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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2010 073439

2010 DEC 13 AM 11:17

MICHELLE R. LAJMAN
RECORDER

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Please return the recorded **assignment of rents** to:

banc-serv PARTNERS, LLC
777 East Main Street
Westfield, IN 46074

Grantee: Providence Bank
630 East 162nd Street
South Holland, IL 60473

Grantor: Leep's Supply Company, Inc. an Indiana Corporation
8001 Tyler Street
Merrillville, IN 46410

LOT 1 IN LEEP SUBDIVISION, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

This document was prepared by: Tamie Caulk
of banc-serv PARTNERS, LLC.
777 East Main Street
Westfield, IN 46074
317.632.0050

LAWYERS TITLE
4215 EDISON LAKES PKWY
STE 205
MISHAWAKA, IN 46545



AMOUNT \$ 16⁰⁰-
CASH _____ CHARGE _____
CHECK # 1867064117
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

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Form 6.2 Assignment of Rents

ASSIGNMENT OF RENTS

THIS ASSIGNMENT is made this 29th day of November 2010 by and between Leep's Supply Company, Inc. an Indiana Corporation

("Assignor") and Providence Bank ("Assignee").

WHEREAS, Assignor has executed and delivered to Assignee that certain Promissory Note dated November 29, 2010 in the original principal amount of Four Million Two Hundred Forty Thousand and No/100 (\$4,240,000.00) (the "Note"); and

WHEREAS, Assignor is entitled to receive periodic rental payments (the "Rental Payments") on the following described real property

8001 Tyler St. Merrillville, IN. 46410

LOT 1 IN LEEP SUBDIVISION, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 32, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

And

WHEREAS, Assignor desires to assign to Assignee the Rental Payments for application to the unpaid balance of the Note and all renewals, modifications and extensions thereof, and all other indebtedness of Assignor to Assignee (the "Obligations").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignor hereby assigns to Assignee all Assignor's right, title, and interest in the Rental Payments; Assignor hereby grants to Assignee the right to enforce, at the sole discretion of Assignee, all Assignor's rights under the Lease, including the right to sue for and collect unpaid Rental Payments. In the event Assignee elects not to enforce Assignor's rights under the Lease, Assignee agrees to enforce promptly all of such rights.
2. On or before the first banking day after Assignee receives each Rental Payment, Assignee will apply said Rental Payment to reduce the unpaid balance of the Note and the other Obligations in such manner as Assignee deems fit in its sole discretion. If Tenant makes the Rental Payment by check, Assignee will provisionally apply such payment until there is a final payment of Tenant's check. When there is a final payment of Tenant's check, the provisional application will become a final payment. In the event the Tenant's check is not finally paid, the provisional application of such payment shall be reversed. It is expressly agreed that Assignor's Note and Obligations shall not be reduced or credited until such time as Assignee receives each final Rental Payment. If Tenant fails or refuses to make a Rental Payment, Assignee shall have no obligation to reduce the unpaid balance of Note or Obligation. Assignor's duties to Assignee under the Note and Obligations shall not be excused or modified if Tenant (a) fails or refuses to make Rental Payments, or (b) is delinquent in making any Rental Payment(s).
3. Nothing herein shall constitute or be construed as a delegation to Assignee of Assignor's duties under the Lease. Assignor shall have the option, but not the duty, to enforce Tenant's obligation to pay Rental Payments. Further, Assignee shall have no obligation to Tenant whatsoever other than to accept each Rental Payment.
4. After the unpaid balance of the Note and any renewals, modifications, or extensions thereof, and after the repayment of all other Obligations and debts of Assignor to Assignee, Assignee agrees to assign back to Assignor all Assignee's rights created hereby within ten (10) days of the receipt by Assignee from Assignor of such a written request.
5. In the event Tenant breaches the Lease, and Assignee exercises its option hereunder to sue to enforce the Lease, Assignor agrees to reimburse Assignee for all Assignee's costs and reasonable attorney's fees incurred in connection with enforcing the Lease. Such costs and reasonable attorneys' fees may be paid by Assignee from the Rental Payments.
6. Assignor agrees to instruct Tenant to pay the Rental Payments directly to Assignee.
7. This Assignment shall be binding upon and shall inure to the benefit of the parties and their respective successors, assigns, heirs and personal representatives.
8. Assignee's consent to allowing Tenant to make one or more Rental Payments to Assignor is not and shall not be deemed to be a waiver of

Assignee's right to directly receive all other Rental Payments.

ASSIGNOR

ASSIGNEE

Leep's Supply Company, Inc.
an Indiana Corporation

Providence Bank

By: John W. Hamstra
John W. Hamstra, President

By: Walter Banke
Walter Banke, Officer

STATE OF Indiana
COUNTY OF Lake

I, the undersigned Notary Public in and for said County, in said State, hereby certify that John W Hamstra. on behalf of Leep's Supply Company, Inc., as President is signed to the foregoing instrument and acknowledged before me on this day that, being Informed of the contents of the instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29 day of November, 2010.



EDWARD W. HARDIG JR., Notary Public
A Resident of St. Joseph County, IN
My Commission Expires: May 24, 2013

Notary Public

Print Name: _____
County of Residence: _____

(Seal, if any)

My commission expires:

"I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

Suzanne Tuttle

Tommy Cauk

STATE OF Indiana
COUNTY OF Lake

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Walter Banke. on behalf of Providence Bank as Officer is signed to the foregoing instrument and acknowledged before me on this day that, being Informed of the contents of the instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29 day of November, 2010.



EDWARD W. HARDIG JR., Notary Public
A Resident of St. Joseph County, IN
My Commission Expires: May 24, 2013

Notary Public

Print Name: _____
County of Residence: _____

(Seal, if any)

My commission expires:
