

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 035669

2007 MAY -1 AM 9:55

MICHAEL A. BROWN  
RECORDER

7

Prior Deed Reference: Instrument Number \_\_\_\_\_

**MEMORANDUM OF LEASE**

**THIS MEMORANDUM OF LEASE** is made and entered into this 13<sup>th</sup> day of April, 2007, by and between Asko J. Ruuska and Dorothy E. Ruuska (collectively, the "Landlord"), and Aviall Services, Inc. (the "Tenant").

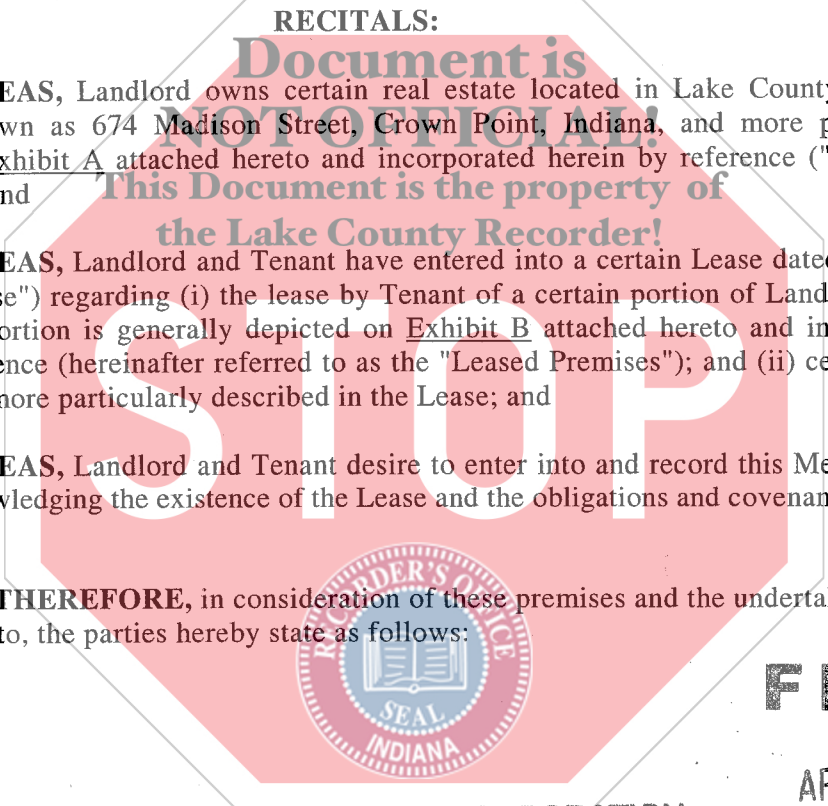
**RECITALS:**

**WHEREAS**, Landlord owns certain real estate located in Lake County, Indiana, commonly known as 674 Madison Street, Crown Point, Indiana, and more particularly described on Exhibit A attached hereto and incorporated herein by reference ("Landlord's Real Estate"); and

**WHEREAS**, Landlord and Tenant have entered into a certain Lease dated April 13, 2007 (the "Lease") regarding (i) the lease by Tenant of a certain portion of Landlord's Real Estate which portion is generally depicted on Exhibit B attached hereto and incorporated herein by reference (hereinafter referred to as the "Leased Premises"); and (ii) certain other matters, all as more particularly described in the Lease; and

**WHEREAS**, Landlord and Tenant desire to enter into and record this Memorandum of Lease acknowledging the existence of the Lease and the obligations and covenants set forth therein; and

**NOW, THEREFORE**, in consideration of these premises and the undertakings of the parties hereto, the parties hereby state as follows:



**FILED**

APR 30 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

MAN TITLE CORPORATION  
MADE AN ACCOMODATION  
ORDING OF THIS DOCUMENT

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LP  
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1. **Incorporation.** The above and foregoing Recitals, including any defined terms set forth therein, are hereby incorporated into and made a part of this Memorandum of Lease as if more fully restated herein.

2. **Term.** The initial term of the Lease shall be for a period commencing on April 13, 2007 and continuing for a period of five (5) years. The Lease provides Tenant with three (3) options to extend the term of the Lease for a period of five (5) years each upon terms and conditions more specifically set forth therein.

3. **Additional Terms.** Additional provisions of the Lease are set forth therein.

4. **Memorandum.** This Memorandum of Lease is prepared for recording pursuant to Indiana Code §32-31-2-1 and Indiana Code §36-2-11-20 to put all persons on notice of the existence of the Lease and the rights and obligations of the parties under the Lease. Nothing contained herein shall be deemed to amend or modify the Lease, and all terms set forth herein are subject to the terms and conditions of the Lease.



IN WITNESS WHEREOF, the parties have caused this Memorandum of Lease to be executed by their duly authorized representatives the day and year first above written.

**LANDLORD:**

*Asko J. Ruuska*  
ASKO J. RUUSKA

*Dorothy E. Ruuska*  
DOROTHY E. RUUSKA

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, a Notary Public in and for said County and State personally appeared ASKO J. RUUSKA and DOROTHY E. RUUSKA, who acknowledged the execution of the foregoing Memorandum of Lease as their voluntary act and deed.

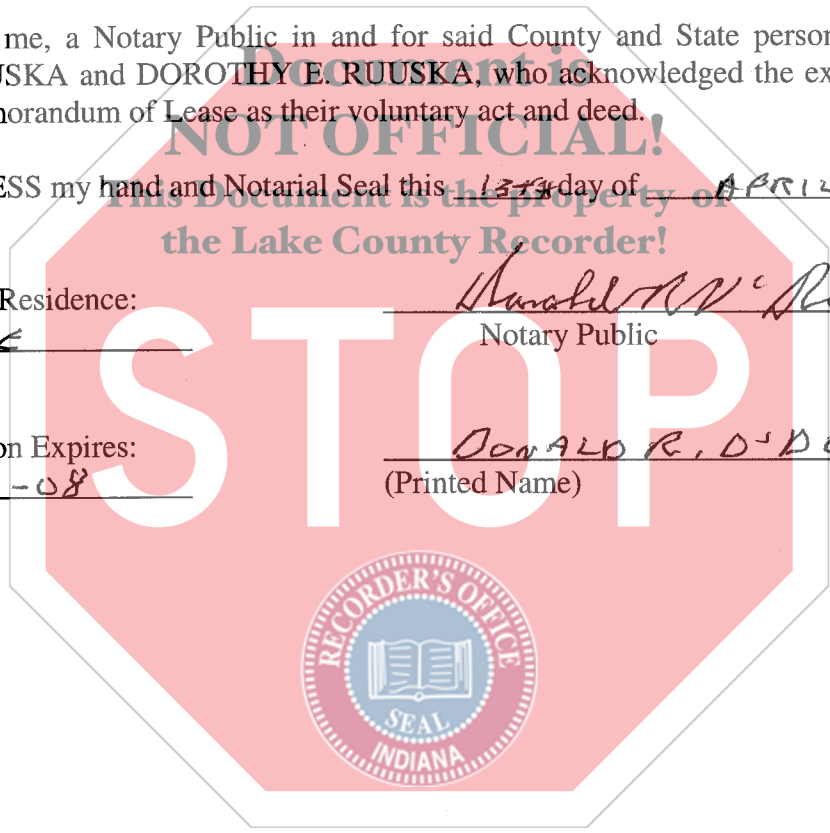
WITNESS my hand and Notarial Seal this 13<sup>th</sup> day of APRIL, 2007.

My County of Residence:  
LAKE

*Donald R. O'Dell*  
Notary Public

My Commission Expires:  
12-20-08

DONALD R. O'DELL  
(Printed Name)



**TENANT:**

**AVIALL SERVICES, INC.,**  
a Delaware corporation

By: 

Printed Name: JAMUEL CRIS GROSS

Title: SR. MANAGING DIRECTOR

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared SAMUEL CRIS GROSS, by me known to be the SR. MANAGING DIRECTOR of AVIALL SERVICES, INC.; a Delaware corporation, who acknowledged execution of the foregoing Memorandum of Lease on behalf of said corporation.

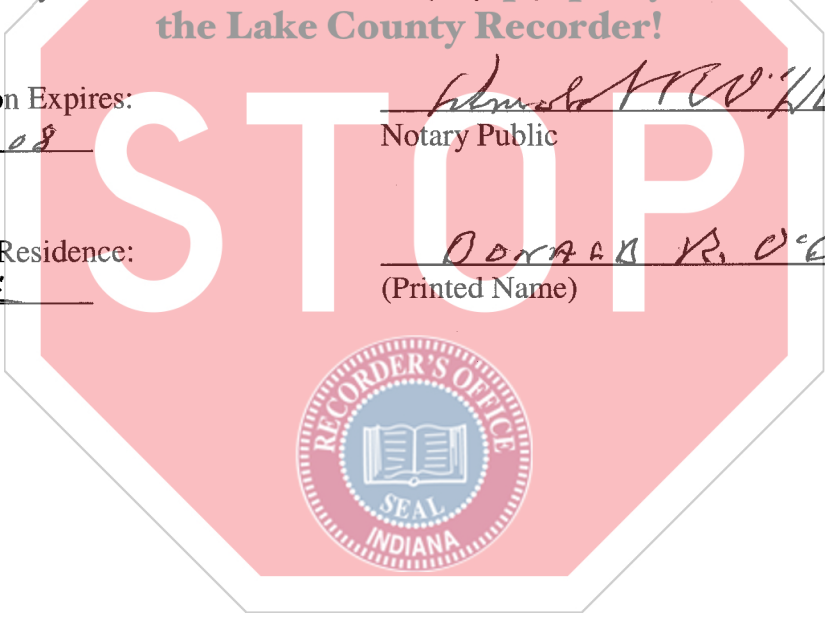
Witness my hand and Notarial Seal this 5<sup>th</sup> day of APRIL, 2007.

My Commission Expires: 12-20-08

  
Notary Public

My County of Residence: LAKE

DONALD R. O'BELL  
(Printed Name)



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.

Janene A. Collins  
Printed Name of Declarant

This instrument was prepared by:

Janene A. Collins  
Law Department  
The Boeing Company  
P.O. Box 3707 MC11-XT  
Seattle, WA 98124-2207

And after recording return to:

Boeing Realty Corp.  
4501 East Conant Street  
M/C: D851-0097  
Long Beach, California 90808  
Attn: Real Estate Manager



**EXHIBIT A**

[Legal Description of Landlord's Real Estate]

Lot 18, Mar-Dar Industrial Park, in Industrial Subdivision to Crown Point, as per plat thereof, recorded in Plat Book 81, page 51, and re-recorded October 3, 1996 in Plat Book 81, page 57 in the office of the Recorder of Lake County Indiana.



**EXHIBIT B**

[Depiction of Leased Premises]

