

8

FIRST AMENDMENT TO LEASE

BETWEEN

HAMMOND MULTI-SCHOOL BUILDING CORPORATION

AND

SCHOOL CITY OF HAMMOND

WHEREAS, Hammond Multi-School Building Corporation, an Indiana corporation (hereinafter called "Lessor"), and School City of Hammond, a school corporation existing under the laws of the State of Indiana and located in Lake County (hereinafter called "Lessee") did heretofore on August 10, 2004, enter into a Lease (the "Original Lease"), as authorized by INDIANA CODE 20-47-3.

WHEREAS, the Original Lease was duly recorded in the office of the Recorder of Lake County, Indiana, on December 29, 2004, as Instrument Number 2004-111318; and

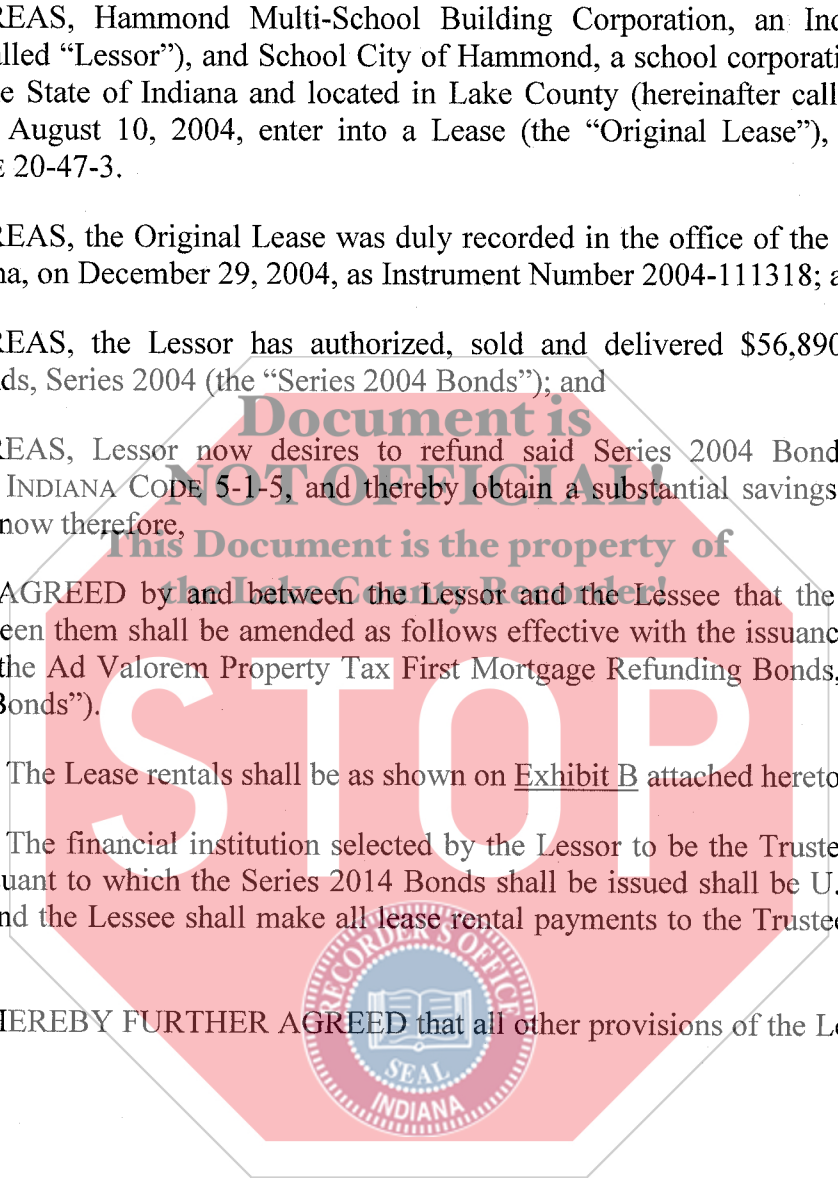
WHEREAS, the Lessor has authorized, sold and delivered \$56,890,000 of its First Mortgage Bonds, Series 2004 (the "Series 2004 Bonds"); and

WHEREAS, Lessor now desires to refund said Series 2004 Bonds outstanding as authorized by INDIANA CODE 5-1-5, and thereby obtain a substantial savings and reduction in interest costs; now therefore,

IT IS AGREED by and between the Lessor and the Lessee that the Lease made and executed between them shall be amended as follows effective with the issuance and delivery by the Lessor of the Ad Valorem Property Tax First Mortgage Refunding Bonds, Series 2014 (the "Series 2014 Bonds").

1. The Lease rentals shall be as shown on Exhibit B attached hereto.
2. The financial institution selected by the Lessor to be the Trustee under the Trust Indenture pursuant to which the Series 2014 Bonds shall be issued shall be U.S. Bank National Association, and the Lessee shall make all lease rental payments to the Trustee on behalf of the Lessor.

IT IS HEREBY FURTHER AGREED that all other provisions of the Lease, shall remain in effect.



2014 025383

STATE OF INDIANA  
 LAKE COUNTY  
 RECORDER OF RECORDS  
 2014 FEB 7 AM 10:09  
 MICHAEL B. BROWN  
 RECORDER

AMOUNT \$ 27<sup>00</sup>  
 CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
 CHECK # 13640  
 OVERAGE \_\_\_\_\_  
 COPY \_\_\_\_\_  
 NON-COM ✓  
 CLERK R.A.

1-10-14  
 E

Dated as of April 8, 2014.

HAMMOND MULTI-SCHOOL BUILDING  
CORPORATION

By: *Patricia Taylor*  
President, Board of Directors

Attest:

*Gail Rodovich*  
Secretary, Board of Directors



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 8<sup>th</sup> day of April, 2014, personally appeared Patricia Taylor and Carl Rozovich, personally known to me to be the President and Secretary, respectively, of the Board of Directors of the Hammond Multi-School Building Corporation, and acknowledged the execution of the foregoing First Amendment to Lease for and on behalf of said Corporation.

WITNESS my hand and notarial seal.



Tina Franks  
(Written Signature)

TINA FRANKS  
(Printed Signature) Notary Public

(Seal)

My commission expires:

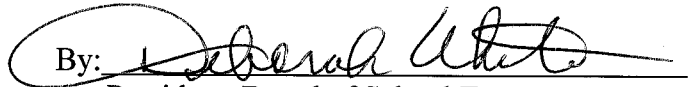
November 13, 2014

My county of residence is:

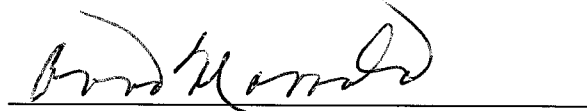
LAKE



SCHOOL CITY OF HAMMOND

By:   
President, Board of School Trustees

Attest:

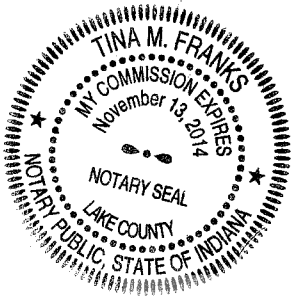
  
Secretary, Board of School Trustees



STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of April, 2014, personally appeared Debra White and ANA MAMAIA, personally known to me to be the President and Secretary, respectively, of the Board of School Trustees of School City of Hammond, and acknowledged the execution of the foregoing First Amendment to Lease for and on behalf of said School Corporation.

WITNESS my hand and notarial seal.

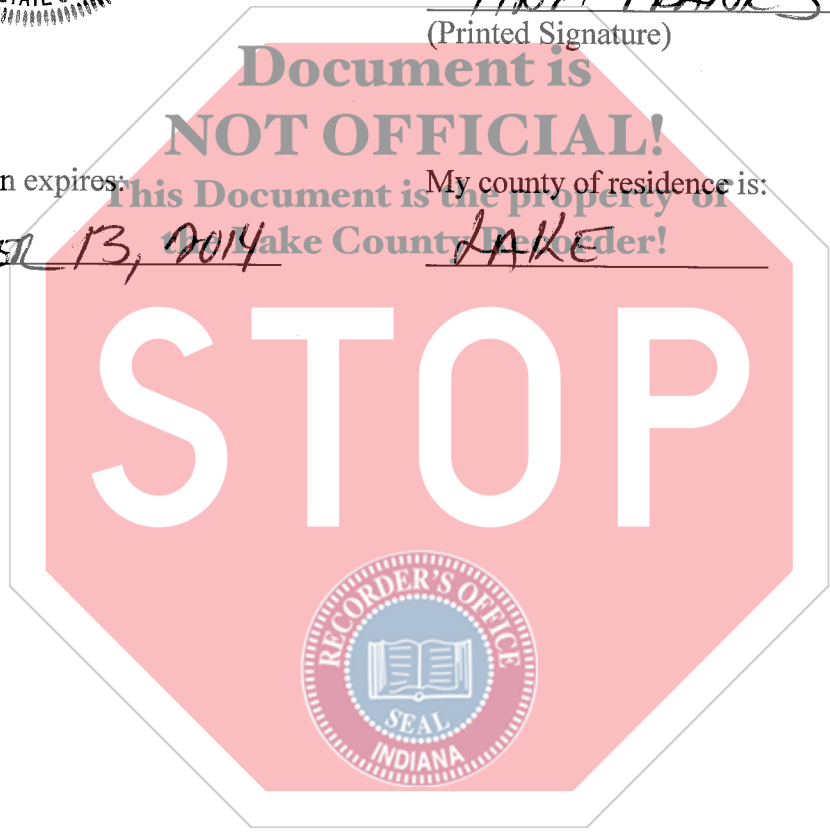


Tina Franks  
(Written Signature)

TINA FRANKS  
(Printed Signature) Notary Public

(Seal)

My commission expires: November 13, 2014 My county of residence is: LAKE



## EXHIBIT A

Attached to and made a part of the Trust Indenture  
executed by  
Hammond Multi-School School Building Corporation,  
and  
U.S. Bank National Association, Trustee  
Dated as of November 1, 2014

*(2004 Leased Premises)*

The Leased Premises consists of two new elementary school buildings as more particularly described in the following legal descriptions:

### Tract I — Harding

Lot 1, Harding Elementary School Addition to the City of Hammond, as per plat thereof, recorded in the office of the Recorder of Lake County, Indiana, as Document No. 2004 098605, Book No. 96, Page 42 recorded on the 19th day of November, 2004.

### Tract II— Orchard Drive

Parcel 1: Part of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 36 North, Range 9 West of the 2nd Principal Meridian, beginning at a point on the South line of the North 1/2 of said Section, which is 23.82 chains (1572.12 feet) East of the Southwest corner of the Southeast 1/4 of the Northwest of said Section; thence West on said line 188.87 feet; thence North 816.24 feet to the center of a public highway; thence South 55 degrees 35-1/2 minutes East on said highway 228.9 feet to a point due North of the place of beginning; thence South 689.2 feet to the place of beginning, in the City of Hammond, Lake County, Indiana, excepting therefrom that part deeded to the City of Hammond by Quit Claim Deed recorded June 2, 1978 as Document No. 471541.

Parcel 2: That part of the following described tract lying Southerly of the center line of Orchard Drive (formerly Black Oak Road): Part of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 36 North, Range 9 West of the 2nd Principal, commencing at a point 3.67 chains East and 325.3 feet North of the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section; thence North 769.2 feet to the South line of the tract heretofore sold to Pascal Fisher and more fully described in a Deed recorded January 3, 1866 in deed record 4 page 336 in the Recorder's Office of Lake County; thence Southeasterly along said South line of said tract 373.4 feet; thence South 676.86 feet; thence West 361.8 feet to the place of beginning, in the City of Hammond, Lake County, Indiana, excepting therefrom that part deeded to the City of Hammond by Quit Claim Deed recorded June 17, 1978 as Document No. 479220.

Parcel 3: Part of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 36 North, Range 9 West of the 2nd Principal Meridian, described as commencing at a point on the South line & said tract which is 604.02 feet East of the Southwest corner thereof; running thence North 0 degrees 42 minutes East 451.06 feet to the center line of Black Oak Road (now Orchard Drive); thence Southeasterly along the center line of said Black Oak Road (now Orchard Drive)

108.2 feet; thence South 0 degrees 42 minutes West 357.3 feet to the South line of said tract; thence West 87.5 feet to the place of beginning, in the City of Hammond, Lake County, Indiana, excepting therefrom the following described tracts: 1) Commencing at the Northwest corner of said above described tract and running thence South 0 degrees 42 minutes West, 327.05 feet to a point which is North 0 degrees 42 minutes East 124.01 feet from a point in the South line of said Southwest 1/4 of the Northeast 1/4 which is 604.02 feet East of the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence East 43.75 feet; thence North 0 degrees 42 minutes East to the center line of said Black Oak Road (now Orchard Drive); thence Northwesterly along the center line of said Black Oak Road (now Orchard Drive) to the place of beginning and; 2) Commencing at the Northeast corner & said above described tract and running thence South 0 degrees 42 minutes West 233.2

feet; thence West 43.75 feet; thence North 0 degrees 42 minutes East to the center line of Black Oak Road (now Orchard Drive); thence Southeasterly along the center line of Black Oak Road (now Orchard Drive) to the place of beginning.

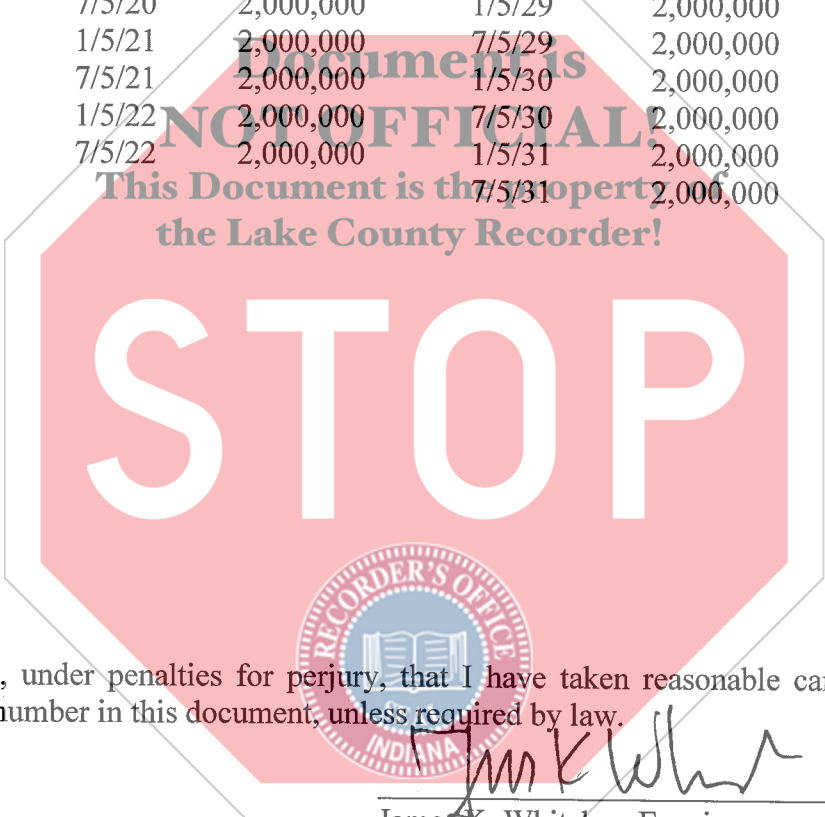
Parcel 4: Part of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 36 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at a point on the East and West center line of Section 15, 3.67 chains East of the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 15; thence Northerly 325.3 feet to the Southwesterly corner of a 6 acre tract heretofore sold to Rudolph Kreji and more fully described in Deed recorded September 13, 1913 in deed record 193 page 348 in the Recorder's Office of Lake County, Indiana; thence Easterly along the Southerly line & the above mentioned tract a distance of 361.8 feet to the Southeasterly corner of the same; thence Southerly 329.70 feet along the Westerly line of a 2 acre tract deeded to Albert Bfotenbauer and recorded March 13, 1914 in deed record 199 page 379 In the Recorders Office of Lake County, Indiana, to a point in the East and West center line of said Section 15; thence Westerly along said center line a distance of 361.8 feet to the point of beginning, in Lake County, Indiana.



**EXHIBIT B**

**SCHEDULE OF SEMI-ANNUAL LEASE RENTAL PAYMENTS**

<u>Payment Date</u>	<u>Rental Payment Amount</u>	<u>Payment Date</u>	<u>Rental Payment Amount</u>
7/5/14	\$2,000,000	1/5/23	\$2,000,000
1/5/15	2,000,000	7/5/23	2,000,000
7/5/15	2,000,000	1/5/24	2,000,000
1/5/16	2,000,000	7/5/24	2,000,000
7/5/16	2,000,000	1/5/25	2,000,000
1/5/17	2,000,000	7/5/25	2,000,000
7/5/17	2,000,000	1/5/26	2,000,000
1/5/18	2,000,000	7/5/26	2,000,000
7/5/18	2,000,000	1/5/27	2,000,000
1/5/19	2,000,000	7/5/27	2,000,000
7/5/19	2,000,000	1/5/28	2,000,000
1/5/20	2,000,000	7/5/28	2,000,000
7/5/20	2,000,000	1/5/29	2,000,000
1/5/21	2,000,000	7/5/29	2,000,000
7/5/21	2,000,000	1/5/30	2,000,000
1/5/22	2,000,000	7/5/30	2,000,000
7/5/22	2,000,000	1/5/31	2,000,000
		7/5/31	2,000,000



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

  
James K. Whitaker, Esquire

This instrument prepared by James D. Shanahan, Shanahan & Shanahan LLP, 230 West Monroe Street, Suite 2620, Chicago, Illinois 60606-3417.