

TERMINATION AGREEMENT

This Termination Agreement is made the 21st day of May, 2015, between Musleh Real Estate, LLC (hereinafter "Lessor") and Central Market of Lake Station, LLC ("Lessee").

RECITALS

A. On December 31, 2012, Musleh Real Estate, LLC acquired from Lucas Real Estate, LLC, certain real estate commonly known and described as 3232 Central Avenue, Lake Station, Indiana (the "demised premises").

B. By Commercial Lease dated December 31, 2012, Musleh Real Estate, LLC leased the demised premise to Central Market of Lake Station, LLC.

C. That the Lessor and Lessee have decided that it is in their mutual best interest to terminate the above described Lease. It is the intention of the Lessor and Lessee to effect the cancellation of this Lease by this instrument.

NOW, THEREFORE, IN CONSIDERATION of the covenants and agreements contained in this Termination Agreement, and of the release and surrender by Lessee of the Lease, and all of Lessee's rights in the Lease in and to the premises, and of the release by Lessor of all obligations of the Lessee under the Lease, and for other good and valuable consideration, the receipt and sufficiency of which the parties to this Termination agreement acknowledge, Lessor and Lessee agree as follows:

1. The Commercial Lease dated December 31, 2012, between Musleh Real Estate, LLC (Landlord) and Central Market of Lake Station, LLC (Tenant) as evidenced in the Memorandum of Lease recorded February 7, 2013 as Document No. 2013-010365, is terminated as of May 21st, 2015, subject to the terms and conditions set forth below.

2. Lessor and Lessee are released from their respective obligations under the terms of the Memorandum of Lease.

3. All the terms and conditions of this agreement shall be binding on and inure to the benefit of the parties and their respective heirs, legatees, devisees, legal representatives, successors, and assigns of the parties.

Lessor and Lessee have executed this Termination Agreement on the day and year written above.

LESSOR:
MUSLEH REAL ESTATE, LLC

LESSEE:
CENTRAL MARKET OF LAKE STATION, LLC

Feras Musleh
Feras Musleh, Member

Naser Musleh
Naser Musleh, Member

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

On this 21st day of May, 2015, personally before me appeared Feras Musleh and Naser Musleh, and acknowledge the execution of the foregoing Termination Agreement. In witness whereof, I have hereunto subscribed my name and affixed by official seal.

Notary Public

My Commission expires:
My County of Residence:

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356 21390
219-696-0100

Prepared by George Ivancevic

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2015 MAY 28 AM 9:19

NOTARY PUBLIC
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



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NON-OWN
\$13.00
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