

2020-086547

2020 Nov 24 3:31 PM

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

**FIRST AMENDMENT OF MEMORANDUM OF LEASE**  
Affects Both Document Nos. 2010 051875 and 2011 002709

This First Amendment of Memorandum of Lease ("Amendment") is made effective as of November 18, 2020 ("Effective Date"), and is between RMJM PROPERTIES, LLC ("Lessor"), and VIEW OUTDOOR ADVERTISING, LLC, ("Lessee").

WHEREAS, Lessor and Lessee are parties to a certain Sign Location Lease dated October 16, 2009 which was amended by that certain First Amendment to Sign Location Lease with an effective date of August 31, 2016, which extended the term of the lease until February 28, 2037 (collectively the "Lease"). The Lease is evidenced by a Memorandum of Lease dated August 31, 2010 and recorded September 9, 2010 as Document 2010 051875 in the Office of the Lake County, Indiana Recorder, and as further evidenced by a Memorandum of Lease Dated August 31, 2010 and recorded January 14, 2011 as Document No. 2011 002709 (collectively the "Memorandum of Lease"). The Lease pertains to certain property located in the vicinity of 109<sup>th</sup> Avenue and Delaware, Crown Point, Indiana; and

WHEREAS, Lessor obtained its interest in the Lease by virtue of an Assignment and Assumption of Lease dated June 21<sup>st</sup>, 2012, and recorded June 27, 2012 as Document No. 2012 042388 in the Office of the Recorder of Lake County, Indiana; and

WHEREAS, the parties desire to amend the legal description of the property which is the subject of the Memorandum of Lease due to the recent subdivision thereof and the corresponding amendment of the Lease.

NOW THEREFORE, in consideration of the mutual promises and covenants made in this Addendum and the Lease, and other valuable consideration, the parties agree as follows:

1. The real estate which is the subject of each Memorandum of Lease and identified therein shall be amended in its entirety to include only the real estate identified in Exhibit B to this Amendment as the Billboard Parcel, and the Property ID# reflected in each Memorandum of Lease shall be amended to be 45-16-10-127-002.000-042.
2. The term of the Lease expires February 28, 2037, subject to extension by the terms of the Lease or agreement of the parties thereto.
3. All provisions of each Memorandum of Lease not otherwise modified by the terms of this Amendment shall remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

**FILED**

NOV 24 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

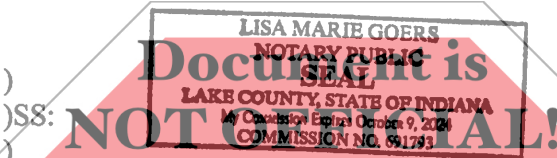
25.00  
cc  
LK

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed on November 18, 2020.

**RMJM Properties, LLC**

By: Janine M. Fitzgerald  
Print: Janine Fitzgerald  
Title: Treasurer

State of Indiana )  
County of LAKE )



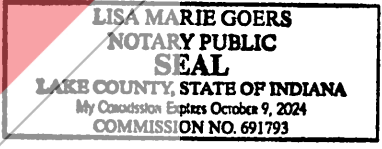
**This Document is the property of the Lake County Recorder**

Before me the undersigned, a Notary Public, personally appeared Janine Fitzgerald and acknowledged the execution of this instrument this 18 day of November, 2020, as the duly authorized representative of and on behalf of RMJM Properties, LLC, an Indiana limited liability company.

Lisa M. Goers  
Notary Public

**AS TO RMJM PROPERTIES, LLC EXECUTED AND DELIVERED in my presence:**

Witness signature: Timothy Kuiper  
Witness printed: Timothy Kuiper



STATE OF INDIANA )  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of November, 2020, personally appeared Timothy Kuiper, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn to me, deposes and says that the foregoing instrument was executed and delivered by Janine Fitzgerald in the above-named subscribing witnesses' presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Lisa M. Goers  
, Notary Public

*[Handwritten Signature]*  
PETE G. SCHROEDER  
President

View Outdoor Advertising, LLC

By: *[Handwritten Signature]*  
Print: PETE SCHROEDER  
Title: President

State of Indiana )  
                          )SS:  
County of Lake )

Before me the undersigned, a Notary Public, personally appeared Pete Schroeder and acknowledged the execution of this instrument this 17<sup>th</sup> day of November, 2020, as the duly authorized representative of and on behalf of View Outdoor Advertising, LLC an Indiana limited liability company.

**This Document is the property of  
the Lake County Recorder!**  
*[Handwritten Signature]*  
Notary Public

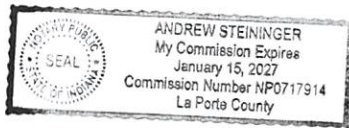
AS TO VIEW OUTDOOR ADVERTISING, LLC  
EXECUTED AND DELIVERED in my presence:

Witness signature: *[Handwritten Signature]*  
Witness printed: JEFFREY R. BAN



STATE OF INDIANA )  
                          )SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 17<sup>th</sup> day of November, 2020, personally appeared Jeffrey Ban, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn to me, deposes and says that the foregoing instrument was executed and delivered by Pete Schroeder in the above-named subscribing witnesses' presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.



*[Handwritten Signature]*, Notary Public

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

/s/ Patrick A. Schuster

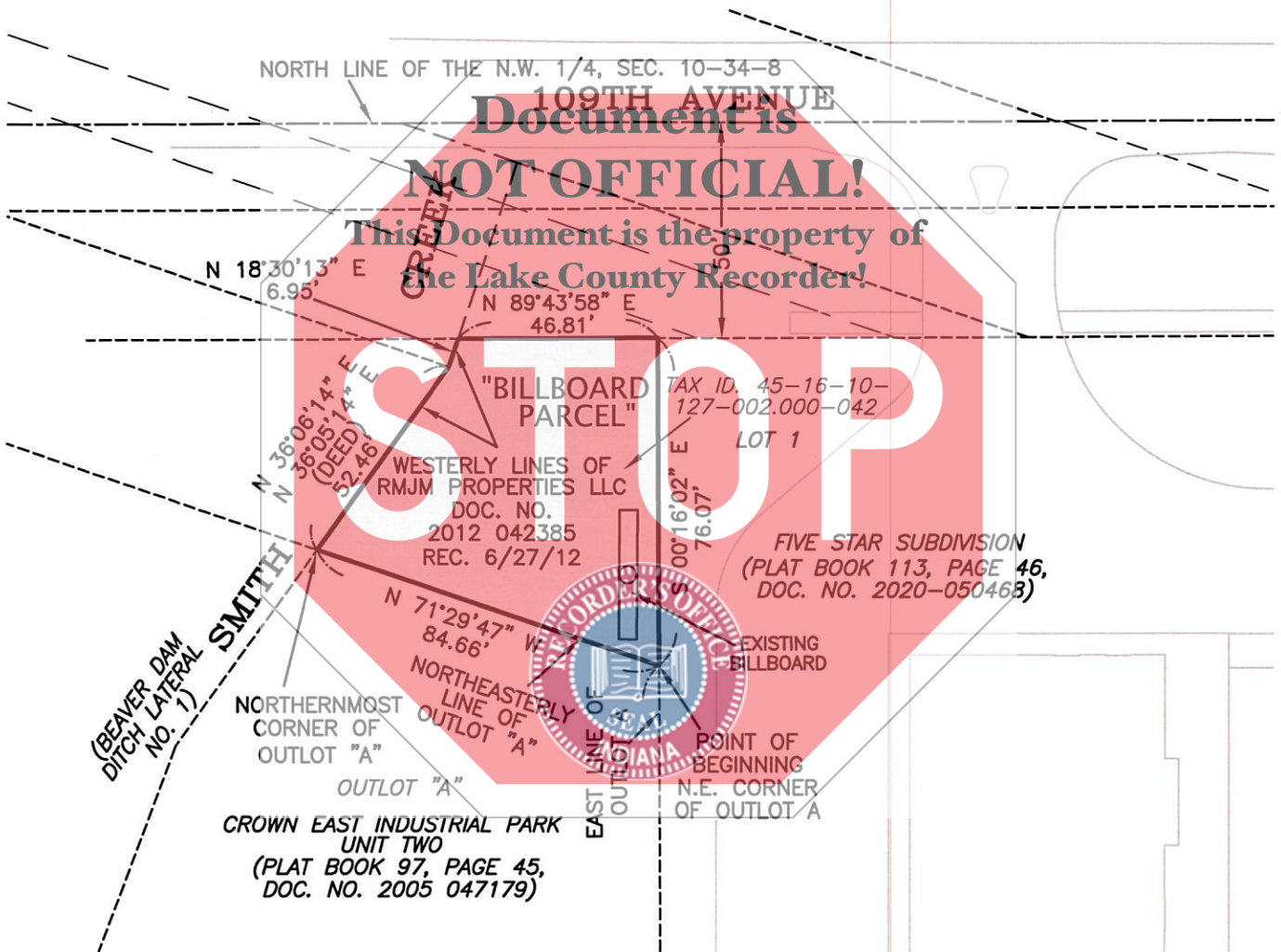
This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

# EXHIBIT "B"

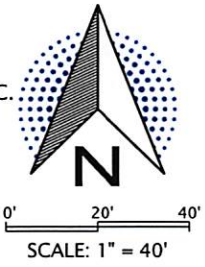
## "BILLBOARD PARCEL"

### BILLBOARD PARCEL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN CROWN POINT, LAKE COUNTY, INDIANA, SAID PART BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT A AS SHOWN IN CROWN EAST INDUSTRIAL PARK UNIT TWO RECORDED IN PLAT BOOK 97, PAGE 45, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 71 DEGREES 29 MINUTES 47 SECONDS WEST (BASIS OF BEARINGS IS PER SAID CROWN EAST INDUSTRIAL PARK UNIT TWO), 84.66 FEET ALONG THE NORTHEASTERLY LINE OF SAID OUTLOT A TO THE NORTHERNMOST CORNER OF SAID OUTLOT A; THENCE NORTH 36 DEGREES 06 MINUTES 14 SECONDS EAST (NORTH 36 DEGREES 05 MINUTES 14 SECONDS EAST PER DEED), 52.46 FEET ALONG THE WESTERLY LINE OF A PARCEL DESCRIBED TO RMJM PROPERTIES LLC RECORDED AS DOCUMENT NO. 2012-042385 RECORDED ON JUNE 27, 2012 IN SAID RECORDER'S OFFICE; THENCE NORTH 18 DEGREES 13 MINUTES 13 SECONDS EAST, 6.95 FEET ALONG THE WESTERLY LINE OF SAID RMJM PARCEL TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 43 MINUTES 58 SECONDS EAST, 46.81 FEET ALONG SAID 50 FOOT PARALLEL LINE TO THE NORTH EXTENSION OF SAID EAST LINE OF OUTLOT A; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, 76.07 FEET ALONG SAID EXTENSION TO THE POINT OF BEGINNING, SAID PART CONTAINING 0.09 ACRES MORE OR LESS.



Reference Name: GOOD OIL CO., INC.  
 Survey Job No: S19-1911  
 Drawn By: G.B.  
 Date: 9/15/20  
 /19-1911 View Sign Access  
 Exhibit.DWG  
 Sec. 10-34-8



*Glen E. Boren*

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

DVG TEAM, Inc  
 1155 Troutwine Road  
 Crown Point, IN 46307  
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 Fax:(219) 662-2740  
 www.dvgteam.com

