

# 2010 073236

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## 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 12/1/2010.

# WITNESSETH:

The name of the Landlord is <u>SHA Automotive</u>, <u>LLC</u> with principal offices located at <u>2034 U.S.</u> Hwy. 41, <u>Schererville</u>, <u>IN 46375</u>.

The name of the Tenant is <u>Little's Automotive</u>, <u>Inc.</u> with principal offices located at <u>2034 U.S.</u> <u>Hwy. 41, Schererville, IN 46375</u>.

The leased premises include the real estate commonly known as <u>2034 U.S. Hwy. 41</u>, <u>Lake County, IN</u>, and legally described on Exhibit "A," which is attached hereto and made a part hereof.

The term of the Lease is 121/2010 to 11/30/2031.

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 <u>Lake County</u>, <u>IN</u>.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this <u>2nd</u> day of <u>December</u>, <u>2010</u>.

LANDLORD:

SHA Automotive, LLC

By: Harye G. Stavropoulos, Manager and Member

By: Angela D. Stavropoulos, Member

FIDELITY NATIONAL TYPLE
INSURANCE CO. 18 18

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Little's Automotive, Inc.

y: Hon

arye G. Stavropoulos, President/Treasurer

Attest:

Angela D. Stavropoulos, Vice President/Secretary

STATE OF Indiana

) SS:

COUNTY OF Lake

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Harye G. Stavropoulos and Angela D. Stavropoulos being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are true. Signed and sealed this 2nd day of December, 2010.

\*President/Treasurer and Vice President/Secretary of Little's Automotive, Inc.,

Laura Tavitas, Notary Public

My Commission Expires: 6/14/2016

My County of Residence: LaPorte

## THIS INSTRUMENT WAS PREPARED BY: Laura Tavitas

"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

#### **EXHIBIT "A"**

Order No. 920107797

Part of the Notheast Quarter of the Southeast Quarter of Section 17, Township 35 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at the point of intersection of the West right-of-way line of U.S. Highway No. 41 and the South line of the Northeast Quarter of the Southeast Quarter of said Section 17; thence North along the West line of said highway 800 feet to the point of beginning of this described parcel; thence North 88 degrees 01 minutes 14 seconds West 624.04 feet, more or less, to the West line of the East One Half of the Northeast Quarter of the Southeast Quarter of said Section 17; thence North 00 degrees 02 minutes 43 seconds East along the West line of the East One Half of the Northeast Quarter of the Southeast Quarter of said Section 17, a distance of 258 feet; thence South 88 degrees 01 minutes 14 seconds East 621.03 feet, more or less, to the West right-of-way line of U.S. Highway No. 41; thence Southerly along said West right-of-way line to the point of beginning, EXCEPT THEREFROM Formula I Plot of Lot 2, in the Town of Schererville, as shown in Plat Book 65 page 9 and also except Formula I Plaza Plot of Lot 1, to the Town of Schererville, as shown in Plat Book 62 page 59, in Lake County, Indiana.