STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2010 042978

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MICHELLE R. FAJMAN RECORDER Key Nos:.

08-15-0018-0151 08-15-0018-0146

08-15-0460-0011

State ID Nos.:

45-12-04-327-007.000-030

45-12-04-327-006.000-030

45-12-04-327-005.000-030

CROSS REFERENCE DOCUMENT NOS. 940690 and 940691.

MEMORANDUM OF TERMINATION OF LEASE

This Memorandum of Termination of Lease is dated this 9th day of July, 2010 by the Kathryn J. Learner Family Trust (the "Learner Family Trust").

WHEREAS, Paul W. Learner and Kathryn Learner (collectively, the "Landlord") entered into a Lease Agreement dated June 30, 1982 (the "Lease"), wherein Landlord leased to Hook Drugs, Inc. ("Tenant") certain real estate described on Exhibit A attached hereto (the "Leased Premises");

WHEREAS, the Learner Family Trust is the successor to the Landlord's interest in the Lease by virtue of its ownership of the Leased Premises;

WHEREAS, the Tenant abandoned the Lease, removed its personal property from Leased Premises, returned possession of the Leased Premises to the Landlord, its successors, and assigns, and no longer claims any right or interest in the Leased Premises.

NOW THEREFORE,

- The Learner Family Trust accepts the Tenant's abandonment of the Lease and hereby agrees to release the Tenant, its successors, and assigns from any and all further liability under the Lease.
 - The Lease shall be null and void and of no further force or effect. 2.
 - The Tenant shall have no further right or interest in the Leased Premises. 3.
- The Landlord, its successors, and assigns, and the Tenant will have no further obligation, claim, or right under the Lease.

IN WITNESS WHEREOF, the Kathryn J. Learner Family Trust has executed this Memorandum of Termination of Lease as of the date first above written.

KATHRYN J. LEARNER FAMILY TRUST

FIDELITY CP 92F103484

By:

Timothy S. Avery

Authorized Representative of the

Kathryn J. Learner Family Trust

STATE OF CALIFORNIA)
SS:
CONTRA COSTA COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared the KATHRYN J. LEARNER FAMILY TRUST, by and through its authorized representative TIMOTHY S. AVERY, and acknowledged the execution of the foregoing Memorandum of Termination of Lease and swore to the truth of the statements made therein.

Witness my hand and Seal this <u>9</u> day of July, 2010.



Notary Public

Printed Name

DEIRDRE ELLIOTT



My Commission Expires:

County of Residence:

11.13.2010

CONTRA COSTA

This Memorandum of Termination of Master Lease and Service Agreement Prepared by:

James F. Olds Stuart & Branigin LLP 300 Main Street, Suite 900 P.O. Box 1010 Lafayette, IN 47902-1010

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 (James F. Olds).

EXHIBIT A

PARCEL 1:

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 556.82 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 435.94 FEET; THENCE NORTH, PARELLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 371.82 FEET TO THE SOUTH LINE OF FIELDWOOD VILLAGE ADDITION, AS SHOWN IN PLAT BOOK 42, PAGE 15. IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FIELDWOOD VILLAGE ADDITION, 159.88 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN SAID SUBDIVISION; THENCE NORTH 0 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 10, 185.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG SAID NORTH LINE 275.94 FEET TO THE PLACE OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

PARCEL 2:

THE EAST 10 FEET OF LOT 10, FIELDWOOD VILLAGE ADDITION, AS SHOWN IN PLAT BOOK 42, IN LAKE COUNTY, INDIANA.