

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

This instrument was prepared by:

Kirkland & Ellis LLP  
300 N. LaSalle Street  
Chicago, Illinois 60654  
Attn: Michael Shultz, Esq.

2017 059419

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MICHAEL B. BRON  
RECORDER

After recording mail to:

Kirkland & Ellis LLP  
300 N. LaSalle Street  
Chicago, Illinois 60654  
Attn: Michael Shultz, Esq.

Mail tax bills to:

WIM FMB Portfolio Owner, LLC  
c/o WIM Net Lease Acquisitions,  
LLC  
3414 Peachtree Road NE, #250  
Atlanta, Georgia 30326

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Chicago Title

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the Lake County Recorder!  
ASSIGNMENT AND ASSUMPTION OF LEASES

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FMB Portfolio Owner, LLC, a Delaware limited liability company (the "Assignor"), hereby assigns and delegates to WIM FMB Portfolio Owner, LLC, a Delaware limited liability company (the "Assignee"), and Assignee hereby agrees to accept, from and after the date hereof, the assignment and delegation of all of Assignor's right, title and interest in and to, and any obligations under the leases held by Assignor relating to the properties more particularly described on Exhibit A attached hereto, together with any security deposits and prepaid rents held by Assignor with respect to such leases. The leases and security deposits are listed on Exhibit B attached hereto.

This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FILED

AUG 31 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

004909

25. —  
CCH 1820503673  
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CHICAGO TITLE INSURANCE COMPANY

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption of Leases effective as of the 11<sup>th</sup> day of August, 2017.

ASSIGNOR:  
FMB Portfolio C Owner, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: James Hennessey  
Title: Authorized Representative

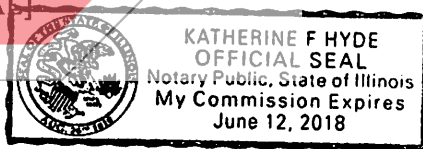
STATE OF ILLINOIS  
COUNTY OF COOK



I hereby certify that, on Aug 4, 2017, James Hennessey, a person who was known to me or who provided satisfactory and credible evidence that he or she was the individual named in the foregoing instrument, appeared before me in person and acknowledged before me that (1) he or she held the title of Authorized Representative of FMB Portfolio C Owner, LLC, a Delaware limited liability company, (2) he or she executed and delivered the foregoing instrument on behalf of said corporation by proper authority, and (3) the execution and delivery of the foregoing instrument was the free and voluntary act of said corporation for the purposes stated in such instrument.

[Signature]  
Notary Public  
Print Name: Katherine Hyde  
[SEAL]

Expiration Date of Commission: 6/12/2018  
License or Serial Number (if applicable): \_\_\_\_\_



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 Michael Shultz, Esq.

ASSIGNEE:  
WIM FMB Portfolio Owner, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: William I. Markwell, III  
Title: Authorized Signatory

STATE OF Georgia )  
COUNTY OF Fulton )

) SS

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I, the undersigned, a Notary Public in and for the State and County provided above, do hereby certify that William I. Markwell, III, the Authorized Signatory of WIM FMB Portfolio Owner, LLC, a Delaware limited liability company, on behalf of such entity, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of August, 2017.

[Signature]

Notary Public  
My commission expires on 8-29-2020



Exhibit A  
Legal Description

716 and 750 Ridge Road, Munster, IN

Parcel 1: 45-06-24-280-008-000-027 700 Ridge Road Munster, IN 46321

A part of Lot 1 in Seberger's Ridge First Addition to the Town of Munster, in part a Resubdivision of Lot "C" Peter Schoon Subdivision, in the Town of Munster, as per plat thereof, recorded in Plat Book 43 page 59, in the Office of the Recorder of Lake County, Indiana., described as beginning at the Northwest corner of said Lot 1; thence South 80 degrees 05 minutes 30 seconds East along the North line of said Lot 1, a distance of 204.97 feet; thence due South a distance of 51.0 feet; thence North 80 degrees 05 minutes 30 seconds West a distance of 204.66 feet to a point on the West line of said Lot 1; thence North 0 degrees 20 minutes 29 seconds West along said West line a distance of 51.05 feet to the point of beginning.

Parcel 2: 45-06-24-280-007-000-027 718 Ridge Road Munster, IN 46321

(A) A part of Lot 1 in Seberger's Ridge First Addition to the Town of Munster, in part a Resubdivision of Lot "C" Peter Schoon Subdivision, in the Town of Munster, as per plat thereof, recorded in Plat Book 43 page 59, in the Office of the Recorder of Lake County, Indiana, described as beginning at a point which is on the West line of said Lot 1 and 277.01 feet South of the Northwest corner thereof; thence South 0 degrees 20 minutes 29 seconds East along said West line a distance of 240.00 feet; thence North 89 degrees 13 minutes 50 seconds East a distance of 18.86 feet; thence due North a distance of 240.00 feet; thence South 89 degrees 13 minutes 50 seconds West a distance of 20.29 feet to the point of beginning.

(B) Lot 1 in Calumet National Bank First Addition to the Town of Munster, being a resubdivision of Lot "B" in Peter Schoon's Subdivision as per plat thereof, recorded in Plat Book 43 page 62, in the Office of the Recorder of Lake County, Indiana, EXCEPT that part of said Lot 1 described as beginning at the Southeast corner of said Lot 1; thence South 89 degrees 13 minutes 50 seconds West along the South line of said Lot 1 a distance of 107.34 feet; thence due North 271.4 feet; thence North 89 degrees 13 minutes 50 seconds East a distance of 107.34 feet; thence due South a distance of 271.4 feet to the point of beginning.

Parcel 3: 45-06-24-280-009-000-027 748-750 Ridge Road Munster, IN 46321

A part of the Northeast 1/4 of Section 24, Township 36 North, Range 10 West of the 2nd Principal Meridian, in the Town of Munster, Lake County, Indiana, described as beginning at the intersection of the Southerly line of Ridge Road with the West line of Calumet Avenue; thence South along said West line of Calumet Avenue 135 feet; thence West at right angles to said West line of Calumet Avenue 181 feet; thence North at right angles to the last described line to the Southerly line of Ridge Road; thence Easterly along said Southerly line 185 feet, more or less, to the point of beginning

Parcel 4:

Non-exclusive easement for ingress and egress as set out in that certain easement agreement made by and between Eisner Realty Corporation, an Indiana corporation, and Calumet National Bank dated September 15, 1973 and recorded October 15, 1973 as Document No. 224888 in the Office of the Recorder of Lake County, Indiana.

915 West Glen Park Avenue, Griffith, IN 45-07-34-203-002.000-006

Lot 97 in Northtown Estates Fifth Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 39 page 46, in the Office of the Recorder of Lake County, Indiana

**Exhibit B**  
**Leases and Security Deposits**

1. 718 & 750 Ridge Road, Munster, IN
  - A. Absolute Lease Agreement dated as of September 27, 2016, by and between First Midwest Bank, as tenant, and FMB Portfolio C Owner, LLC, as landlord.
  
2. 915 W. Glen Park Avenue, Griffith, IN
  - A. Absolute Lease Agreement dated as of September 27, 2016, by and between First Midwest Bank, as tenant, and FMB Portfolio C Owner, LLC, as landlord.

