

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH that 405, LLC of Lake County, Indiana as MORTGAGOR, Mortgages and warrants to Lila J. Wilkes of Lake County, Indiana, as MORTGAGEE, the following described real estate in Starke County, State of Indiana, to wit:

Lot 9 in Rannell's Subdivision No. 2 at Bass Lake, Starke County, Indiana, as shown by plat of said subdivision recorded in Plat Book 2, page 108, in the office of the Recorder of Starke County, Indiana. Parcel # 001-01518-00

Commonly known as: 4755 E Rannells Road Knox, In 46534

And the rents and profits therefrom, to secure the payment, when the same shall become due of a nonrecourse promissory note in the sum of Two Hundred and Thirty Thousand Dollars and zero one hundredths Dollars (\$230,000.00) of even date herewith.

Upon the failure to pay said indebtedness as it becomes due, or the taxes or insurance hereinafter stipulated, in which a default is not cured after notice within Ninety (90) days then said indebtedness shall be due and payable in full, and this mortgage may be foreclosed without notice or demand. It is further expressly agreed that until said indebtedness is paid, the Mortgagors shall keep all taxes and charges against the real estate paid as they become due, and will keep the buildings thereupon insured against fire, and other casualties in an amount at least equal to the indebtedness from time to time owing, and liability coverage not less than \$250,000 per person, and \$500,00 per occurrence with loss payable clause in favor of the Mortgagee and will, upon request, furnish evidence of such insurance to Mortgagee, and, failing to do so, the Mortgagee, may pay said taxes or insurance, and the amount so paid, with Twelve (12%) percent interest thereon, shall become part of the indebtedness secured by this mortgagee.

The Mortgagor reserves the right, at any time and from time to time, to substitute alternative real property (ies) of equal equitable value with comparable priorities for the real estate identified herein upon written notice to the Mortgagee provided said replacement property (ies) are in the State of Indiana. Mortgagee shall have the right to have the proposed alternative property appraised at Mortgagor's expense. Should Mortgagee elect the appraisal Mortgagee shall name Two (2) appraisers within 10 days of notice of proposed alternate property (ies) from which the Mortgagor shall select one and cause said appraisal (s) to be completed at Mortgagor's expense. Provided the property (ies) has equity equal to or greater than Seventeen (17%) percent above the indebtedness from time to time owing the proposed alternative property shall be the collateral for a new Note and Mortgage that shall be signed by Mortgagor and at such time the Mortgagee shall sign a release of the current Note and Mortgage.

Dated this 22nd day of March, 2006.

405, LLC by David J. Tokar, Manager

STATE OF INDIANA)
) ss:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of March, 2006 personally appeared David J. Tokar * and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal. *Manager of 405, LLC.

Katherine Adams Notary Public

My Commission Expires: December 13, 2008
Resident of Lake County

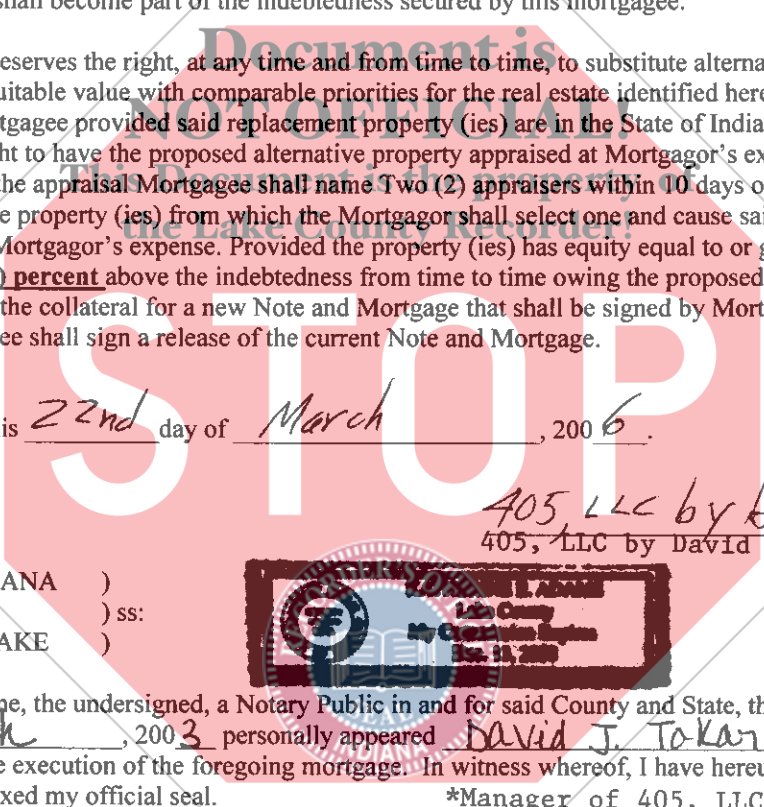
Mail Document To: Lila J. Wilkes, Po Box 479, Cedar Lake, In 46303

TICOR MIU
925-9773

Ticor Title recorded this document as an accommodation. Ticor did not examine the document or the title of the real estate affected.

2006 MAR 29 AM 9:05

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



15-EP-11