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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 030070

2014 MAY 27 AM 8:47

MICHAEL B. BROWN

**SUBORDINATION OF DEBT AND SECURITY INTERESTS**

Date: Effective as of the 12 day of May, 2014

Subordinating Party: Teja S. Narang  
2395 Broadway Ave.  
Gary IN 46407

**Subordinated Debt**

Date: January 21, 2014

Maker: TJ & Jeeta Petroleum Inc., an Indiana corporation

Payee: Teja S. Narang

Note: In the original amount of \$65,000.00

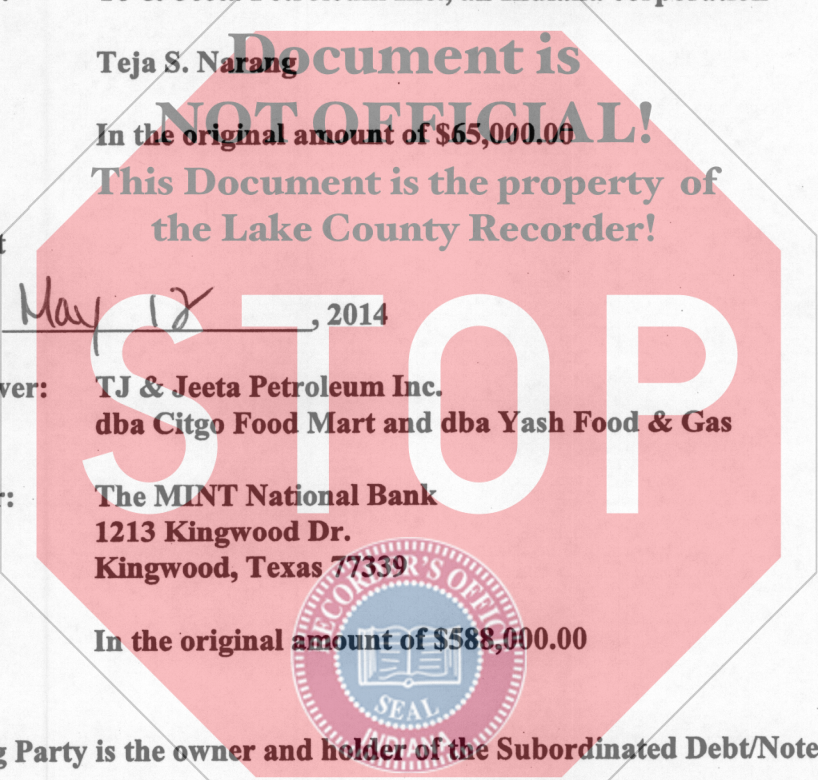
**Superior Debt**

Date: May 12, 2014

Borrower: TJ & Jeeta Petroleum Inc.  
dba Citgo Food Mart and dba Yash Food & Gas

Lender: The MINT National Bank  
1213 Kingwood Dr.  
Kingwood, Texas 77339

Note: In the original amount of \$588,000.00



Subordinating Party is the owner and holder of the Subordinated Debt/Note.

For value received, Subordinating Party subordinates the Subordinated Debt and agrees that the Subordinated Debt and any Mortgage, lien or security interest securing same are and shall remain subordinate to the Superior Debt and any Mortgage, lien or security interest securing it regardless of the frequency or manner of renewal, extension, change, or alteration of the

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Superior Debt or Mortgages and security interests/liens. This subordination of liens/security interests shall include but not be limited to any Mortgage/Deed of Trust and any Security Agreement or Financing Statement pledging any property of Borrower wherever located, including but not limited to the property described as and/or located upon the premises described on Exhibit "A" attached hereto and all improvements, fixtures, furniture, equipment all other personal property situated thereupon.

This agreement and the Subordinated Debt are subject to that certain Standby Creditor's Agreement executed by Subordinating Party for the benefit of The MINT National Bank on U.S. SBA Form 155.

When the context requires, singular nouns and pronouns include the plural.

*Teja S. Narang*

Teja S. Narang

Document is  
NOT OFFICIAL!

STATE OF MICHIGAN

COUNTY OF

*Kalamazoo*

This Document is the property of  
the Lake County Recorder!

This instrument was acknowledged before me, the undersigned Notary Public, on this 12 day of May, 2014 by Teja S. Narang, for the purposes and consideration and in the capacities therein expressed.

Brenda Moore  
Notary Public State of Michigan  
St. Joseph County  
acting in Kalamazoo County  
My commission expires 8-9-2019

*[Signature]*  
Notary Public, State of Michigan





**EXHIBIT "A"**  
(Legal Description)

**Parcel 1:**

**Lots 25 and 26, Block 6 Oak Park Addition, as recorded in the Offices of the Lake County Recorder.**

**Address:**

**2395 Broadway**

**Parcel 2:**

**Lots 27 and 28 in Block 6 (except that part in rear taken for alley purposes) Chicago-Tolleston Land and Investments Company's Oak Park Addition to Tolleston, in the City of Gary, in Lake County, Indiana.**

**Address:**

**2381-87 Broadway**





# EXHIBIT "B"

## ASSIGNMENT OF RENTS AND LEASES

### SCHEDULE OF LEASES

Original Date of Lease

Tenant

Address/reference

THIS INFORMATION HAS BEEN INTENTIONALLY OMITTED BECAUSE THE ASSIGNMENT IS INTENDED TO COVER ALL RENTS AND LEASES RELATING TO THE PROPERTY DESCRIBED ON EXHIBIT "A".

