

6

(4)

2020-024740

2020 May 5

10:16 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

MEMORANDUM OF ASSIGNMENT OF LEASE

Recording requested by, and
After recording return to:

Westerman Ball Ederer Miller Zucker & Sharfstein, LLP
1201 RXR Plaza
Uniondale, New York 11556
Attn: Stuart S. Ball, Esq.

This Memorandum of Assignment of Lease is dated as of April 22, 2020, by and between WEC 99J-25 LLC, a Delaware limited liability company, as seller, with an address of c/o Simon Property Group, 225 West Washington Street, Indianapolis, IN 46204-3438 ("Assignor") and Elias Properties Abilene LLC, a New York limited liability company, having an address of c/o Elias Properties Management, Inc., 500 N. Broadway, Suite 257, Jericho, New York 11753, and its respective successors and/or assigns ("Assignee") who acknowledge and agree as follows:

1. Assignment. Assignor and Hook-SupeRx, L.L.C., a Delaware limited liability company, as tenant, entered into a Lease dated December 1, 1999 (as may have been amended or assigned, the "Lease") for that certain real property ("Premises"), which legal description is attached hereto and incorporated herein as Exhibit "A," commonly known as:

CVS
3405 Ridge Road
Highland, IN

A First Amended Memorandum of Lease was filed for record on November 27, 2019 with the Lake County Recorder as Document No. 2019-082054.

Assignor has assigned the Lease to Assignee as more specifically set forth in that certain Assignment of Lease ("Assignment") effective on the date the deed transferring ownership of the Premises to Assignee is recorded. The Lease expires on September 30, 2039. Tenant has an option to extend the term of the Lease for six (6) successive periods of five (5) years each.

E
JB

RETURN TO
Chicago Title
Closer: AJ
File No. 20201554

\$25.00

12920

2. Purpose of Memorandum of Assignment of Lease. This Memorandum of Assignment of Lease is prepared for the purpose of recordation and does not modify the provisions of the Lease or the Assignment. The Lease and the Assignment are incorporated herein by reference. If there are any conflicts between the Lease or the Assignment and this Memorandum of Assignment of Lease, the provisions of the Lease or the Assignment, as the case may be, shall prevail.

[SIGNATURE PAGE FOLLOWS]

ASSIGNEE:

Elias Properties Abilene LLC,
a New York limited liability company

By: _____
Name: Sean Elias
Title: Authorized Signature

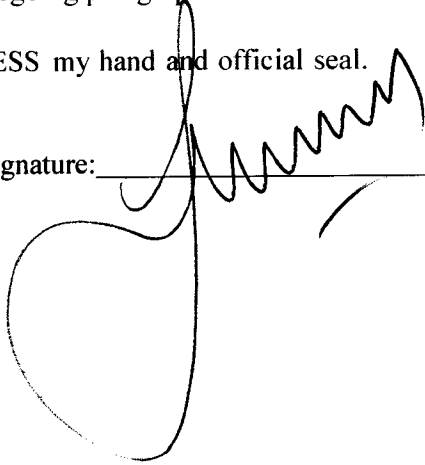
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

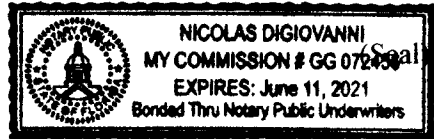
State of FLORIDA
County of MIAMI DADE

On April 2, 2020 before me, Nicolas DiGiovanni (here insert name and title of officer), personally appeared SEAN ELIAS, 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 FLORIDA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____




This Instrument Was Prepared By:

Dwight David Freeman
Attorney at Law (IN)
225 West Washington Street
Indianapolis, IN 46204

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. D. David Freeman, Attorney at Law.

Exhibit A

Legal Description

LEGAL DESCRIPTION
RIDGE AND GRACE AVENUE
HIGHLAND, INDIANA
STORE NO 2542

Lot 1 in Vander Tuuk and Kaznak s Re-Subdivision of a portion of Douthett's Addition to Highland, an Addition to the Town of Highland, Lake County, Indiana. as per plat thereof, recorded in Plat Book 87 page 42, in the Office of the Recorder of Lake County, Indiana

PIN: 45-07-22-377-008.000-026