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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 MAR 28 AM 9:30

MICHAEL A. BROWN
RECORDER

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into by and between the parties hereto, to evidence their execution of a certain Lease effective December 1, 2007.

WITNESSETH:

The name of the Landlord is Café Borgia Real Estate, LLC with principal offices located at 10010 Calumet Ave., Munster, IN 46321.

The name of the Tenant is Café Borgia, Inc. with principal offices located at 10010 Calumet Ave., Munster, IN 46321.

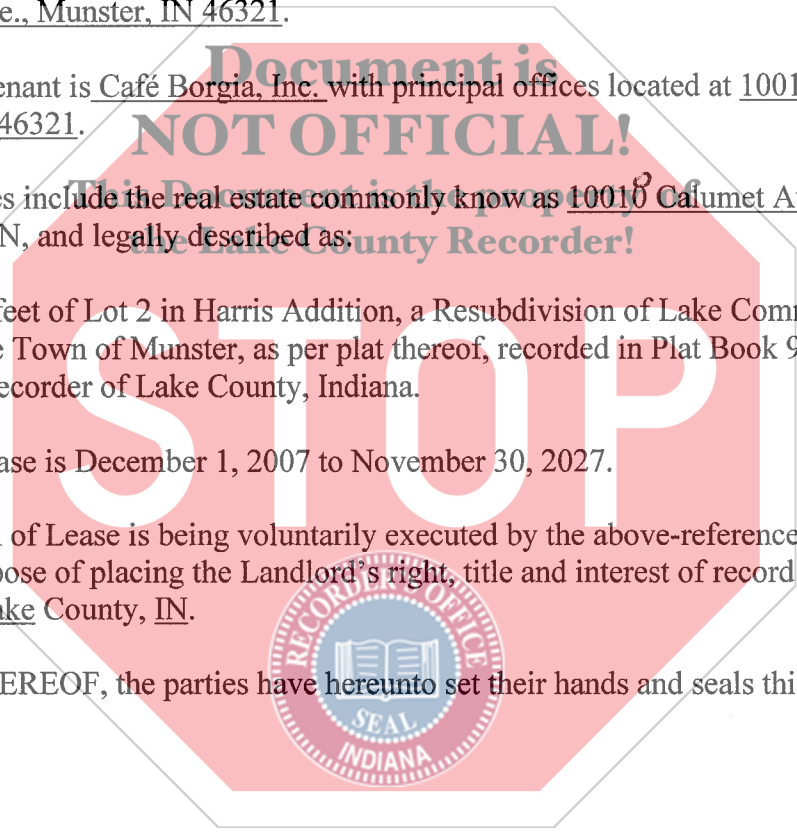
The leased premises include the real estate commonly known as 10010 Calumet Ave., Munster, IN, Lake County, IN, and legally described as:

The South 127.85 feet of Lot 2 in Harris Addition, a Resubdivision of Lake Commercial Center and Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 97 page 94, in the Office of the Recorder of Lake County, Indiana.

The term of the Lease is December 1, 2007 to November 30, 2027.

This Memorandum of Lease is being voluntarily executed by the above-referenced Landlord and Tenant for the purpose of placing the Landlord's right, title and interest of record in the Office of the Recorder of Lake County, IN.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 19th day of March, 2008.



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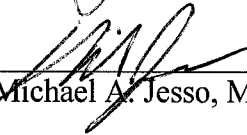
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TICOR TITLE - HIGHLAND

LANDLORD: **Café Borgia Real Estate, LLC**


By: 

Karen Jesso, Managing Member


By: 

Michael A. Jesso, Member

TENANT: **Café Borgia, Inc.**

By: 

Michael A. Jesso, President

By: 

Karen Jesso, Secretary

STATE OF Indiana

COUNTY OF LaPorte

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This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Karen Jesso, Managing Member of Café Borgia Real Estate, LLC, and Secretary of Café Borgia, Inc. and Michael A. Jesso, Member of Café Borgia Real Estate, LLC and President of Café Borgia, Inc. being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are true. Signed and sealed this 19th day of March, 2008.



Laura Tavitas, Notary Public

My Commission Expires: 6/14/08

My County of Residence: LaPorte



THIS INSTRUMENT WAS PREPARED BY: Brian Hittinger

“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.”

Laura Tavitas