

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 003583

2014 JAN 21 AM 9:29

MICHAEL B. BROWN

<p>Mortgagor's Name and Address</p> <p>PROEDGE PROPERTIES LLC, an Indiana Limited Liability Company</p> <p>1600 Delmar Ct.</p> <p>Lowell, Indiana 46356</p> <p>("Mortgagor" whether one or more)</p>	<p>RECORDER</p> <p>PEOPLES BANK SB</p> <p>9204 COLUMBIA AVENUE</p> <p>MUNSTER, INDIANA 46321</p> <p>("Mortgagee")</p>	<p>Return to:</p> <p>PEOPLES BANK SB</p> <p>9204 COLUMBIA AVENUE</p> <p>MUNSTER, INDIANA 46321</p>
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### MORTGAGE MODIFICATION AGREEMENT

Mortgagor, for valuable consideration given by Mortgagee, the receipt and sufficiency of which is hereby acknowledged, does hereby agree that the certain Mortgage dated November 24, 2010, recorded December 3, 2010, in the Office of the Recorder of Lake County, Indiana, as Document No. 2010071441 (herein the "Mortgage"), is hereby amended as follows:

1.  **Note Modification, Renewal, Replacement or Extension.** The promissory note referenced in paragraph \_\_\_\_\_ on page \_\_\_\_\_ of the Mortgage in the original principal amount of \$ \_\_\_\_\_ and dated \_\_\_\_\_, (herein the "Note") has been modified as follows:
  - 1.1.  **Replacement.** The Note has been replaced by Mortgagor's promissory note dated January 6, 2014 in the original principal amount of \$ 200,000.00 (the "Replacement Note"). Mortgagor agrees that the Mortgage shall secure the payment of the Replacement Note, and any renewal, extension, modification, refinancing or replacement thereof, and all interest, attorney fees, and costs of collection with respect thereto. The Replacement Note is given in substitution for and not in discharge of the indebtedness evidenced by the Note.
  - 1.2.  **Extension.** The maturity date of the Note has been extended to \_\_\_\_\_, on which date the entire unpaid balance of principal and accrued but unpaid interest shall be due and payable without notice or demand. Mortgagor agrees that the Mortgage shall secure the payment of the Note as extended.
  - 1.3.  **Renewal.** The line of credit commitment evidenced by the Note has been renewed for a \_\_\_\_\_  day  month  year period. The Note shall remain in full force and shall mature on \_\_\_\_\_, on which date the entire unpaid balance of principal and accrued but unpaid interest shall be due and payable without notice or demand. Mortgagor agrees that the Mortgage shall secure the payment of the Note as renewed.
  - 1.4.  **Modification.** The Note has been modified as follows:

Mortgagor agrees that the Mortgage shall secure the payment of the Note as modified.

*Handwritten notes:*

2-0000

23-00

M-E

#441214591

2.  **Additional Indebtedness Secured by Mortgage.** In addition to the obligations referred to in the Mortgage it shall also secure payment of that certain promissory note executed by \_\_\_\_\_ dated \_\_\_\_\_ in the original principal amount of \$ \_\_\_\_\_, which note matures on \_\_\_\_\_, together with all advances made from time to time thereunder, and any and all renewals, modifications, replacements and extensions thereof and all interest, attorney fees, and costs of collection with respect thereto.

3.  **Additional Modification.** The Mortgage is further modified as follows:

3.1. **Modification to Existing Mortgage Provision.**  Paragraph \_\_\_\_\_ of the Mortgage is amended to provide as follows:

3.2. **Addition of Additional Mortgage Provision.** The following provision is added to the Mortgage as paragraph \_\_\_\_\_

3.3. **Deletion of Mortgage Provision.**  Paragraph \_\_\_\_\_ is hereby deleted from the Mortgage.

4. **Miscellaneous.** The Mortgagor further agrees as follows:

- A. All terms and conditions of the Mortgage not expressly deleted or amended by this Mortgage Amendment Agreement shall remain in full force and effect to the extent not expressly inconsistent herewith.
- B. This Mortgage Amendment Agreement shall in all respects be governed by and construed in accordance with the substantive laws of the State of Indiana.
- C. This Mortgage Amendment Agreement shall be binding upon the respective heirs, successors, administrators and assigns of the Mortgagor.

EXECUTED and delivered in Lake County, Indiana this 6th day of January, 2014.

PROEDGE PROPERTIES LLC, an Indiana Limited Liability Company

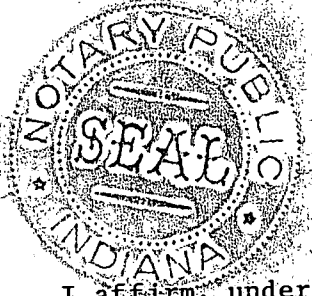
BY: Adelbert J. Bell  
ADELBERT J. BELL, MANAGER

[To be used when the Mortgagor(s) is a corporation or other business entity]

STATE OF INDIANA )  
 ) SS:  
Lake COUNTY )

ACKNOWLEDGMENT

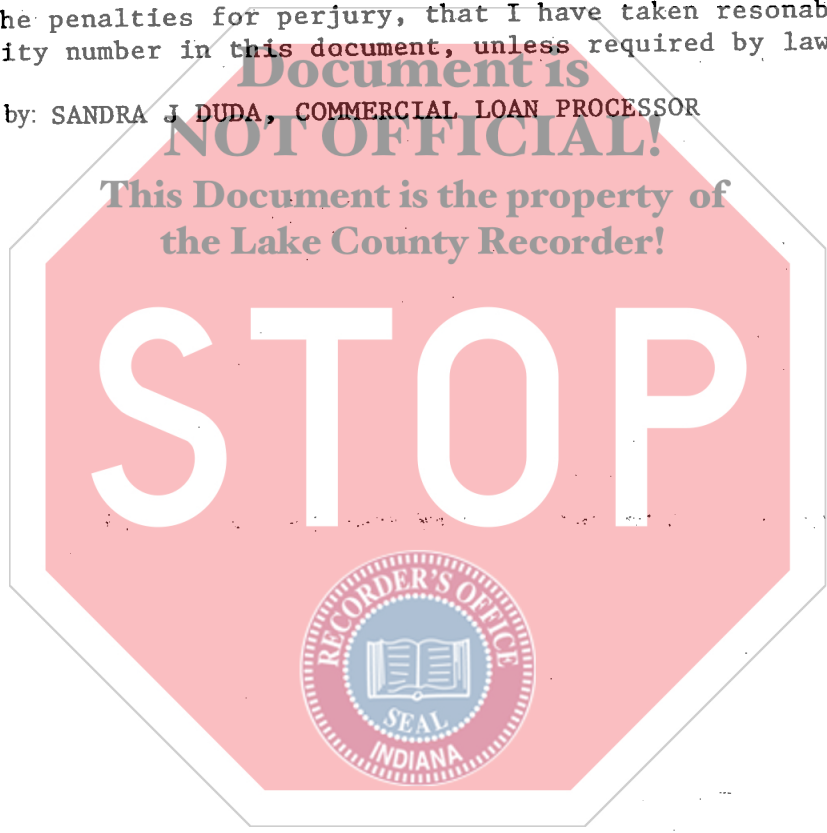
Before me, a Notary Public in and for said County and State personally appeared Adelbert J. Bell,  
the Manager of Proedge Properties LLC, an Indiana, and acknowledged the execution of the  
Limited Liability Company  
above and foregoing Mortgage Modification Agreement for and on behalf of Proedge Properties LLC, an Indiana,  
Limited Liability Company  
this 6th day of January, 2014.



Joseph Daniel Magura  
JOSEPH DANIEL MAGURA Notary Public,  
Residing in PORTER County, Indiana  
My Commission Expires: 2-28-19

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: SANDRA J DUDA

This instrument was prepared by: SANDRA J DUDA, COMMERCIAL LOAN PROCESSOR



**ADDENDUM/EXHIBIT A**

North in Block 14; vacated Crescent Avenue adjacent on the Southwest to Block 14, all in the Town of Shelby, as per plat thereof, recorded in Plat Book 2 page 7, in the Office of the Recorder of Lake County, Indiana, EXCEPT Lots 6, 7 and 8 and the East half of the vacated alley adjacent to said lots 6, 7 and 8 and except all that part of vacated Crescent Ave. lying West of the East line of said Lot 8 extended South and lying East of the center line of the vacated alley in Block 14 extended South.

**Parcel 2:**

Lot 6, in Block 14, and the East half of the vacated alley adjacent to said Lot 6 on the West, in the Town of Shelby, as per plat thereof, recorded in Plat Book 2 page 7, in the Office of the Recorder of Lake County, Indiana.

PROPERTY ADDRESS: 23326 SHELBY RD., SHELBY, IN. 46377



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**This Document is the property of  
the Lake County Recorder!**

**STOP**



PROPERTY ADDRESS: 23326 SHELBY RD., SHELBY, IN. 46377

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ADDENDUM/EXHIBIT A