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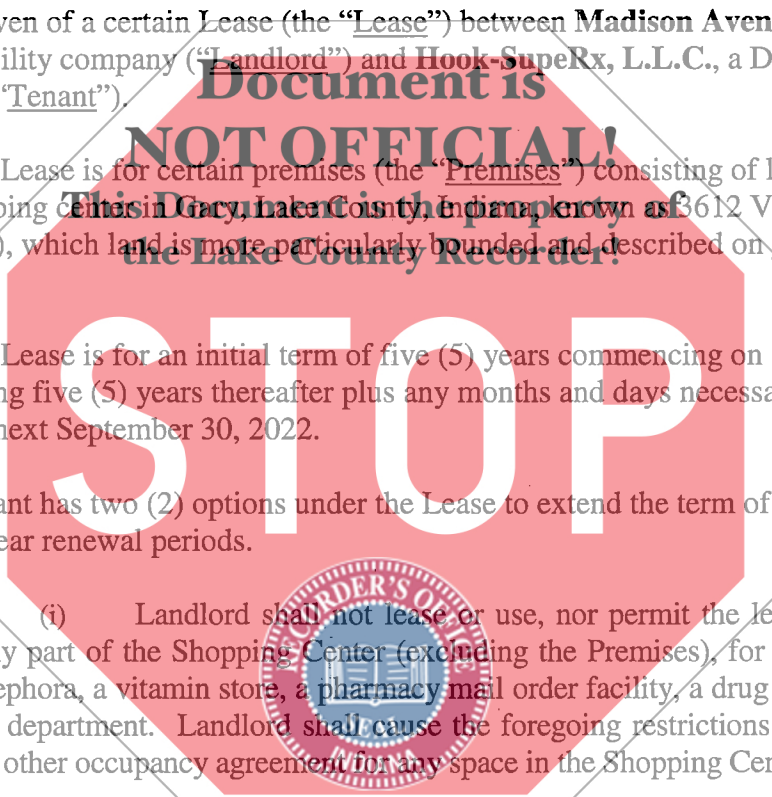
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MICHAEL B. BROWN
RECORDER

NOTICE OF LEASE

Notice is hereby given of a certain Lease (the "Lease") between **Madison Avenue Commons, LLC**, a limited liability company ("Landlord") and **Hook-SuperRx, L.L.C.**, a Delaware limited liability company ("Tenant").



1. The Lease is for certain premises (the "Premises") consisting of land and building located in the shopping center in Gary, Lake County, Indiana, more known as 3612 Village Court (the "Shopping Center"), which land is more particularly bounded and described on Exhibit A attached hereto.

2. The Lease is for an initial term of five (5) years commencing on September 22, 2017 and terminating five (5) years thereafter plus any months and days necessary to have the term expire on the next September 30, 2022.

3. Tenant has two (2) options under the Lease to extend the term of the Lease each being for five (5) year renewal periods.

4. A. (i) Landlord shall not lease or use, nor permit the lease or use of, the whole or any part of the Shopping Center (excluding the Premises), for the purpose of an ULTA or Sephora, a vitamin store, a pharmacy mail order facility, a drug store, a pharmacy prescription department. Landlord shall cause the foregoing restrictions to be included in any lease or other occupancy agreement for any space in the Shopping Center.

(ii) Landlord represents and warrants that neither Landlord nor any of Landlord's affiliates holds any interest in any real estate immediately adjacent to the Shopping Center, at the same intersection as the Shopping Center, or within a one (1) mile radius of any boundary line of the Shopping Center (whether accomplished directly by direct ownership, or indirectly through the ownership of any interest in the entity owning such lands or through the use of leases, cross easement agreements or similar documents) (the "Restricted Land"). If Landlord, or any of Landlord's affiliates, holds or acquires any interest in any Restricted Land (whether accomplished directly by direct ownership, or indirectly through the ownership of any interest in the entity owning such lands or through the use of leases, cross-easement agreements or similar documents), then, from and after the Date of Lease until the expiration of the Term, unless and to the extent that the Restricted Land is already so

CHICAGO TITLE INSURANCE COMPANY

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

leased and/or used, Landlord shall not allow the Restricted Land to be leased or to be used for an ULTA or Sephora, a vitamin store, a pharmacy mail order facility, a drug store, a pharmacy prescription department. Landlord shall cause the foregoing restrictions to be included in any lease or other occupancy agreement for any space in the Shopping Center. Neither Landlord, nor any of Landlord's affiliates shall sell or transfer any interest in the Restricted Land without recording a declaration of the foregoing restrictions as an encumbrance on the Restricted Land or applicable portion thereof. Landlord shall cause the foregoing restrictions to be included by Landlord and Landlord's affiliates in any lease or other occupancy agreement for all or any portion of the Restricted Land.

(iii) Landlord shall not allow either the Shopping Center or the Restricted Land to be leased or used for parking, access, signage, utilities or other operational services or facilities that serve a use, or serve a purpose incidental to a use, prohibited by Section 4A(1) and (ii), respectively.

B. As used in this Lease:

(i) the term "pharmacy prescription department" shall include the dispensing, distribution or furnishing of prescription drugs by pharmacists, physicians, dentists, other health care practitioners or entities such as health maintenance organizations for a fee or profit and a facility which accepts prescriptions from customers which are filled elsewhere and delivered to the customer. A "pharmacy prescription department" shall not include the distribution or furnishing of free samples of prescription drugs by physicians, dentists, other health care practitioners, or entities such as clinics or health maintenance organizations.

C. If any of the provisions of this Section shall be violated and Landlord shall not cure (or cause to be cured) such violation within 90 days after receipt of Tenant's notice thereof, Tenant, at any time thereafter, upon 10 days prior written notice to Landlord and without limiting Tenant's other rights and remedies available at law or in equity, may: (i) terminate this Lease; or (ii) in the event of a breach of the exclusivity related to a pharmacy prescription department, pay to Landlord Fixed Rent reduced to a level equal to 50% of Fixed Rent due under this Lease. Tenant's Fixed Rent shall be so reduced until such time as such violation is permanently cured. In addition, Tenant shall have available all of its right and remedies at law or in equity, including, without limitation, the right to injunctive relief.

D. Each day that any of the provisions of this Section are violated shall constitute a separate and distinct act of breach hereunder.

E. Notwithstanding Sections 4(A) to 4(D) above, Landlord shall have the right, without Tenant's consent, and not in breach of the Lease or in breach of this Assignment, to continue to rent to the current tenants in the Shopping Center and to enforce any other exclusive use provisions existing as of the date of this Assignment, as set forth in Exhibit A to the Third Amendment and Fourth Amendment.

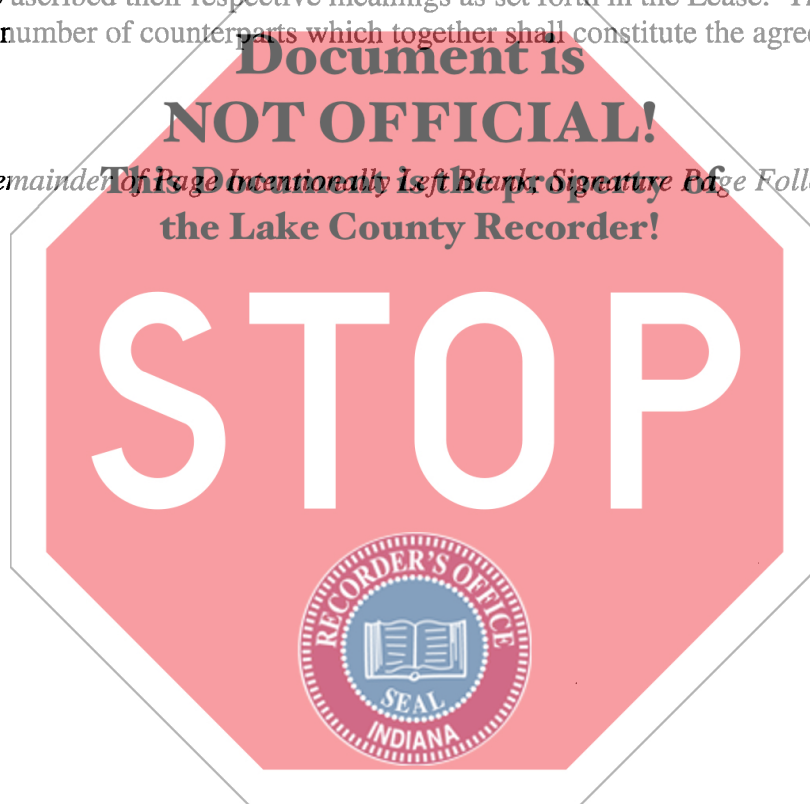
7. Copies of the Lease are on file at the business address of Landlord, indicated as aforesaid, and at the business address of Tenant, also indicated as aforesaid.

8. This Notice of Lease is executed and recorded in accordance with the statutes made and provided.

9. This Notice of Lease is not intended to vary the terms and conditions of the Lease.

10. The Lease contains additional rights, restrictions, terms and conditions not enumerated in this Notice of Lease. Reference should be made to the Lease directly with respect to these and other material terms and conditions. All capitalized terms used but not defined herein should be ascribed their respective meanings as set forth in the Lease. This Notice may be executed in any number of counterparts which together shall constitute the agreement of the parties.

**Document is
NOT OFFICIAL!**
[Remainder of Page Intentionally Left Blank. Signature Page Follows]
the Lake County Recorder!



IN WITNESS WHEREOF, the parties hereto have hereunto set or caused to be set their hands this 12th day of September, 2017.

LANDLORD:

MADISON AVENUE COMMONS, LLC

Witness:

Mona Holmes
Mona Holmes

Name:

By:

Name:

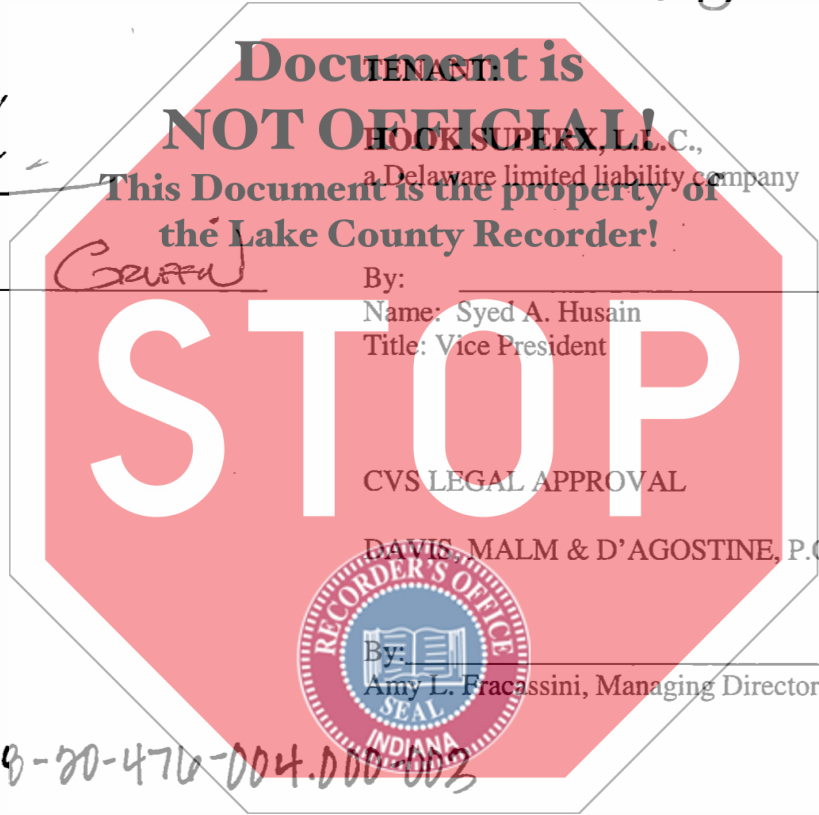
Title:

[Signature]
Manat Mathan
Managing member

Witness:

[Signature]
Michael

Name:



Parcel ID: 45-09-20-476-004.000-002

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law *[Signature]*

This document prepared by Amy L. Fracassini, Attorney at Law, One Boston Place, Boston, MA 02109

IN WITNESS WHEREOF, the parties hereto have hereunto set or caused to be set their hands this 17th day of September, 2017.

LANDLORD:

Witness:

MADISON AVENUE COMMONS, LLC,
a New York limited liability company

Name:

By: _____
Name: _____
Title: _____

Witness:

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TENANT:
HOOK SUPPLY, LLC,
a Delaware limited liability company
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Name:

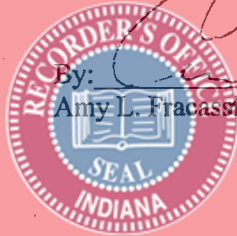
Kelley A. Burns

By: *S. li*
Name: Syed A. Husain
Title: Vice President

CVS LEGAL APPROVAL

DAVIS, MALM & D'AGOSTINE, P.C.

By: *Amy L. Fracassini*
Amy L. Fracassini, Managing Director



IN WITNESS WHEREOF, the parties hereto have hereunto set or caused to be set their hands this 12th day of September, 2017.

LANDLORD:

Witness:

MADISON AVENUE COMMONS, LLC

Name: _____

By: _____

Name: _____

Title: _____

Witness:

Name: _____



By: _____

Name: Syed A. Husain

Title: Vice President

CVS LEGAL APPROVAL

DAVIS, MALM & D'AGOSTINE, P.C.

By: *Amy L. Fracassini*

Amy L. Fracassini, Managing Director

STATE OF ~~INDIANA~~ ^{New York})
) SS.
COUNTY OF ~~INDIANA~~ ^{Nassau})

The undersigned Steven Glassberg, a Notary Public in and for the County and State aforesaid, does hereby certify that Nanovetcher Mulekur, the Member of **MADISON AVENUE COMMONS, LLC** who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, or personal knowledge of the undersigned, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of **MADISON AVENUE COMMONS, LLC** for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of September, 2017.

Document is NOT OFFICIAL!
(Notarial Seal)

This Document is the property of the Lake County Recorder!

STEVEN H. GLASSBERG
 Notary Public, State of New York
 No. 0106807110
 Qualified in Nassau County
 Commission Expires on June 2, 2019

Notary Public: [Signature]
 Printed Name: Steven Glassberg
 My Commission Expires: 6/2/19

STOP

STATE OF RHODE ISLAND)
) SS.
COUNTY OF PROVIDENCE)

The undersigned _____, a Notary Public in and for the County and State aforesaid, does hereby certify that Syed A. Husain, the Vice President of **HOOK SUPERX, L.L.C.**, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, or personal knowledge of the undersigned, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of **HOOK SUPERX, L.L.C.**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of September, 2017.

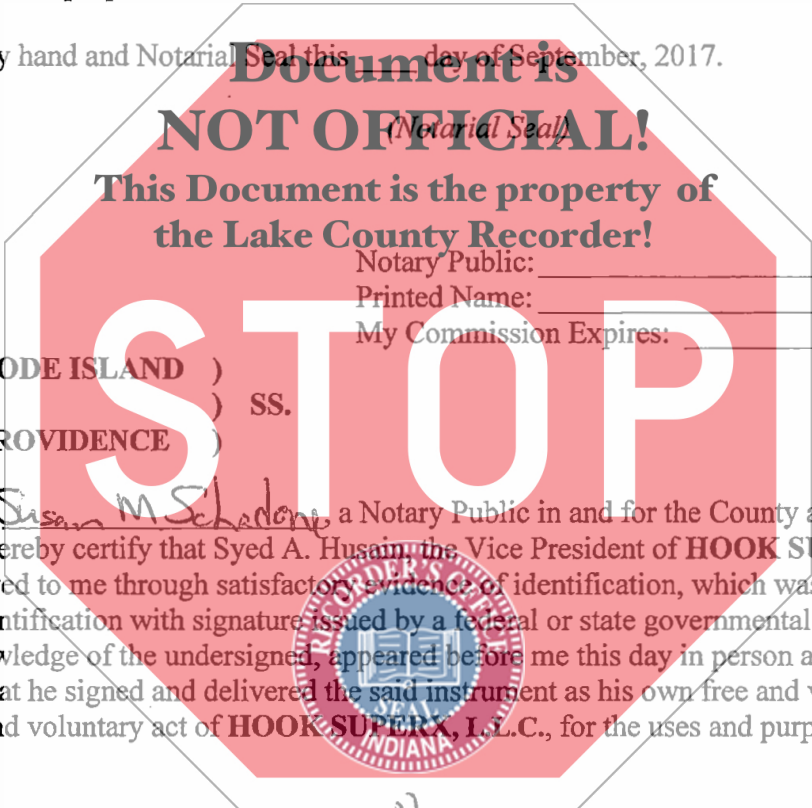
(Notarial Seal)

Notary Public: _____
Printed Name: _____
My Commission Expires: _____

STATE OF INDIANA)
) SS.
COUNTY OF)

The undersigned _____, a Notary Public in and for the County and State aforesaid, does hereby certify that _____, the _____ of **MADISON AVENUE COMMONS, LLC**, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, or personal knowledge of the undersigned, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of **MADISON AVENUE COMMONS, LLC**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of September, 2017.



STATE OF RHODE ISLAND)
) SS.
COUNTY OF PROVIDENCE)

The undersigned Susan M. Schadone, a Notary Public in and for the County and State aforesaid, does hereby certify that Syed A. Husain, the Vice President of **HOOK SUPERX, L.L.C.**, who proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, or personal knowledge of the undersigned, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of **HOOK SUPERX, L.L.C.**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of September, 2017.

(Notarial Seal)

Notary Public: Susan M. Schadone
Printed Name: _____
My Commission Expires: _____

Susan M. Schadone
Notary Public - 46180
State of Rhode Island
My Comm Expires 3/9/2020

EXHIBIT "A"

The Southeast quarter of the Southeast quarter of Section 20, Township 36 North, Range 8 West of the Second Principal Meridian, and the East half of the Southwest quarter of the Southeast quarter of said Section 20, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, except the following 3 legal descriptions:

- (a) The North 770.29 feet of the West 600 feet of the East half of the Southwest quarter of the Southeast quarter of Section 20, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.
- (b) The West 598.70 feet of the East half of the Southwest quarter of the Southeast quarter of the Section 20, Township 36 North, Range 8 West of the Second Principal Meridian, except the North 770.29 feet thereof in the City of Gary, Lake County, Indiana.
- (c) The South 274 feet of the North 512.6 feet of the East 171.0 feet of the Southeast quarter of the Southeast quarter of Section 20, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana.

Also excepting:

A part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 36 North, Range 8 West, Lake County, Indiana, described as follows:
Commencing at the southeast corner of said Southeast Quarter; thence North 89 degrees 07 minutes 46 seconds West (basis of bearings is the Indiana State Plane Coordinate System, West Zone) 1030.75 feet along the south line of said Southeast Quarter to the Point of Beginning; thence continuing North 89 degrees 07 minutes 46 seconds West 270.10 feet along said south line to a point 20.00 feet east by perpendicular measure from the west line of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 22 minutes 42 seconds West 160.04 feet parallel with said west line to a point 160.00 feet north by perpendicular measure from the south line of said Southeast Quarter; thence South 89 degrees 07 minutes 46 seconds East 273.59 feet parallel with said south line to a point North 00 degrees 52 minutes 14 seconds East 160.00 feet from the point of beginning; thence South 00 degrees .52 minutes 14 seconds West 160.00 feet to the point of beginning and containing 1.000 acres, more or less.

Property
Address:

3612 Village Court, Gary, IN 46408