

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 084939

2017 DEC 14 AM 9:13

MICHAEL B. BROWN
RECORDER

MEMORANDUM OF LEASE

KEY NO. 45-19-23-253-001.000-008 (parcel 1) and KEY NO. 45-19-23-253-002.000-008 (Parcel 2)

THIS MEMORANDUM OF LEASE, made and entered into by and between the parties hereto, to evidence their execution of a certain Lease effective 03/03/2017.

WITNESSETH:

The name of the Landlord is Lowell Animal Hospital Real Estate, LLC with principal offices located at 17645 Morse Street, Lowell, IN 46356.

The name of the Tenant is Lowell Animal Hospital, Inc. with principal offices located at 17645 Morse Street, Lowell, IN 46356.

The leased premises include the real estate commonly known as 17645 Morse Street, Lowell, Lake County, IN, and legally described as: SEE ATTACHED EXHIBIT "A".

The term of the Lease is March 3, 2017 to March 2, 2038.

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 8th day of December, 2017.

LANDLORD:

Lowell Animal Hospital Real Estate, LLC

By: [Signature]
Stephanie N. Wise, Member

By: [Signature]
Robin A. Giese, Member

By: [Signature]
William H. Giese, Member

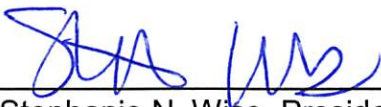


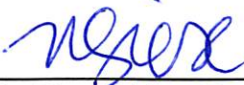
110009184

HOLD FOR GREATER INDIANA TITLE COMPANY 25.
[Signature]

Tenant:

Lowell Animal Hospital, Inc.

By: 
Stephanie N. Wise, President

Attest: 
Nicole A. Giese, Vice President

STATE OF Indiana
COUNTY OF Lake

**Document is
NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Stephanie N. Wise, Member of Lowell Animal Hospital Real Estate, LLC and President of Lowell Animal Hospital, Inc. being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are now true. Signed and sealed this 8th day of December, 2017.

STOP


Laura Tavitias, Notary Public

My Commission Expires: 6/14/2024
My County of Residence: Porter



LAURA TAVITAS
Notary Public
SEAL
State of Indiana, Porter County
Commission No. 685710
My Commission Expires June 14, 2024

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Robin A. Giese, Member of Lowell Animal Hospital Real Estate, LLC, Inc. being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are now true. Signed and sealed this 8th day of December, 2017.



Laura Tavitas, Notary Public

My Commission Expires: 6/14/2024
My County of Residence: Porter

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LAURA TAVITAS
Notary Public
SEAL
State of Indiana, Porter County
Commission No. 685710
My Commission Expires June 14, 2024

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared William H. Giese, Member of Lowell Animal Hospital Real Estate, LLC being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are now true. Signed and sealed this 8th day of 12/08/2017.

STOP

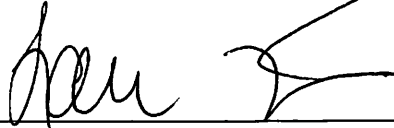

Laura Tavitas, Notary Public

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LAURA TAVITAS
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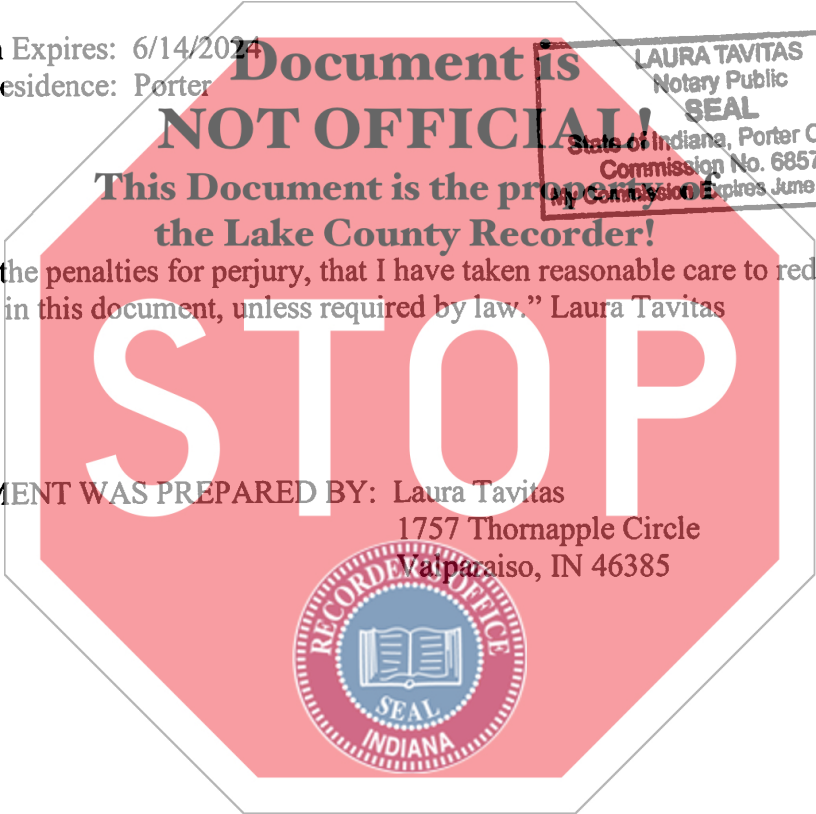
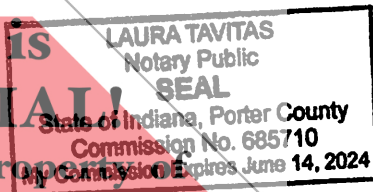
STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public for the State of Indiana, personally appeared Nicole A. Giese, Vice President of Lowell Animal Hospital, Inc. being first duly sworn by me upon their oath, state that the facts alleged in the foregoing instrument are now true. Signed and sealed this 8th day of December, 2017.



Laura Tavitas, Notary Public

My Commission Expires: 6/14/2024
My County of Residence: Porter



“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.” Laura Tavitas

THIS INSTRUMENT WAS PREPARED BY: Laura Tavitas
1757 Thornapple Circle
Valparaiso, IN 46385

EXHIBIT "A"

PARCEL 1:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 AND 314.70 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTE 50 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 A DISTANCE OF 481.30 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 A DISTANCE OF 240.00 FEET TO THE CENTERLINE OF A PUBLIC DRAIN OR DITCH KNOWN AND COMMONLY CALLED THE MCCONNELL DITCH; THENCE SOUTH 14 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 525.16 FEET; THENCE NORTH 84 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 371 FEET MORE OR LESS TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION CONVEYED TO LAKE COUNTY, INDIANA BY DEED NO. 2010 066521 AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN CEDAR CREEK TOWNSHIP, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREES 36 MINUTES 10 SECONDS EAST 1867.31 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN DEED NO. 97026667; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 20.00 FEET ALONG THE NORTH LINE OF SAID LAND TO THE EAST BOUNDARY LINE OF MORSE STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 89.01 FEET ALONG SAID NORTH LINE TO A POINT; THENCE SOUTH 84 DEGREES 26 MINUTES 57 SECONDS WEST 46.15 FEET TO A POINT; THENCE SOUTH 44 DEGREES 38 MINUTES 09 SECONDS WEST 49.86 FEET TO A POINT; THENCE SOUTH 08 DEGREES 02 MINUTES 41 SECONDS WEST 50.59 FEET TO THE EAST BOUNDARY LINE OF SAID MORSE STREET; THENCE ALONG SAID BOUNDARY LINE NORTH 00 DEGREES 36 MINUTES 10 SECONDS WEST 91.05 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF LOWELL, LAKE COUNTY INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 AND 581.17 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 01 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 114.81 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 265.62 FEET TO THE CENTER LINE OF A PUBLIC DRAIN OR DITCH KNOWN AND COMMONLY CALLED THE MCCONNELL DITCH; THENCE SOUTH 14 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE CENTER LINE OF SAID DITCH, A DISTANCE OF 113.84 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 293.65 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

Property address: 17645 Morse Street, Lowell, IN 46356
Tax Number: 45-19-23-253-001.000-008

Property address: 17645 Morse Avenue, Lowell, IN 46356
Tax Number: 45-19-23-253-002.000-008