

2

2008 018528

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 MAR 14 AM 9:33

MEMORANDUM OF CONTRACT FOR
CONDITIONAL SALE OF REAL ESTATE
7102 Calumet Avenue
Hammond, IN 46324

MICHAEL A. BROWN
RECORDER

THIS MEMORANDUM is made this 3rd day of March 2008, to preserve and record certain rights of the parties created by an Agreement for the Purchase of Real Estate and Business Equipment, executed of even date herewith, by and between B-C Sweets, Inc., an Indiana corporation (Seller) and Terri's Dairy Treats, Inc., (Buyer), for the following described real estate, to wit:

Lots "A" and "B", Resubdivision of the East half of block 12, Jackson Terrace, in the City of Hammond, as per plat thereof, recorded in Plat Book 17, page 30, in the Office of the Recorder of Lake County Indiana, EXCEPTING THEREFROM that part of Lot "A" conveyed to the State of Indiana by Warranty Deed recorded September 1, 2004 as Document No. 2004 074729 described as follows: Beginning at the Northeast corner of said Lot; thence South 0 degrees 29 minutes 01 seconds West 1.753 meters (2.47 feet) along the East line of said Lot; thence North 89 degrees 30 minutes 59 seconds West 4.808 meters (15.77 feet); thence North 0 degrees 29 minutes 01 seconds East 0.709 meters (2.32 feet) to a point on the North line of said Lot; thence North 89 degrees 57 minutes 00 seconds East 4.808 meters (15.78 feet) along said North line to the point of beginning. Commonly known as: 7102 Calumet Ave., Hammond, IN 46324

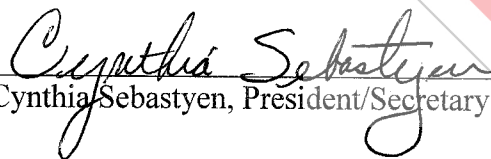
WHEREAS, the Agreement for the Purchase of Real Estate and Business Equipment provides for the sale and purchase of the above described property by said parties requiring payments by Purchaser to Seller for a term of 61 months, unless paid sooner, commencing April 30, 2008;

NOW THEREFORE, in consideration of the foregoing, and of the mutual promises and covenants set forth in said Agreement for the Purchase of Real Estate and Business Equipment, Seller and Purchaser agree to record this Memorandum of Contract evidencing the existence thereof.

IN WITNESS WHEREOF, the parties have signed this Memorandum of Contract on March 3, 2008.

B-C SWEETS, INC., Seller:

TERRI'S DAIRY TREATS, INC., Buyer


Cynthia Sebastyan, President/Secretary




Therese Colao, President

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR 14 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

6060

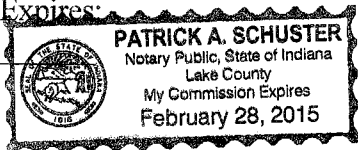
#6145
14-
P

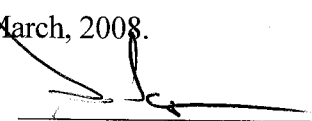
STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Cynthia Sebastyen, who after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Contract.

Witness my hand and seal this 3rd day of March, 2008.

My Commission Expires:





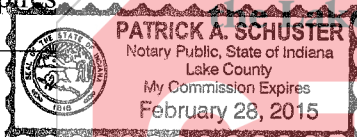
Notary Public
Resident of Lake County

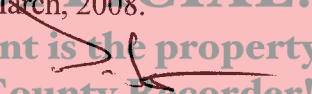
STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Therese Colao, who after having been duly sworn, acknowledged the execution of the foregoing Memorandum of Contract.

Witness my hand and seal this 3rd day of March, 2008.

My Commission Expires:

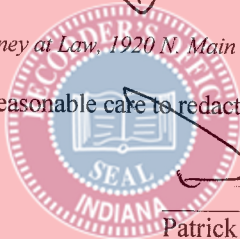


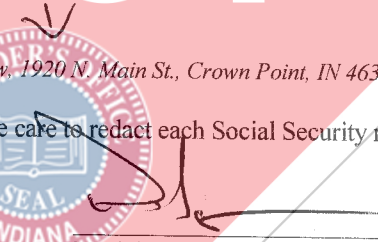


Notary Public
Resident of Lake County

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1920 N. Main St., Crown Point, IN 46307; I.D. No.1651-45

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.





Patrick A. Schuster