

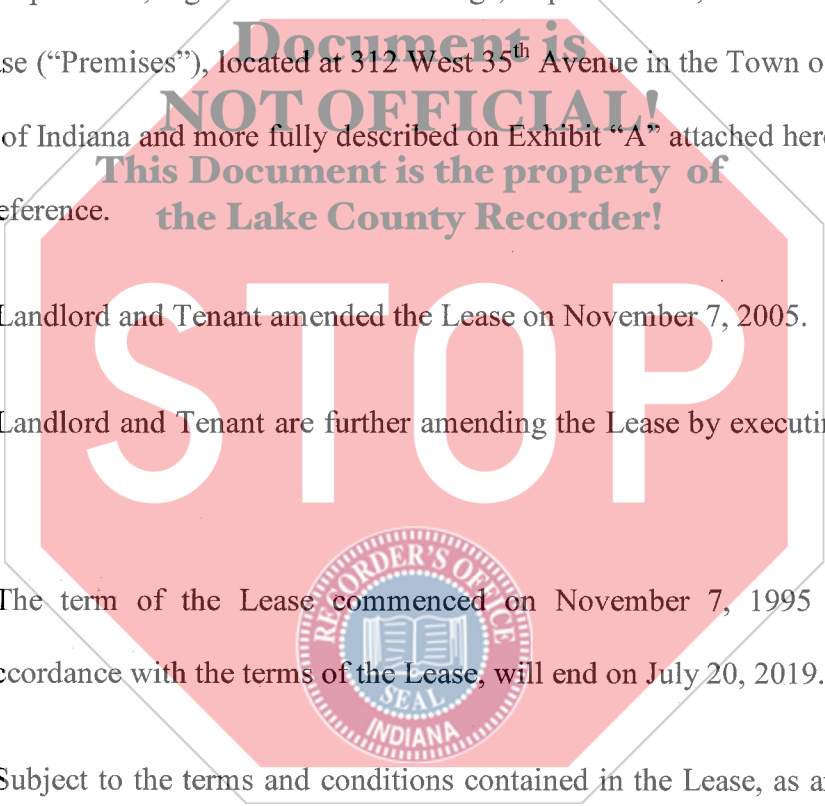
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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made and entered into as the 21st day of July, 2009, by and between LOFTUS HOLDING, LLC, an Indiana Limited Liability Company ("Landlord"), having an address at 312 W. 35th Avenue, Griffith, Indiana Attn.: Richard Loftus, and EASTERN EXPRESS, INC., an Indiana corporation ("Tenant") having an address at 312 West 35th Avenue, Griffith, Indiana, Attn.: David Ferrante.

WITNESSETH:

1. Landlord and Tenant entered into a Lease ("Lease") dated November 7, 1995, with respect to certain premises, together with all buildings, improvements, structures and other items set forth in the Lease ("Premises"), located at 312 West 35th Avenue in the Town of Griffith, County of Lake and State of Indiana and more fully described on Exhibit "A" attached hereto and incorporated herein by this reference.
2. Landlord and Tenant amended the Lease on November 7, 2005.
3. Landlord and Tenant are further amending the Lease by executing a writing of even date herewith.
4. The term of the Lease commenced on November 7, 1995 and, unless sooner terminated in accordance with the terms of the Lease, will end on July 20, 2019.
5. Subject to the terms and conditions contained in the Lease, as amended, Tenant has an option to purchase the Premises and a right of first refusal to purchase the Premises.



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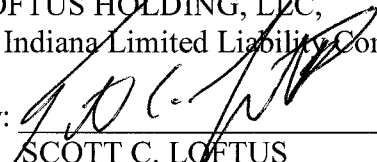
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6. This Memorandum is subject to all of the terms and conditions set forth in the Lease as amended. Landlord and Tenant hereby ratify the Lease, as amended, and agree that the Lease, as amended, is in full force and effect.

IN WITNESS WHEREOF, the parties hereto caused this Memorandum to be duly executed as of the date set forth above.

LOFTUS HOLDING, LLC,
an Indiana Limited Liability Company

By: 
SCOTT C. LOFTUS
Its: Managing Member

EASTERN EXPRESS, INC.,
an Indiana Corporation

By: 
DAVID FERRANTE
Its: President

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 27th day of July, 2009, personally appeared Scott C. Loftus, Managing Member of Loftus Holding, LLC., and acknowledged the execution of the foregoing instrument to be his free and voluntary act.

Judith A. Day
Notary Public

My Commission Expires:
~~NOTARY PUBLIC STATE OF INDIANA~~
~~COUNTY~~
~~MY COMMISSION EXPIRES AUG. 17, 2011~~

County of Residence: LAKE

(SEAL)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 27th day of July, 2009, personally appeared David Ferrante the President of Eastern Express, Inc., and acknowledged the execution of the foregoing instrument to be his free and voluntary act.

Judith A. Day
Notary Public

My Commission Expires:
~~NOTARY PUBLIC STATE OF INDIANA~~
~~COUNTY~~
~~MY COMMISSION EXPIRES AUG. 17, 2011~~

County of Residence: LAKE

(SEAL)

This Instrument Prepared By:
Elliot M. Kaufman, Esq.
Buckley King LPA
1400 Fifth Third Center
600 Superior Avenue East
Cleveland, OH 44114

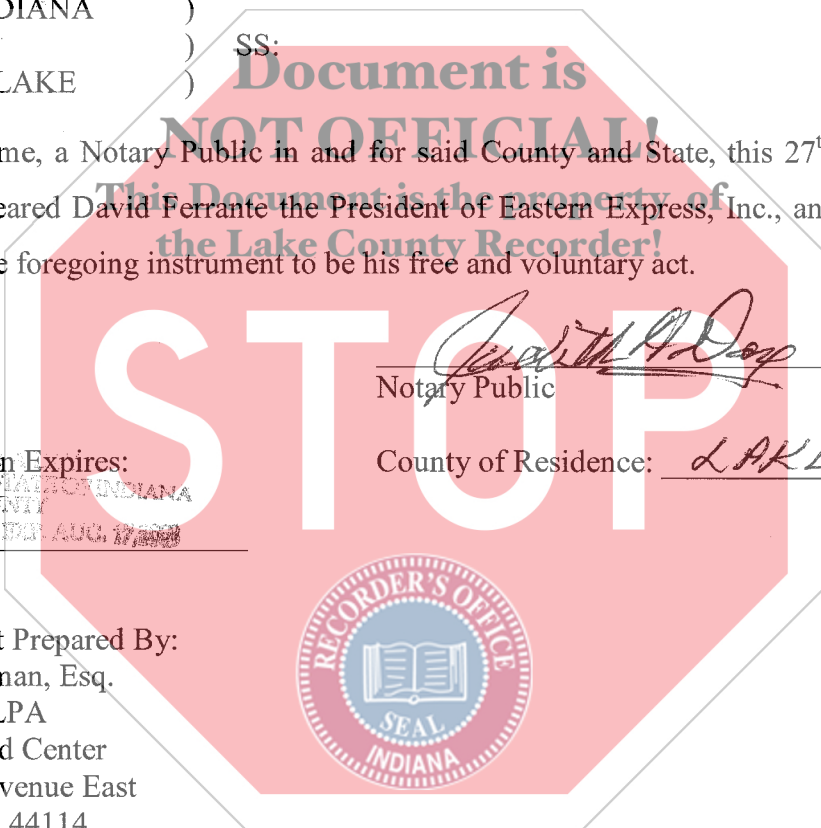


EXHIBIT A

The South 235 feet of the West One Half of the Northwest Quarter of the Southwest Quarter, except the West 324 feet of Section 23, Township 36 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana



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