONI, M.D., F.A.C.S.

By: Victoria A. Oni
VICTORIA A. ONI

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, this 28 day of March, 2002.

Christina Pauera
NOTARY PUBLIC

My Commission Expires: 12-20-2004

Resident: Lake County.

LESSEE:

I.S.M., INC., an Indiana Corporation

By: Gregory Ann
PRESIDENT:

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, this 28 day of March, 2002.

Christina Pauera
NOTARY PUBLIC

My Commission Expires: 12-20-2004

Resident: Lake County.

This Instrument Prepared
By: Allen B. Zarembo
SPANGLER, JENNINGS & DOUGHERTY, P.C.
8396 Mississippi Street
Merrillville, IN 46410
PH: (219) 769-2323

