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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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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,

1. 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.
2. The Lease shall be null and void and of no further force or effect.
3. The Tenant shall have no further right or interest in the Leased Premises.
4. 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, Agent
Timothy S. Avery
Authorized Representative of the
Kathryn J. Learner Family Trust

#15
FN
CWA

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.