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Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

LAND/CONTRACT

THIS LAND CONTRACT ("Contract") has been executed this 12th day of November, 2002, by Kevin M. Mabry

("Vendor"), and St. John Baptist Church, Inc.

("Purchaser"):

WITNESSETH that the parties agree as follows:

Vendor hereby sells to Purchaser, and Purchaser hereby purchases from Vendor, the following described real estate, together with all improvements thereon or belonging thereto, located in Lake County, Indiana ("Real Estate"), being more particularly described as follows:

Lots 1 to 3, both inclusive in Block 18 in Chicago-Tolleston Land and Investment Company's Oak Park Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in Plat Book 2 page 35, in the Office of the Recorder of Lake County, Indiana.

(25) 46-146-1

2002 105122

commonly known as: 2500-06 Massachusetts Street, Gary, Indiana 46407

all upon the following covenants, terms and conditions:

1. PURCHASE PRICE AND MANNER OF PAYMENT

(a) PURCHASE PRICE. The Purchase Price for the Real Estate shall be the sum of Twenty-Eight Thousand Five Hundred Dollars (\$ 28,500.00) ("Purchase Price"), which Purchaser (jointly and severally, if more than one) agrees to pay Vendor in accordance with the terms and conditions of this Contract, without relief from valuation and appraisal laws and with reasonable attorneys' fees after default and referral to an attorney for collection.

(b) MANNER OF PAYMENT. The Purchase Price shall be paid in the following manner:

(1) The sum of Ten Thousand Dollars (\$ 10,000.00) shall be paid upon execution and delivery of this contract to Vendor by Purchaser and Vendor acknowledges receipt of such payment.

(2) The remaining unpaid principal balance of the Purchase Price ("Contract Balance") shall be paid to Vendor by Purchaser, together with interest at the rate of 0 - Percent (N/A %) per annum ("Per Annum Rate"), as follows (select appropriate text):

(i) With interest at the Per Annum Rate computed semiannually on the unpaid Contract Balance as herein provided, in equal monthly installments of N/A Dollars (\$ N/A) per month, which installment payments shall commence on N/A, and shall continue on the day of each successive calendar month thereafter, until the Contract Balance and all accrued interest thereon has been paid in full. Interest shall be computed from (the date hereof) (N/A) on the following June 30 or December 31 [whichever date first occurs] and thereafter semiannually on each June 30, December 31, or date of payment in full, upon the Contract Balance (at the beginning of such period) (on the scheduled dates of payment for such period);

or
(ii) With interest computed from (the date hereof) (N/A) on the monthly unpaid Contract Balance at the Per Annum Rate, in equal monthly installments of N/A Dollars (\$ N/A) per month for N/A consecutive months, and a final monthly installment of N/A Dollars (\$ N/A), which installment payments shall commence on N/A, and shall continue thereafter on the - 0 - day of each successive calendar month until the entire Contract Balance, together with all accrued interest thereon, has been paid in full;

or

(iii) Without interest payments will be made in four (4) monthly installments of \$4,500.00, \$4,500.00, \$4,500.00 and \$5,000.00, respectively, first payment shall be due 30 days after date of closing and subsequent payments on the first day of each succeeding month.

(3) Purchaser may make prepayments of any amount due hereunder at any time and without penalty or premium. No partial prepayment of the Contract Balance shall relieve Purchaser from continuing to make scheduled payments as they become due and payable. All payments made by Purchaser, including prepayments, shall be applied first to interest due and payable and the balance, if any, to principal

(4) All payments shall be made to Vendor at (insert address): 6004 Virginia Street, Merrillville, IN 46410 or to such other place or person as Vendor may direct by written notice to Purchaser.

2. TAXES AND INSURANCE.

2002 payable in

(a) TAXES. Purchaser shall pay the taxes on the Real Estate beginning with the real estate taxes for 2003 due and payable on May 10 & November 10, and all installments of taxes payable thereafter. Vendor covenants and agrees to pay, prior to delinquency, all prior real estate taxes on the Real Estate. Purchaser, upon written notice to Vendor and at Purchaser's expense, may contest on Vendor's and Purchaser's behalf, any changes of the assessed valuation of the Real Estate. Vendor shall forward or cause to be forwarded to Purchaser a copy of all statements for real estate taxes on the Real Estate payable by Purchaser, as received, and Purchaser shall provide to Vendor upon request evidence of payment of such taxes.

Handwritten signature

(b) ASSESSMENTS. Purchaser shall pay all assessments for municipal and other improvements becoming a lien after (the date of execution of this Contract) (November 12, 2002). Vendor covenants and agrees to pay all such assessments becoming a lien prior to such date.

(c) INSURANCE. Purchaser agrees to procure and maintain fire and extended coverage insurance with a responsible insurer upon all improvements on the Real Estate, in an amount not less than the Contract Balance or the full extent of purchaser's insurable value, whichever is less ("Required Insurance"). The Required Insurance shall be issued in the names of Purchaser and Vendor, as their respective interest may appear, and shall provide that the insurer may not cancel or materially change coverage without ten (10) days' prior written notice to Vendor. Purchaser shall provide Vendor with such proof of insurance coverages as Vendor from time to time shall reasonably request. Except as otherwise may be agreed in writing, any insurance proceeds received as payment for any loss of or damage to the Real Estate covered by Required Insurance shall be applied to restoration and repair of the loss or damage in such fashion as Vendor reasonably may require, unless such restoration and repair is not economically feasible or there exists an uncured Event of Default by purchaser under this Contract on the date of receipt of such proceeds, in either or which events, the proceeds may be applied, at Vendor's option, toward prepayment of the Contract Balance, with any excess to be paid to Purchaser.

(d) PAYMENT BY VENDOR. Upon failure of Purchaser to pay taxes or assessments on the Real Estate or to provide insurance as required under this Contract, Vendor, upon written notice to Purchaser, may pay such taxes or assessments or obtain and maintain such insurance and add the costs thereof to the Contract Balance.

3. POSSESSION. Vendor shall give Purchaser full and complete possession of the Real Estate, and the right to any rental income therefrom (which shall be prorated as of the date of possession), on November 12, 2002

4. EVIDENCE OF TITLE. (Select appropriate subparagraphs.)

(a) Vendor has furnished Purchaser with evidence of title to the Real Estate, satisfactory to Purchaser, which shows a merchantable title to the Real Estate in Vendor as of the date thereof. Any further evidence or assurance of title shall be obtained at the expense of Purchaser. Vendor shall have the right to retain possession of any abstract of title to the Real Estate until the entire Purchase Price, and all accrued interest thereon, has been paid in full;

(b) Vendor has furnished to Purchaser, at Vendor's expense, a binder for an owner's policy of title insurance ("Title Binder") issued by _____, by which such title insurance company has agreed to insure, in the full amount of the Purchase Price, merchantable title to Purchaser as a contract purchaser upon execution and delivery of this Contract to Purchaser by Vendor. Upon execution of this Contract by Purchaser and Vendor, Vendor shall pay all unpaid premiums for such title insurance. Any further evidence or assurance of title shall be obtained by Purchaser at Purchaser's expense.

5. WARRANTIES OF VENDOR. Vendor hereby warrants that Vendor has good and merchantable title to the Real Estate, free and clear of any and all liens, leases, restrictions and encumbrances except as follows:

- (i) Easements and restrictions of record as disclosed in the Title Binder;
- (ii) Current real estate taxes not yet delinquent; and
- (iii) _____

Vendor further represents and warrants the following as of the date hereof: Vendor has made no contract to sell all or a part of the Real Estate to an person other than the Purchaser; Vendor has not given to any person an option, which is presently exercisable, to purchase all or any part of the Real Estate; there are no unpaid claims for labor done upon or materials furnished for the Real Estate in respect of which liens have been or may be filed; the improvements upon the Real Estate are all located entirely within the bounds of the Real Estate, and there are not encroachments thereon; there are no existing violations of zoning ordinances or other restrictions applicable to the Real Estate; there is no judgment of any court of the State of Indiana or of any court of the United States that is or may become a lien on the Real Estate; and Seller is neither principal nor surety on any bond payable to the State of Indiana.

6. VENDOR'S RIGHT TO MORTGAGE REAL ESTATE. Vendor (shall) (shall not) have the right, without Purchaser's consent to encumber the Real Estate with a mortgage. Any such mortgage by its terms (shall) (shall not) be subordinated to the rights of Purchaser under this Contract. In all events, the balance due in respect of any such mortgage at no time shall exceed the unpaid balance of the Purchase Price. If Vendor encumbers the Real Estate by a mortgage, or the Real Estate is on the date of this Contract so encumbered, and Vendor defaults thereunder, Purchaser shall have the right to cure such default and to deduct the cost thereof from the next payment or payments due under this Contract. Vendor shall pay all amounts due under any such mortgage when due and shall pay, discharge and obtain the release of any such mortgage upon Purchaser's payment in full of the Contract Balance and all interest accrued thereon.

7. TRANSFER OF PURCHASER'S INTEREST - CONDEMNATION. Purchaser's interest in this Contract and Purchaser's interest in the Real Estate may not be sold, assigned, pledged, mortgaged, encumbered or transferred by Purchaser without the written consent of Vendor. If the Real Estate of any part hereof is taken or damaged pursuant to an exercise or threat of exercise of the power of eminent domain, the entire proceeds of the award or compensation payable in respect of the part so taken or damaged are hereby assigned to and shall be paid directly to Vendor. Such proceeds shall be applied, at Vendor's option and without premium, in part or entirely as a prepayment of the Contract Balance or to restoration of the Real Estate; provided, however, that if by electing to apply part of any such award or compensation against the Contract Balance, the Contract Balance is paid in full, then Vendor shall pay the balance to Purchaser.

8. MECHANIC'S LIENS. Purchaser shall not permit any Statement of Intention to hold a Mechanic's Lien to be filed against the Real Estate nor against any interest or estate therein by reason of labor, services or material claimed to have been performed or furnished to or for Purchaser. If such Statement of Intention to hold a Mechanic's Lien shall be filed, Vendor; at Vendor's option, may compel the prosecution of an action for the foreclosure of such Mechanic's Lien by the lienor. If any such Statement of Intention to hold a Mechanic's Lien shall be filed and an action commenced to foreclose the lien, Purchaser, upon demand by Vendor, shall cause the lien to be released at Purchaser's expense by the filing of a written undertaking with a surety approved by the Court and obtaining an order from the Court releasing the property from such lien. Nothing in this instrument shall be deemed or construed to constitute consent to, or a request to any party for, the performance of any labor or services or the furnishing of any materials for the improvement, alteration or repairing of the Real Estate; nor as giving Purchaser the right or authority to contract for, authorize or permit the performance of any labor or services or the furnishing of any material that would permit the attaching of a valid mechanic's lien.

12. ADDITIONAL COVENANTS AND REPRESENTATIONS OF VENDOR. Upon payment by Purchaser of the Purchase Price in full, with all interest accrued thereon, and the performance by purchaser of all covenants and conditions which by the terms of this Contract are to be performed by Purchaser, Vendor agrees and covenants to convey the Real estate to Purchaser by General Warranty Deed, subject only to easements and restrictions of record as of the date of this Contract; to the rights or persons in possession; to the lien of all taxes and assessments payable by Purchaser hereunder; and to any other encumbrances which, by the terms of this Contract, are to be paid by Purchaser.

13. GENERAL AGREEMENT OF PARTIES. This Contract shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the parties. When applicable, use of the singular form of any word also shall mean or apply to the plural. Any notices to be given hereunder shall be deemed sufficiently given when (a) actually served on the person to be notified, or (b) placed in an envelope directed to the person to be notified at the following address and deposited in the United States mails by certified or registered mail, postage prepaid.

(1) If to Vendor, at the address at which payments to Vendor are to be made.

(2) If to Purchaser, at (insert address):

2457 Massachusetts Street, Gary, Indiana 46407

Such addresses may be changed by either party by written advice as to the new address delivered to the other party as above provided.

Whenever consent is required of either party hereunder for the occurrence of any act, such consent shall not unreasonably be withheld.

14. RECORDING. This agreement may be recorded by Purchaser, at Purchaser's expense.

IN WITNESS WHEREOF, Vendor and Purchaser have executed this instrument on this 12 day of November, 2002.

Signature *P. McDonald*

Signature *Kevin M. Mabry*

Printed St. John Baptist Church, Inc., Pastor Raymond

Printed Kevin M. Mabry

Signature *McDonald, II*

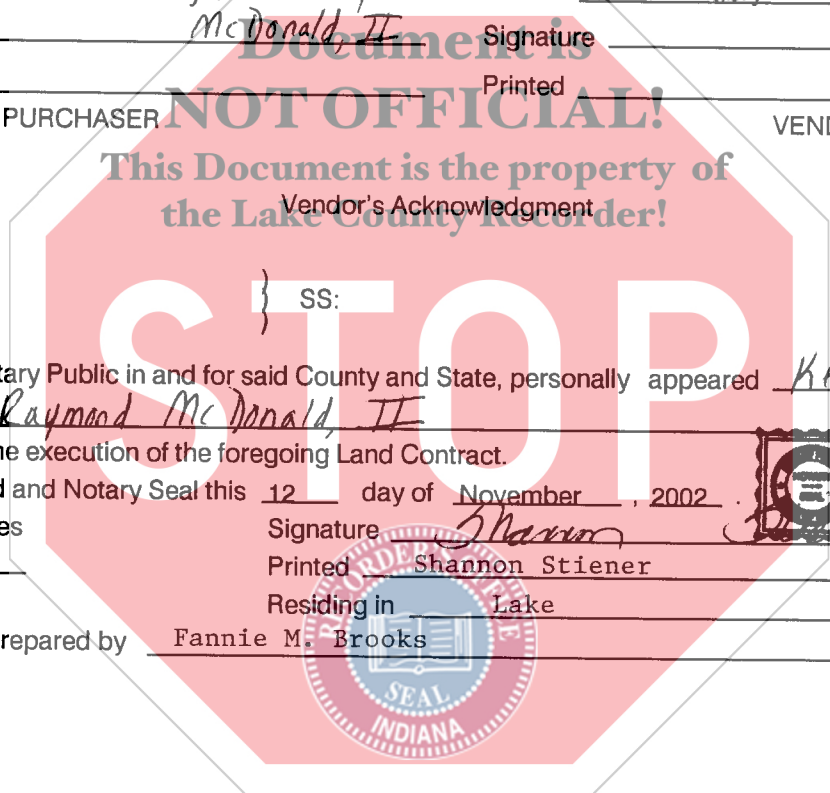
Signature _____

Printed _____

Printed _____

PURCHASER

VENDOR



STATE OF Indiana
COUNTY OF Lake

} SS:

Before me, a Notary Public in and for said County and State, personally appeared *Kevin M. Mabry*
and Pastor Raymond McDonald, II

who acknowledged the execution of the foregoing Land Contract.

Witness my hand and Notary Seal this 12 day of November, 2002.

My commission expires
3-14-07

Signature *Shannon*

Printed Shannon Stienier

Residing in Lake

_____, Notary Public
County, Indiana

This instrument was prepared by Fannie M. Brooks, attorney at law

