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MICHAEL B. BROWN  
RECORDER

MEMORANDUM OF LEASE

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THIS MEMORANDUM OF LEASE, made and entered into by and between the parties hereto, to evidence their execution of a certain Lease effective June 17, 2016.

WITNESSETH:

The name of the Landlord is JST Properties LLC with principal offices located at 5960 Broadway, Merrillville, IN, 46410

The name of the Tenant is Aceplays Incorporated with principal offices located at 2300 W. 81<sup>st</sup> Ave., Merrillville, IN 46410.

The leased premises include the real estate commonly known as 2300 W. 81st Avenue, 7922 Taft Street, 7916 Taft Street, and parcel no. 45-12-20-178-019.000-030 in Merrillville, Lake County, IN, and legally described on Exhibit "A," which is attached hereto and made a part hereof.

The term of the Lease is 7/1/2016 to 6/30/2037.

This Memorandum of Lease is being voluntarily executed by the above-referenced Landlord and Tenant for the purpose of placing the Landlord's right, title and interest of record in the Office of the Recorder of Lake County, IN.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 17th Day of June, 2016.

LANDLORD:

JST Properties LLC

By: Anastasios Pilatos  
Anastasios Pilatos, Manager and Member



JN00113 JN00113  
HOLD FOR GREATER INDIANA TITLE COMPANY

15.  
cl. 816948



**EXHIBIT A**

PARCEL 1: THE EASTERLY 180.49 FEET OF THE SOUTHERLY 55 FEET OF LOT 6 AND LOT 7, (EXCEPT THE WESTERLY 100 FEET THEREOF), BLOCK 5, INDEPENDENCE HILL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: THE NORTH 70 FEET OF THE EAST 150 FEET OF LOT 6 IN BLOCK 5, INDEPENDENCE HILL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

PARCEL 3: THE SOUTH 85 FEET OF LOT NO. 5; IN BLOCK NO.5; AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF "INDEPENDENCE HILL", A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 20, EXCEPT THE EAST 70.0 FEET THEREOF, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4: THE EAST 70 FEET OF THE SOUTH 85 FEET OF LOT NO. 5, IN BLOCK NO. 5, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF "INDEPENDENCE HILL", A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN ROSS TOWNSHIP, LAKE COUNTY, INDIANA; AS THE SAME APPEARS OF RECORD IN PLAT BOOK 20 PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



Property address: 2300 West 81st Avenue, Merrillville, IN 46410  
Tax Number: 45-12-20-178-018.000-030

Property address: 7922 Taft Street, Merrillville, IN 46410  
Tax Number: 45-12-20-178-017.000-030

Property address: Taft Street, Merrillville, IN 46410  
Tax Number: 45-12-20-178-019.000-030

Property address: 7916 Taft Street, Merrillville, IN 46410  
Tax Number: 45-12-20-178-020.000-030