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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 028255

2013 APR 19 PM 1:53

MICHAEL W. BROWN
RECORDER

**JOINT VENTURE AGREEMENT
FOR ACQUIRING LAND**

Agreement made and entered into this 3rd day of May, 2010 by and between, WAYNE OGRODOWSKI (hereinafter called "WAYNE"), and STANLEY MUCHA, III, (hereinafter called "STAN").

WITNESSETH

In consideration of the agreements hereinafter expressed, the parties have become associated with each other as joint adventurers agreeing to purchase various parcels of real estate, improved and unimproved in the following manner:

WHEREAS, WAYNE (owner of W & L Associates, LLC) will enter into a Contract to purchase separately identified parcels of real estate and will ultimately pay for and take title in the name of the LLC; Which parcels are set forth and will ultimately be added to Exhibit A as they are purchased. Exhibit A is attached hereto and made a part hereof.

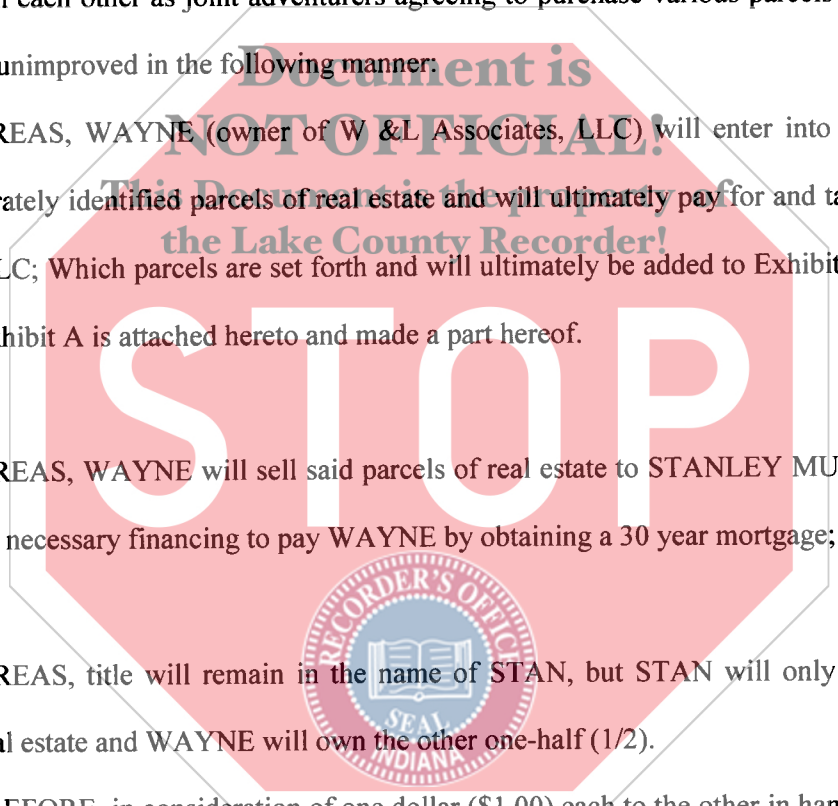
And

WHEREAS, WAYNE will sell said parcels of real estate to STANLEY MUCHA III, who will obtain the necessary financing to pay WAYNE by obtaining a 30 year mortgage;

And

WHEREAS, title will remain in the name of STAN, but STAN will only own one-half (1/2) of the real estate and WAYNE will own the other one-half (1/2).

THEREFORE, in consideration of one dollar (\$1.00) each to the other in hand paid and the mutual covenants herein contained, IT IS AGREED AS FOLLOWS:



24-
CASH
non cash
CIA

PURPOSE AND PAYMENTS

WAYNE will take over the management of the real estate for STAN. WAYNE will rent the real estate, repair, and maintain the property. Out of the rents, WAYNE will also make STAN'S mortgage payments out of the income generated by the real estate. STAN will not be included in the management of the real estate and will not be obligated to pay more than fifty per cent (50%) of the mortgage payment if there is not enough rental income generated.

PROFITS

Any profits arising from the rental of the income shall be shared equally between the parties. Any profits from the ultimate sale of the property shall be divided equally between the parties (Profit will be construed as net sales price less the balance of the mortgage).

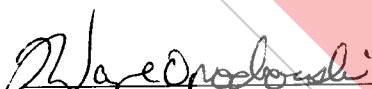
DISSENTING REMEDY

In the event either party desires to sell and the other party dissents, the dissenting party agrees to buy out the other party from one-half (1/2) of the resulting net profit from the sale and to assume title. The party selling shall convey his interest in said land.

DEATH OR DISSOLUTION OF EITHER PARTY

The death or dissolution of either party shall not act to terminate the Joint Venture. The estate or successor in interest to the deceased or dissolved party, as the case may be, shall continue as a Member thereof and shall share in any future profits or loss as hereinabove provided.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and date first written above.


WAYNE OGRDOWSKI




STANLEY MUCHA, III

Signed and sealed this 3rd day of May, 2018.

My commission expires: 10-5-2016

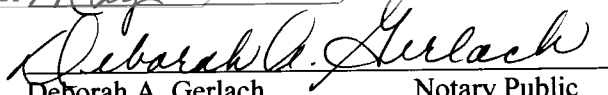

Deborah A. Gerlach
Notary Public
Lake County, Indiana

EXHIBIT A

Property Address: 5112 W. 78th Place, Schererville, IN 46375
Legal Description: Lot 20, C. Gorley's Rolling Estates, Unit No. 2, as shown in Plat Book 35,
Page 53, in Lake County, Indiana

Wayne Ogradowski
Wayne Ogradowski

Stanley Mucha, III
Stanley Mucha, III

Signed and sealed this 3rd day of May, 2010

My commission expires 10-5-2016
Deborah D. Gerlach
Lake Notary Public



EXHIBIT A-1

Property Address: 6639 Jefferson Ave., Hammond, IN

Legal Description: Madison Terrace L.31 BL.8 all L.32 BL.8 in Lake County, Indiana

Wayne Ogrodowski
Wayne Ogrodowski

Stanley Mucha, III
Stanley Mucha, III

Signed and sealed this 18th day of October, 2010

My commission expires 10-5-2016
Deborah A. Seelach
Lake Notary Public



EXHIBIT A-2

Property Address: 7850 Larry St., Dyer, IN 46311
Legal Description: W. 225FT. OF S.125FT. OF N. 1030 FT. OF NW.S.19 T.35 R.9.46A EX. N.25
FT. & E. 25 FT. in Lake County, Indiana

Wayne Ogrodowski
Wayne Ogrodowski

Stanley Mucha, III
Stanley Mucha, III

Signed and sealed this 26th day of April, 2011

My commission expires 10-5-2016 Deborah A. Serlach
Lake Notary Public



EXHIBIT A-3

Property Address: 3145 Eder Ave., Highland, IN 46322

Legal Description: HOMESTEAD GRADENS MASTER ADD. ALL L.2 in Lake County, Indiana

Wayne Ogrodowski
Wayne Ogrodowski

Stanley Mucha, III
Stanley Mucha, III

Signed and sealed this 2nd day of April, 2012

My commission expires 10-5-2016
Deborah A. Gulack
Lake Notary Public



EXHIBIT A-4

Property Address: 8519 5th Street, Highland, IN 46322

Legal Description: Golfmoor L.35 BL.1 ALL L.36 BL.1 Doc.2002-066495

Wayne Ogrodowski
Wayne Ogrodowski

Stanley Mucha, III
Stanley Mucha, III

Signed and sealed this 2nd day of April, 2012

My commission expires 10-5-2014
Deborah A. Sulach
Lake Notary Public

