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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 095614

2007 DEC -5 PM 3:58

MICHAEL A. BROWN
RECORDER

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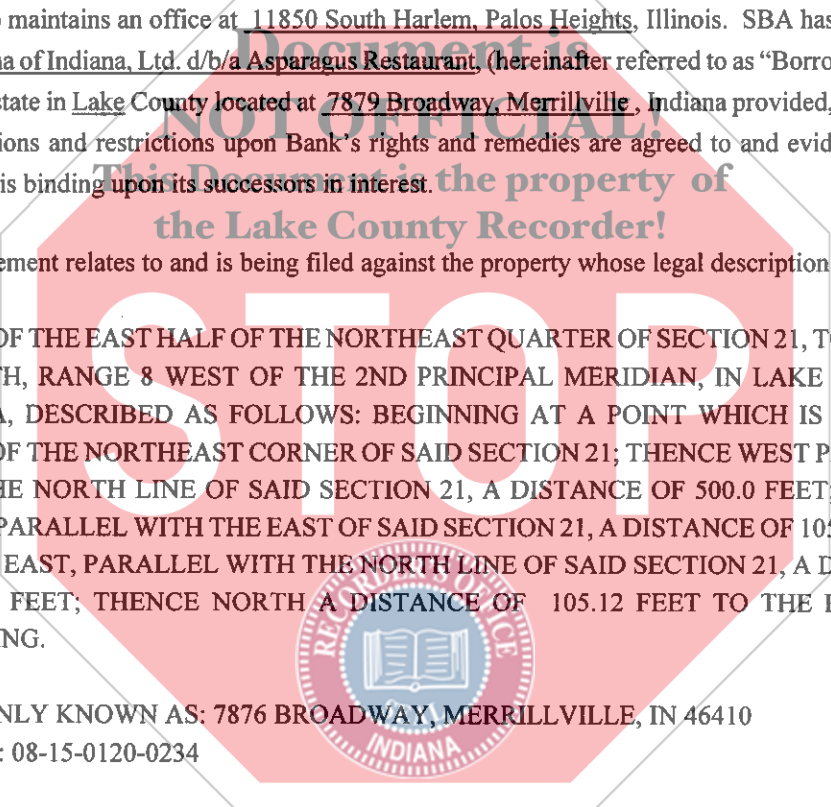
MEMORANDUM OF INTER-CREDITOR AGREEMENT

This Memorandum of Inter-Creditor Agreement, (hereinafter referred to as "Memorandum"), is made and recorded to provide notice of the inter-creditor agreement, titled the Third Party Lender Agreement, (hereinafter referred to as "the Agreement"), between Small Business Growth Corporation, (hereinafter referred to as "SBGC"), who maintains an office at 2401 West White Oaks Drive, Springfield, IL 62704, the UNITED STATES SMALL BUSINESS ADMINISTRATION, (hereinafter referred to as "SBA"), of the same address and Founders Bank, (hereinafter referred to as "Bank"), who maintains an office at 11850 South Harlem, Palos Heights, Illinois. SBA has agreed to provide a loan to Siam Marina of Indiana, Ltd. d/b/a Asparagus Restaurant, (hereinafter referred to as "Borrower"), with a second mortgage on real estate in Lake County located at 7879 Broadway, Merrillville, Indiana provided, among other things, that certain limitations and restrictions upon Bank's rights and remedies are agreed to and evidenced in and by the Agreement, which is binding upon its successors in interest.

The Agreement relates to and is being filed against the property whose legal description is as follows:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 826 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 21; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 500.0 FEET; THENCE SOUTH, PARALLEL WITH THE EAST OF SAID SECTION 21, A DISTANCE OF 105.12 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 500.0 FEET; THENCE NORTH A DISTANCE OF 105.12 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 7876 BROADWAY, MERRILLVILLE, IN 46410
KEY NO.: 08-15-0120-0234



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IN TESTIMONY WHEREOF, the said SMALL BUSINESS GROWTH CORPORATION has caused these presents to be duly executed by its officers, attested, and affixed with its corporate seal.

SMALL BUSINESS GROWTH CORPORATION

11-21-07
Date

By: [Signature]
PHIL MATON, CHIEF CREDIT OFFICER

Attest: [Signature]

STATE OF ILLINOIS)
) SS:
COUNTY OF SANGAMON)

I, R. BRUCE PATTERSON, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that PHIL MATON, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed and delivered the said Instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 21 day of NOVEMBER, 2007.
[Signature]
NOTARY PUBLIC
This Document is the property of the Lake County Recorder!

PREPARED BY and RETURN TO: [Signature]
R. BRUCE PATTERSON
PATTERSON & ASSOCIATES
2401 W. White Oaks Dr.
Springfield, IL 62704

"OFFICIAL SEAL"
R. Bruce Patterson
Notary Public, State of Illinois
My Commission Exp. 08/25/2008

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.
By: [Signature]
Agent for Professionals' Title Services