

2007 035745

LEASE AGREEMENT

2007 MAY - 1 AM 11:01
MICHAEL A. BROWN
RECORDER

This Lease Agreement is entered into and effective as of this 20 day of April, 2006 ("Effective Date") by and between Stephanie Kwiatkowski ("Lessor") and Kwico Inc., et al ("Lessee").

Property

Leaser is the owner of land at 12905 W. 77TH Dyer, Indiana 46311, and parcel number, 09-11-0009-0179, with the following LEGAL DESCRIPTION:

The North 311.0 Feet of the following described Property: A part of the Northeast 1/4 of Section 19, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Northeast corner of said Section 19; thence West 301.10 feet, to the Point of Beginning; thence South perpendicular to the North line of said Section 19, 425.66 feet; thence West parallel with the said North line, 560.18 feet more or less to a line 871.38 feet West of the East line of said Northeast Quarter as measured along the said North line; thence South parallel with the said East line, 425.77 feet, more or less to the said North line; thence East along the said North line, 570.28 feet to the Point of Beginning containing 1.99 acres, more or less.

Leaser makes available for lease all of the land described in parcel number 09-11-0009-0179, 1.99 acres, more or less with house and garage attached to the property.

Leaser desires to lease the land, house and garage to Lessee and Lessee desires to lease the land, house and garage from Lessor for the term, at the lease rate and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

Term.

The term of this Lease Agreement shall commence on the Effective Date and shall continue for a term of two (2) years or until the Chesterfield Estate Sub-division is completely sold.

Lease Payment.

In exchange for the use of the house, garage and land the Lessee agrees to remodel the exterior and interior of the house at the sole expense of the Lessee. The exterior of the house shall be remodeled to conform to the housing style and appearance of the rest of Chesterfield Estate Subdivision.

FILED

MAY - 1 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2007 MAY - 1 AM 11:01
MICHAEL A. BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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Attached hereto: Lease Agreement between Stephanie Kwiatkowski ("Lessor") and Kwico Inc., et al ("Lessee")
Dated April 20, 2007

Kwico Inc. has the rights to utilize the existing house on the property described herein for the purpose of a
"Sales Office" for marketing the Lots in the Chesterfield Estate Subdivision.

M. M. Kwiatkowski
Stephanie Kwiatkowski
Stephanie Kwiatkowski



Notice.

Any notice required or permitted under this Lease Agreement shall be in writing and shall be deemed delivered to the parties (a) on the date of personal delivery against a written receipt, or (b) on the date sent by confirmed telephonic facsimile transmission, or (c) on the first business day following the date of delivery to a nationally recognized overnight courier service, or (d) on the third business day following the date of deposit in the United States Mail, postage prepaid, by certified mail, in each case addressed as follows, or to such other address, person or entity as any party may designate by notice to the other in accordance herewith:

If to Leaser:

Stephanie Kwiatkowski
12905 W. 77th St.
Dyer, IN 46311

If to Lessee:

Kwico Inc.
228 West Lincoln Highway
No. 231
Schererville, Indiana 46375

Entire Agreement.

The foregoing constitutes the entire agreement between the parties and may be modified only in a writing signed by both parties.

In Witness Whereof, the parties have entered into this Agreement as of the date first written above.

Stephanie Kwiatkowski



Kwico Inc., et al

By: 

Title: VICE PRESIDENT

"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: 