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AMENDMENT AND MODIFICATION AGREEMENT

THIS AGREEMENT made this 10th day of July, 2007 by and between SHARYN L. RANKIN, both individually and as Trustee of the Sharyn L. Rankin Revocable Trust dated September 10, 2000 ("Rankin"), IPC GROUP, INC. an Indiana corporation and DEXTER HAWK, (Collectively "Hawk"), JUPITER ALUMINUM, INC., and DIETRICH M. GROSS (collectively "Gross"), and VINSHAR PROPERTIES, LLC an Indiana limited liability company ("Vinshar").

2007
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WITNESSETH:

WHEREAS, Rankin is owner of portions of R & R Industrial Park – Pullman, and WHEREAS, R & R Industrial Park – Pullman is a multi-tenant, multi-use industrial facility located in Hammond, Indiana, and

WHEREAS, Gross, Hawk and Vinshar are also owners of facilities and portions of R & R Industrial Park – Pullman, and

WHEREAS, Rankin, Gross, Hawk, and Vinshar have all entered into agreements granting each to the other, non-exclusive easements over and upon roadways, right-of-ways and railroad tracks that are upon and/or service the R & R Industrial Park – Pullman which are to the benefit of the parties and to Rankin's tenants, licensees and grantees, and

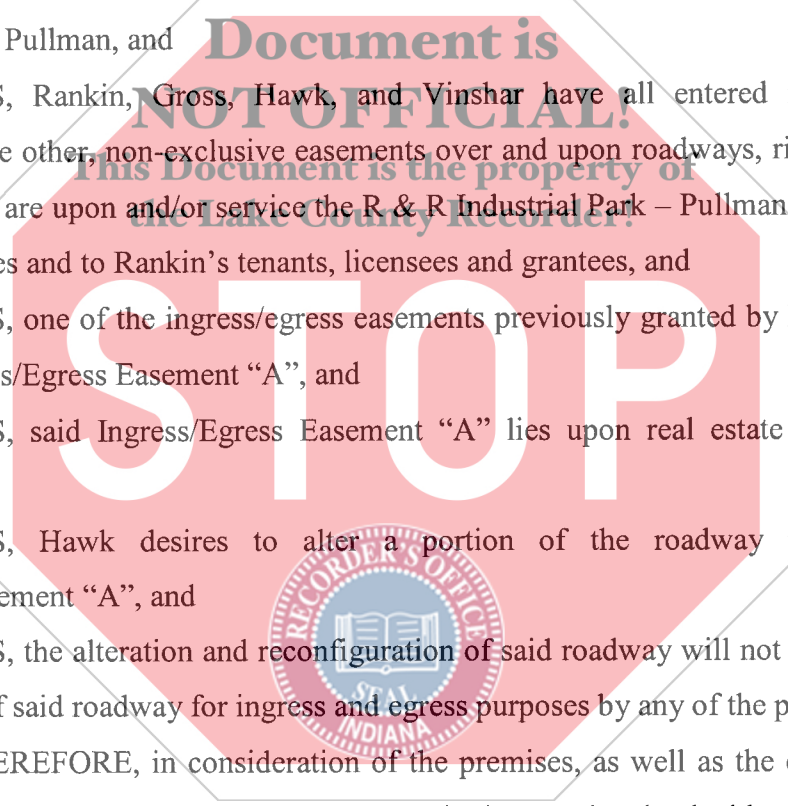
WHEREAS, one of the ingress/egress easements previously granted by Rankin has been identified as Ingress/Egress Easement "A", and

WHEREAS, said Ingress/Egress Easement "A" lies upon real estate now owned by Hawk, and

WHEREAS, Hawk desires to alter a portion of the roadway reserved within Ingress/Egress Easement "A", and

WHEREAS, the alteration and reconfiguration of said roadway will not in any way limit or curtail the use of said roadway for ingress and egress purposes by any of the parties hereto.

NOW, THEREFORE, in consideration of the premises, as well as the continued use of Ingress/Egress Easement "A" by all parties hereto and other good and valuable consideration, the parties agree as follows:



STATE OF INDIANA
LAKE COUNTY RECORDER
2007 JUN 17 11:53 AM

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1. Rankin and Hawk hereby grant to each other and to all parties hereto a perpetual, non-exclusive easement, in common with others, over and across the roadway which is more particularly described and set forth on Ingress/Egress Easement "A", attached hereto and incorporated herein, for ingress and egress to each parties' real estate.
2. That insofar as the legal description contained in the attached Ingress/Egress Easement "A" is inconsistent with the legal description used in any previously recorded easement document which references Ingress/Egress Easement "A", the attached Ingress/Egress Easement "A" (and marked herein as Exhibit 1) shall control.
3. All other terms and conditions of all other previous easement agreements, ingress/egress easements, or cross easements are hereby ratified and reaffirmed.
4. All parties hereto hereby approve and consent to this Amendment and Modification Agreement, and further consent to the modification and reconfiguration of the roadway which is described in the attached Exhibit 1.

IN WITNESS WHEREOF, the parties have set their hand this 10th day of July, 2007.



SHARYN L. RANKIN as Trustee of the
Sharyn L. Rankin Revocable Trust dated
September 10, 2000

Sharyn L. Rankin
SHARYN L. RANKIN as Trustee

Sharyn L. Rankin
SHARYN L. RANKIN, Individually

STATE OF INDIANA)
)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Sharyn L. Rankin, individually and as Trustee of the Sharyn L. Rankin Revocable Trust dated September 10, 2000 who acknowledge the execution of the foregoing Amendment and Modification Agreement.

Witness my hand and notarial seal this 10th day of July, 2007

Wendy Hensley
Notary Public

My Commission Expires: 10/4/07

Resident of Gasper County



Building #1
Revised Ingress/Egress Easement "A"

Description: Those parts of the Southwest Quarter of Section 5, and the Southeast quarter of Section 6, Township 36 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as commencing at a point in the South line of Section 5 at a point 759.17 feet East of the Southwest corner of said Section 5; thence North on a line that is parallel to and 759.17 feet East of the West line of said Section 5 for a distance of 30 feet to the North 30 foot right-of-way of 165th Street as opened by Declaratory Resolution #1159 by the Board of Public Works, recorded September 25, 1925 in Miscellaneous Record Volume 146, pages 382 and 383 in the Recorder's Office, Lake County, Indiana; thence East along the North 30 foot right-of-way line of 165th Street, a distance of 614.09 feet to the point of beginning; thence North at right angles 281.94 feet; thence Northwest on a line that makes an exterior angle of 143 degrees 36 minutes 30 seconds measured South through West to the Northwest with the last described line, a distance of 800.92 feet; thence Southwest at right angles, 28.00 feet; thence Northwest at right angles, 997.50 feet; thence Northwest on a line that makes an exterior angle of 177 degrees 24 minutes 40 seconds measured Southeast through South to Northwest with the last described line, a distance of 477.08 feet; thence Northeast on a line that makes an interior angle of 87 degrees 47 minutes 54 seconds measured Southeast through East to Northeast with the last described line, a distance of 424.34; thence Northwest on a line that makes an exterior angle of 70 degrees 28 minutes 13 seconds measured Southwest through West to the Northwest with the last described line, a distance of 285.35 feet; thence Northwest on a line that makes an interior angle of 160 degrees 28 minutes 24 seconds measured Southwest through East to the Northwest with the last described line, a distance of 95.74 feet; thence Southeast on a line that makes an interior angle of 19 degrees 31 minutes 36 seconds measured Southeast towards East to the Southeast with the last described line, a distance of 1067.68 feet; thence Southwest on a line that makes an interior angle of 70 degrees 28 minutes 24 seconds measured Northwest through West to the Southwest with the last described line, a distance of 65.64 feet; thence Northwest on right angles measured Northeast through North to the Northwest with the last described line, a distance of 89.75 feet; thence Northwest at a line that makes an interior angle of 199 degrees 31 minutes 36 seconds measured Southeast through East and North to the Northwest with the last described line, a distance of 552.00 feet; thence Southwest on a line that makes an exterior angle of 109 degrees 31 minutes 47 seconds measured Southeast through South to the Southwest with the last described line, a distance of 362.70 feet; thence South on a line that makes an exterior angle of 32 degrees 46 minutes 38 seconds measured Northeast through East to South with the last described line, a distance of 61.87 feet; thence Southeast on a line that makes an exterior angle of 135 degrees 1 minute 16 seconds measured Northeast through East to Southeast with the last described line, a distance of 399.79 feet; thence Southeast on a line that makes an interior angle of 177 degrees 24 minutes 40 seconds measured Northwest through West to Southeast with the last described line, a distance of 922.50 feet; thence Northeast at right angles, 28.00 feet; thence Southeast at right angles, 891.86 feet; thence South on a line that makes an interior angle of 143 degrees 36 minutes 30 seconds measured Northwest through West to South with the last described line, a distance of 285.71 feet, thence West at right angles 32.00 feet to the point of beginning.