

## 2005 045478

TAX KEY: 14-364-1

## **MEMORANDUM OF LEASE**

The undersigned parties (hereinafter referred to separately as "Lessor" and "Lessee") hereby set forth certain terms of a Ground Lease entered into between them on July 24, 2002 ("Lease").

Section 1. Name and Mailing Address of Lessor. The name and mailing address of Lessor is Dyer Retail, L.L.C. c/o Mid-Northern Equities Management, Ltd., 3100 W. Dundee, Suite 304, Northbrook, Illinois 60062.

Name and Mailing Address of Lessee. The name and mailing address of Lessee is Mercantile National Bank of Indiana, 5243 Hohman Avenue, Hammond, Indiana 46320.

Section 2. Term of Lease. Twenty (20) years commencing December 1, 2003.

each. Section 3. Renewal Options. Six (6) consecutive option terms of five (5) lease years

Section 4. Legal Description and Common Address.

Legal Description. This Document is the property of the Lake County Recorder!

Lot 1, in Mid-Northern Equities First Commercial Resubdivision, as per plat thereof, recorded in Plat Book 94, page 17, in the Office of the Recorder of Lake County, Indiana.

Common Address.

see next page

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STEPHEN R. STIGLICH LAKE COUNTY AUDITOR

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26 minutes 27 seconds East, 2.00 feet to a point of tangeney, said point being on the Northerly extension of the West line of Great Lakes Drive per Document No. 572378; thence South 00 degrees 36 minutes 52 seconds East, 334.47 feet along said Northerly extension to a point on the Northerly line of US Route 30 as dedicated by Document No. 96015118; thence South 82 degrees 31 minutes 17 seconds East, 60.60 feet along said Northerly line to an intersection with the Northerly extension of the East line of Great Lakes Drive per Document No. 572378; thence North 00 degrees 36 minutes 52 seconds West, 343.01 feet along said Northerly extension to a point of curvature; thence Northerly 67.54 feet, being the arc of a curve, concave Easterly, having a radius of 270.00 feet and a chord bearing of North 06 degrees 33 minutes 05 seconds East, 67.36 feet to a point of reverse curvature; thence Northerly 81.76 feet, being the arc of a curve, concave Westerly, having a radius of 330.00 feet and a chord bearing of North 06 degrees 37 minutes 08 seconds East, 81.55 feet; thence North-00 degrees 28 minutes 44 seconds West, 125.53 feet; thence South 89 degrees 31 minutes 16 seconds West, 60.00 feet to the point of beginning, in the Town of Dyer, Lake County, Indiana

(Commonly known as 801 Joliet Road, Dyer, Lake County, Indiana containing approximately 8.2 acres of land located in a retail shopping center.)

**LESSOR LESSEE** Dyer Retail, L.L.C., an Indiana Mercantile National Bank of Indiana, limited liability company a national banking association By: STATE OF INDIANA ssis Document is the property of **COUNTY OF LAKE** the Lake County Recorder! Before me the undersigned, a Notary Public in and for said County and State, personally appeared Marry Shiner Edidin, a Resident of Hid Northern of Dyer Retail, L.L.C. who executed the foregoing Memorandum of Lease on behalf of said entity. Equities Management LTD, managing agent Witness my hand and Notarial Seal this 3 day of December, 2004 Votary Public Commission Expires: County of Residence:

STATE OF INDIANA	)
	) SS:
COUNTY OF LAKE	)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared a duly authorized officer of Mercantile National Bank of Indiana who executed the foregoing Memorandum of Lease on behalf of such entity.

Witness my hand and Notarial Seal this 200day of December, 2004,

Commission Expires: 418 2010

County of Residence:

Notary Public

This instrument prepared by:

Patrick J. Galvin, Esq.

Krieg DeVault Galvin LLP

5231 Hohman Avenue, Suite 717

Hammond, IN 46320

Please return recorded instrument to: Patrick J. Galvin, Esq., Krieg De Vault Galvin LLP, 5231 Hohman Avenue, Suite 717, Hammond, IN 46320 the Lake County Recorder.

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