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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 065134

2019 SEP 24 AM 11:14

MICHAEL B. BROWN  
RECORDER

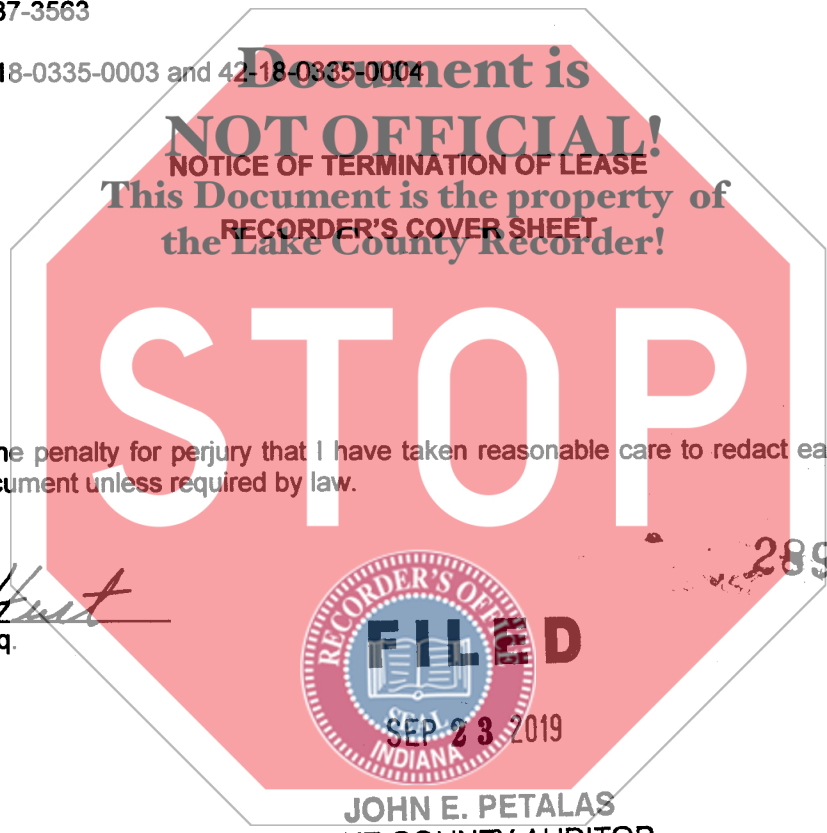
**Preparer Information:**

Lauren E. Hirt, Esq.  
Kutak Rock LLP  
1801 California Street, Suite 3000  
Denver, Colorado 80202  
(303) 297-2400

**Return Document To:**

Commonwealth Title Insurance Co  
2390 E. Camelback Rd., Suite 23  
Phoenix, AZ 85016  
Attention: Michael Zotika  
Telephone: 602-287-3563

Tax Parcel #: 42-18-0335-0003 and 42-18-0335-0004



I affirmed under the penalty for perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

*Lauren Hirt*  
Lauren E. Hirt, Esq.

28946

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

4845-1882-1285.1  
STORE / Charter Fitness  
Termination of Lease  
8560 Ridge Road, Hobart, IN 46342  
File No. 10210/02-436.1

AMOUNT \$ 25.00  
 CASH CHANGE  
 CHECK # 1830105016  
 OVERAGE \_\_\_\_\_  
 COPY \_\_\_\_\_  
 NON-COPIED \_\_\_\_\_  
 DEPUTY JB

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**NOTICE OF TERMINATION OF LEASE**

**THIS NOTICE OF TERMINATION OF LEASE** (this "Termination") is made as of September 17, 2019, by **STORE MASTER FUNDING X, LLC**, a Delaware limited liability company ("Lessor"), whose address is 8377 E. Hartford Dr., Suite 100, Scottsdale, Arizona 85255, to **CHARTER FITNESS OF NORTH HOBART LLC**, an Illinois limited liability company, whose address is 10811 W. 143<sup>rd</sup> Street, Suite 210, Orland Park, Illinois 60467 ("Lessee"). Unless otherwise expressly provided herein, all defined terms used herein shall have the same meanings as are ascribed to such terms in the Lease.

WITNESSETH:

WHEREAS, Lessor as successor-in-interest to 8560 Ridge Road, LLC, an Indiana limited liability company ("Original Lessor"), and Lessee were parties to that certain Lease Agreement dated January 1, 2012 (the "Original Lease") which included the real property and improvements described on Exhibit A attached hereto and made a part hereof (the "Property").

WHEREAS, the Original Lease was assigned to Lessor pursuant to that certain Assignment and Assumption of Lease and Rents dated March 30, 2016, and is evidenced by a Memorandum of Assignment and Assumption of Lease dated March 30, 2016, and recorded on April 11, 2016, as Document No. 2016021930, in the Records of Lake County, Indiana (the "Memorandum").

WHEREAS, Lessee vacated and surrendered the Property to Lessor.

WHEREAS, Michael Hill, an individual ("Purchaser"), is purchasing from Lessor the fee simple title to the Property.

WHEREAS, Purchaser's purchase of the Property is being closed simultaneously herewith and Lessor now desires to terminate the Lease and the MOL for the Property.

NOW, THEREFORE, Notice is hereby given confirming that the Lease has been terminated with respect to the Property and is of no further force or effect with respect to the Property, except for those matters that expressly survive termination, and that the Memorandum is hereby terminated and is of no further force or effect.

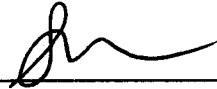
[Remainder of page intentionally left blank; signature page to follow]



IN WITNESS WHEREOF, this Termination has been duly executed by the parties hereto as of the Effective Date.

LESSOR:

STORE MASTER FUNDING X, LLC, a Delaware limited liability company

By: 

Name: Lyena Hale  
Vice President

Title: \_\_\_\_\_

STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me on September 13, 2019 by Lyena Hale, as Vice President of STORE MASTER FUNDING X, LLC, a Delaware limited liability company, on behalf of the limited liability company.

**Document is NOT OFFICIAL!**  
*Angela DeBellis*  
Notary Public

This Document is the property of the Lake County Recorder!

My Commission Expires:  
12-1-2022



4845-1882-1285.1  
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**EXHIBIT A  
TO MEMORANDUM OF TERMINATION OF LEASE**

**LEGAL DESCRIPTION OF PROPERTY**

**Property Address:** 8560 Ridge Road, Hobart, Indiana 46342-2554

**Legal Description:**

Real property in the City of Hobart, County of Lake, State of Indiana, described as follows:

LOT 3, (EXCEPT THE WEST 17 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 90 FEET OF THE NORTH 100 FEET THEREOF) IN NOB HILL COMMERCIAL ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 45 PAGE 86, AND AS AMENDED BY PLAT OF CORRECTION RECORDED AUGUST 19, 1980, IN PLAT BOOK 52 PAGE 43, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



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