

2017 087753

2017 DEC 27 AM 11:12

EXHIBIT B

MICHAEL B. BROWN
RECORDER

MEMORANDUM OF PURCHASE OPTION

THIS MEMORANDUM OF PURCHASE OPTION (this "*Memorandum*") dated as of 11/30, 2017 (the "*Effective Date*"), is entered into by and between AMMO PROPERTIES, LLC, an Indiana limited liability company ("*Landlord*") and CENTENNIAL STEEL PROCESSING, LLC, a Delaware limited liability company ("*Tenant*"). Landlord and Tenant hereby acknowledge the following:

1. Lease. Concurrently with the execution of this Memorandum, Landlord and Tenant have entered into that certain Industrial Lease Agreement (the "*Lease*") whereby Landlord leased to Tenant that certain land, buildings, and property, including all improvements therein or to be provided by Landlord, located at 2600 E. 5th Ave., Gary, IN 46402 and as more fully described on Annex A (the "*Premises*").

2. Definitions. Capitalized terms used but not otherwise defined herein have the meanings ascribed to them in the Lease.

3. Term. Subject to the terms and conditions of the Lease, Landlord leases to Tenant, and Tenant leases from Landlord, the Premises for an initial term (the "*Initial Term*") that shall commence on the Effective Date and end on the last day of the month which occurs the first anniversary of the Effective Date, subject to earlier termination pursuant to any of the terms, covenants or conditions of the Lease or pursuant to Law. Notwithstanding the foregoing, the term of the Lease shall automatically renew for a subsequent 1-year period (each, a "*Renewal Term*") unless either party provides written notice to the other of its desire not to renew the term of this Lease at least forty-five (45) days before the expiration of the applicable Term of the Lease. Any applicable Renewal Term shall be on the same terms and conditions as set forth in the Lease.

4. Purchase Option. For valuable consideration, Landlord has granted to Tenant the exclusive right and option to purchase the entirety of the Premises in accordance with the terms and conditions set forth in Article XXI of the Lease (the "*Purchase Option*"), which Purchase Option may be exercised at any time during the Term (including any extension or renewal thereof), by Tenant providing Landlord with written notice of Tenant's exercise of the Purchase Option prior to the expiration of the Term.

5. Notices. All notices required or permitted under the Lease shall be in writing and shall be deemed sufficiently given if either: (a) delivered by hand (against a signed receipt); (b) sent by registered or certified mail (return receipt requested, postage prepaid); or (c) sent by nationally recognized overnight delivery service. Each notice shall be deemed given on the date when it shall have been hand delivered, three (3) days if mailed in accordance with Article XVI of the Lease or the next Business Day if sent by nationally recognized overnight delivery service. Either party may change its notice address upon written notice to the other party. A party's refusal to accept delivery of any notice or communication sent by the other party shall not render such notice ineffective. Notwithstanding the foregoing, all bills, statements, invoices, consents, requests or other communications from Landlord to Tenant with respect to Rent may be sent to Tenant by regular United States mail. Notices shall be delivered to the following addresses:

if to Landlord:
Ammo Properties, LLC
14620 Arminta Street
Van Nuys, CA 91402
Attn: Marcia Gage / Re: AMMO

if to Tenant:
Centennial Steel Processing, LLC
c/o Robindale Energy
11 Lloyd Avenue, Suite 200
Latrobe, PA 15650
Attn: Jud Kroh

AMOUNT \$ 25
CASH _____ CHARGE _____
CHECK # 1167
OVERAGE _____
COPY _____
NON-COM _____
CLERK AM

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

WITNESS/ATTEST:

[Signature]

LANDLORD:

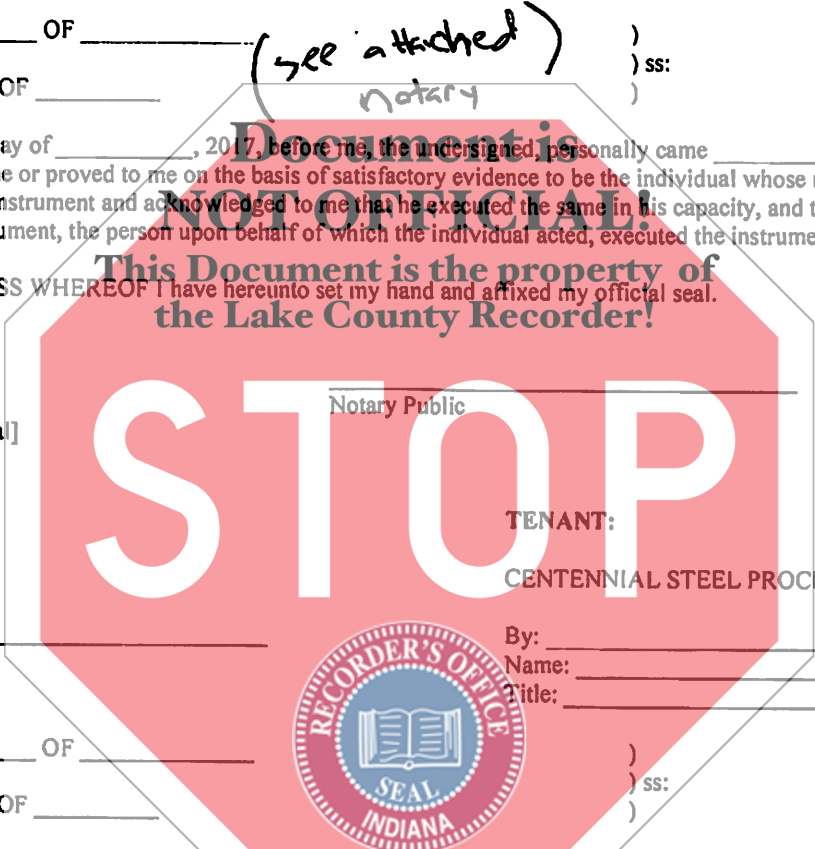
AMMO PROPERTIES, LLC

By: Michael Melideo
Name: Michael Melideo
Title: manager

____ OF _____)
COUNTY OF _____) ss:
(see attached)
notary

On the ___ day of _____, 2017, before me, the undersigned, personally came _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.



[notarial seal]

Notary Public

TENANT:

CENTENNIAL STEEL PROCESSING, LLC

By: _____
Name: _____
Title: _____

____ OF _____)
COUNTY OF _____) ss:

On the ___ day of _____, 2017, before me, the undersigned, personally came _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.

Notary Public

[notarial seal]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 30, 2017 before me, Marcia S. Gage
Date Here Insert Name and Title of the Officer

personally appeared Michael Melideo
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Marcia S. Gage
Signature of Notary Public



Place Notary Seal Above

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Memorandum of Purchase Opt Document Date: 11/30/17
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307

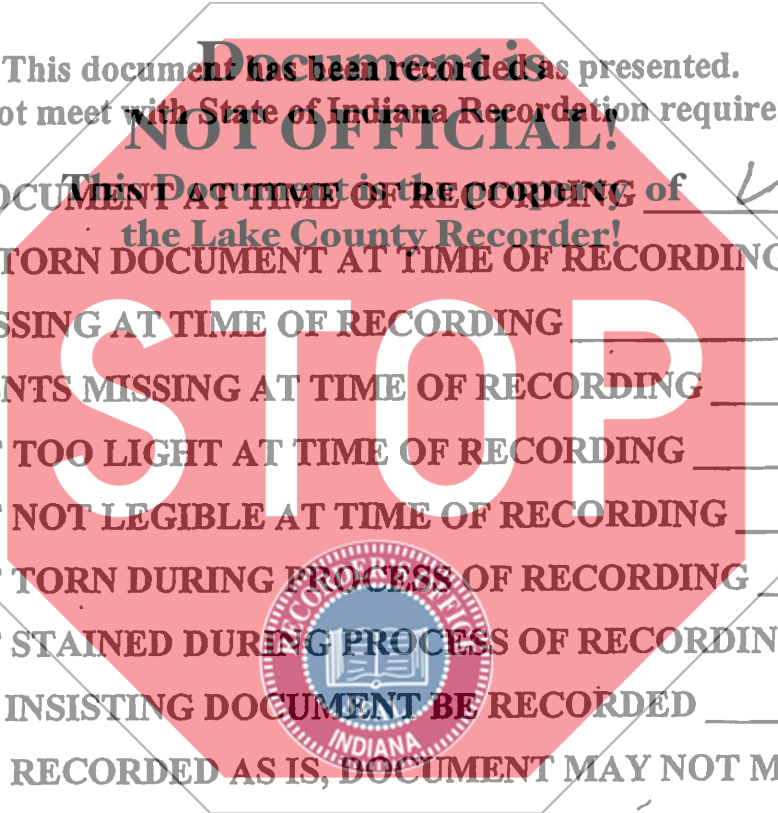
MICHAEL B. BROWN
Recorder



PHONE (219) 755-3730
FAX (219) 755-3257

DISCLAIMER

This document has been recorded as presented.
It may not meet with State of Indiana Recordation requirements.



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2. RIPPED OR TORN DOCUMENT AT TIME OF RECORDING
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7. DOCUMENT TORN DURING PROCESS OF RECORDING
8. DOCUMENT STAINED DURING PROCESS OF RECORDING
9. CUSTOMER INSISTING DOCUMENT BE RECORDED
10. DOCUMENT RECORDED AS IS, DOCUMENT MAY NOT MEET STATE REQUIREMENTS

CUSTOMER INITIALS: [handwritten initials] DATE: 1/1/

EMPLOYEE INITIALS: [handwritten initials] DATE: 12/18/17