

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 087439

2017 DEC 27 AM 9:47

MICHAEL B. BROWN  
RECORDER

### MEMORANDUM OF LEASE

This Memorandum of Lease is made as of October 31, 2017 by **FRANCISCAN ALLIANCE, INC.**, an Indiana nonprofit corporation ("Landlord"), to and for the benefit of **CROSSROADS YOUNG MEN'S CHRISTIAN ASSOCIATION, INC.**, an Indiana nonprofit corporation (Tenant).

**Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder!**

Landlord hereby leases to Tenant the real property described on Exhibit A, which is attached hereto and made a part hereof, for a term commencing on March 1, 2017, and ending on April 30, 2042, with an option granted to Tenant to renew the lease for two successive periods of 25 years each. This Memorandum of Lease is subject to the terms and provisions of that certain unrecorded Amended and Restated Lease dated as of January 18, 2017, executed by Landlord and Tenant, as modified by the Agreement for Modification of Lease dated as of June 14, 2017, and by the Second Agreement for Modification of Lease dated as of October 31, 2017, subject to the Consent to Encumbrance of Leasehold Interest, dated as of September 25, 2017, executed by Landlord and Tenant.



**FILED**

DEC 27 2017

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**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

[Signatures appear on the following pages.]

*\* NOTE - NO consideration with regard to this lease between Buyer + seller. IN 00 2605*

029933

*023264*

HOLD FOR GREATER INDIANA TITLE COMPANY

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of October 31, 2017.

Landlord:

FRANCISCAN ALLIANCE, INC., an Indiana nonprofit corporation

By: Barbara Anderson  
Barbara Anderson, President/CEO

STATE OF Indiana )

COUNTY OF Lake )

**Document is NOT OFFICIAL!**

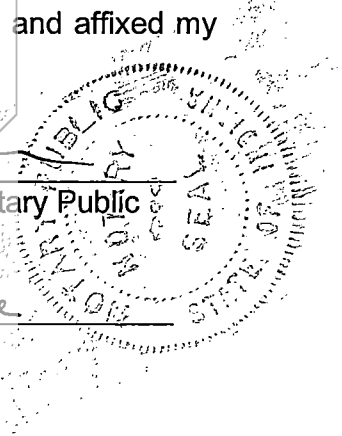
BEFORE ME, the undersigned, a Notary Public, on December 19, 2017, personally appeared Barbara Anderson, personally known to me to be the same person whose name is subscribed to the foregoing document, as Barbara Anderson of Franciscan Alliance, Inc., and being first duly sworn by me upon oath, acknowledged that such person has read and understands the foregoing and that such person has affixed such person's name to and delivered said document as such person's own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

President/CEO

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Patricia Pochron, Notary Public



Commission Expires: 9.12.24

County of Residence: Lake

Tenant:

**CROSSROADS YOUNG MEN'S CHRISTIAN ASSOCIATION, INC.**, an Indiana nonprofit corporation

By: *[Signature]*  
Thomas K Hoffman, president

STATE OF Indiana )  
COUNTY OF Lake ) SS:

**BEFORE ME**, the undersigned, a Notary Public, on Dec 18, 2017, personally appeared Thomas K Hoffman personally known to me to be the same person whose name is subscribed to the foregoing document as President of Crossroads Young Men's Christian Association, Inc., and being first duly sworn by me upon oath, acknowledged that such person has read and understands the foregoing and that such person has affixed such person's name to and delivered said document as such person's own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

JACALYN L SMITH  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number 677813  
My Commission Expires Jan 10, 2024

*[Signature]*  
Notary Public

Commission Expires: \_\_\_\_\_ County of Residence: \_\_\_\_\_



*This instrument was prepared by:* Demetri J. Retson  
Krieg DeVault LLP  
8001 Broadway, Suite 400  
Merrillville, Indiana 46410-5552  
219-227-6089

*The foregoing preparer states as follows:*  
  
*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. - Demetri J. Retson*

## EXHIBIT A

### Legal Description of Leased Property

**Parcel 1:** A PARCEL OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF, THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 592.38 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 30.00 FEET TO A LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 32.51 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 176.64 FEET PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF; THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS WEST, 32.51 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 914.05 FEET PARALLEL WITH SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS WEST, 562.38 FEET PARALLEL WITH SAID WEST LINE TO A LINE 30 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, 1090.61 FEET ALONG LAST SAID PARALLEL LINE TO SAID 30 FOOT PARALLEL LINE EAST OF SAID WEST LINE; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 594.89 FEET ALONG LAST SAID PARALLEL LINE TO THE POINT OF BEGINNING, CONTAINING 14.21 ACRES MORE OR LESS.

**Parcel 2:** A PARCEL OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF CROWN POINT, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF, THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 592.38 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 30.00 FEET TO A LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 32.51 FEET ALONG LAST SAID PARALLEL LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST, 68.74 FEET PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST, 296.28 FEET PARALLEL WITH SAID WEST LINE; THENCE NORTH 62 DEGREES 49 MINUTES 44 SECONDS EAST, 51.85 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 48 SECONDS EAST, 85.84 FEET; THENCE NORTH 82 DEGREES 40 MINUTES 23 SECONDS EAST, 37.33 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 59 SECONDS EAST, 32.12 FEET; THENCE SOUTH 49 DEGREES 21 MINUTES 48 SECONDS EAST, 126.85 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 05 SECONDS EAST, 47.88 FEET;

THENCE SOUTH 72 DEGREES 28 MINUTES 05 SECONDS EAST, 70.29 FEET;  
THENCE SOUTH 82 DEGREES 43 MINUTES 02 SECONDS EAST, 182.46 FEET;  
THENCE SOUTH 63 DEGREES 46 MINUTES 05 SECONDS EAST, 113.26 FEET;  
THENCE SOUTH 89 DEGREES 46 MINUTES 05 SECONDS EAST, 75.61 FEET;  
THENCE SOUTH 47 DEGREES 58 MINUTES 08 SECONDS EAST, 167.84 FEET TO  
A LINE 592.38 FEET NORTH OF (AS MEASURED ALONG SAID WEST LINE) AND  
PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 89 DEGREES 34 MINUTES  
32 SECONDS WEST, 769.31 FEET ALONG LAST SAID PARALLEL LINE; THENCE  
NORTH 00 DEGREES 25 MINUTES 28 SECONDS EAST, 32.51 FEET; THENCE  
NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST, 107.90 FEET PARALLEL  
WITH SAID SOUTH LINE FEET TO THE POINT OF BEGINNING, CONTAINING 3.79  
ACRES MORE OR LESS.

Tax Parcel Numbers:

45-16-17-300-015.000-042

45-16-17-300-015.000-042

