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2007 027055

STATE OF INDIANA
LAKE COUNTY
FILED

77 11:49

MICHAEL A. BROWN
RECORDER

SHORT FORM LEASE

THIS SHORT FORM LEASE (this "Lease"), made and entered into this 1st day of March, 2007, by and between JM LAND DEVELOPMENT COMPANY, LLC ("LESSOR"), an Indiana Limited Liability Company, and NORTHWEST INDIANA CARTAGE, LLC ("LESSEE"), an Indiana Limited Liability Company.

**ARTICLE I
DEMISE OF PREMISES**

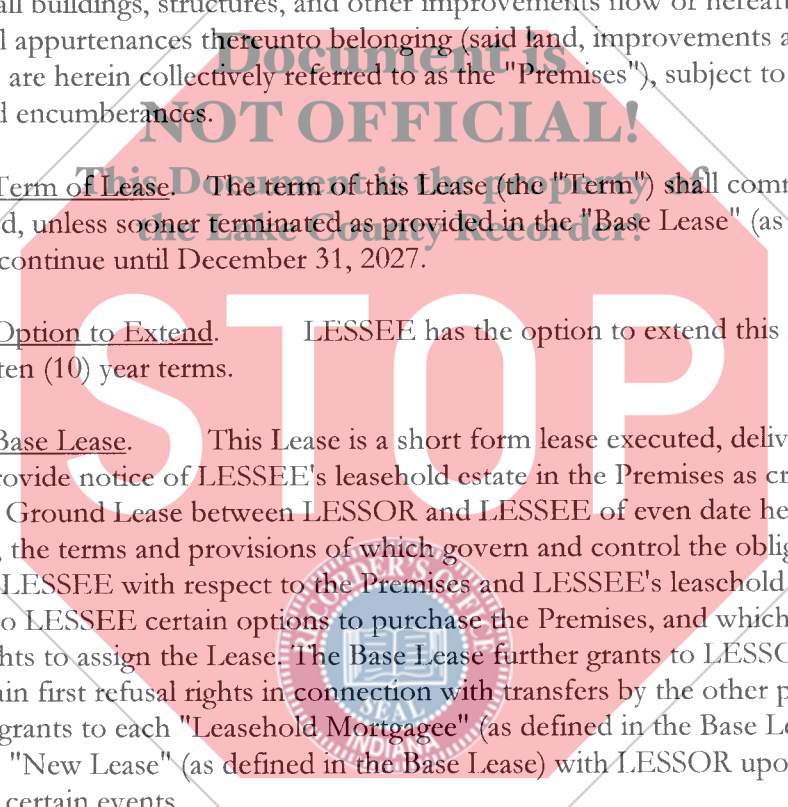
Section 1.01. Demise. LESSOR does hereby demise and lease to LESSEE, and LESSEE does hereby take and hire, upon and subject to the terms and conditions herein contained, approximately six (6) acres of land located at 215 Marble Street, City of Hammond, County of Lake, State of Indiana, and being more particularly described in "Exhibit "A" hereof together with all buildings, structures, and other improvements now or hereafter located thereon and all appurtenances therunto belonging (said land, improvements and appurtenances are herein collectively referred to as the "Premises"), subject to permitted exceptions and encumbrances.

Section 1.02. Term of Lease. The term of this Lease (the "Term") shall commence on the date hereof and, unless sooner terminated as provided in the "Base Lease" (as hereinafter defined) shall continue until December 31, 2027.

Section 1.03. Option to Extend. LESSEE has the option to extend this Lease for three (3) additional ten (10) year terms.

Section 1.04. Base Lease. This Lease is a short form lease executed, delivered and recorded to provide notice of LESSEE's leasehold estate in the Premises as created pursuant to that certain Ground Lease between LESSOR and LESSEE of even date herewith (the "Base Lease"), the terms and provisions of which govern and control the obligations of LESSOR and LESSEE with respect to the Premises and LESSEE's leasehold estate therein, which grants to LESSEE certain options to purchase the Premises, and which limits LESSOR's rights to assign the Lease. The Base Lease further grants to LESSOR and LESSEE certain first refusal rights in connection with transfers by the other party. The Base Lease further grants to each "Leasehold Mortgagee" (as defined in the Base Lease) the right to enter into a "New Lease" (as defined in the Base Lease) with LESSOR upon the occurrence of certain events.

[SIGNATURE PAGE TO FOLLOW]



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CK# 1002
CA

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Lease, have affixed their seals hereunto and have delivered same, all in triplicate original, at Hammond, Indiana as of the day and year first above written.

LESSOR:

JM LAND DEVELOPMENT COMPANY, LLC,
an Indiana Limited Liability Company

By: *[Signature]*
Jeffrey McKernan
Its: Member and Manager

SIGNED AND SWORN TO BEFORE
ME THIS 29 DAY OF March, 2007

Carol Lynn Prokop
NOTARY PUBLIC

LESSEE:

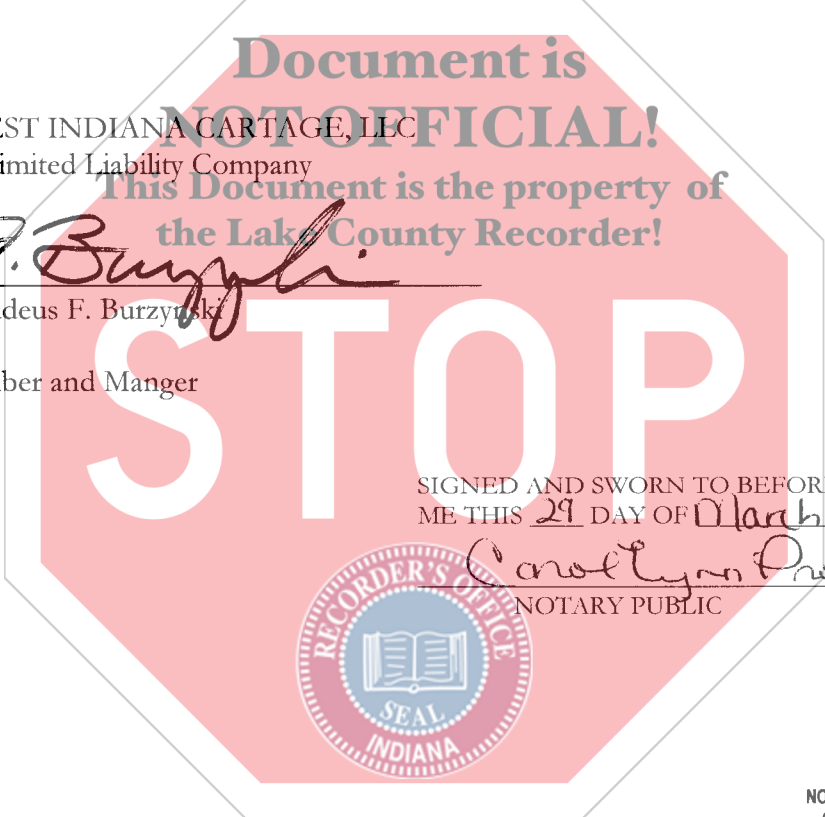
NORTHWEST INDIANA CARTAGE, LLC
an Indiana Limited Liability Company

By: *[Signature]*
Thaddeus F. Burzynski
Its: Member and Manager

SIGNED AND SWORN TO BEFORE
ME THIS 29 DAY OF March, 2007

Carol Lynn Prokop
NOTARY PUBLIC

OFFICIAL SEAL
CAROL LYNN PROKOP
NOTARY PUBLIC, STATE OF INDIANA
COMMISSION EXPIRES 9-29-2013



"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

PREPARED BY: *[Signature]*

OFFICIAL SEAL
CAROL LYNN PROKOP
NOTARY PUBLIC, STATE OF INDIANA
COMMISSION EXPIRES 9-29-2013

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF LOTS 4 THROUGH 29, BOTH INCLUSIVE, AND ALL OF THE VACATED ALLEYS LYING BETWEEN SAID LOTS AND NORTH OF LOT 29, THE EAST 25 FEET OF LOT 3, THE SOUTH HALF OF VACATED ALLMAN STREET LYING EAST OF THE WEST LINE OF THE EAST 25 FEET OF LOT 3, EXTENDED NORTH, AND WEST OF THE EAST LINE OF LOT 14, EXTENDED NORTH, ALL IN BLOCKS 3, NORTH SIDE ADDITION TO HAMMOND, AS SHOWN IN PLAT BOOK 1, PAGE 77 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **215 MARBLE ST HAMMOND,
INDIANA 46327**

TAX KEY NUMBER: **26-35-0147-0001**

