

FILED

Apr 30 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Cross Reference: Instrument No. 2022-008842

AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT

THIS AMENDMENT TO MEMORANDUM OF LEASE AGREEMENT (the "Amendment") is entered into effective as of March 26th, 2024, by and between CONCENTRA HEALTH SERVICES, INC., a Nevada corporation, and Teresa A. Strausz, an individual.

RECITALS:

A. CCI Realty LLC, an Indiana limited liability company ("CCI"), entered into a Lease Agreement dated as of February 12, 2022 (the "Lease") as landlord with CONCENTRA HEALTH SERVICES, INC., a Nevada corporation (the "Tenant"), for the property located at 7501 West 15th Avenue, Gary, Indiana, described on **Exhibit A** attached hereto, as evidenced by that certain Memorandum of Lease dated February 12, 2022 and recorded on March 9, 2022, as Instrument Number 2022-008842 in the Office of the Recorder of Lake County, Indiana (the "Memorandum").

B. CCI assigned all of its right, title and interest in and to the Lease as landlord to FvCap Investment, L.L.C., a California limited liability company ("FvCap") by that certain unrecorded Lease Assignment and Assumption Agreement dated August 24, 2022.

C. FvCap assigned all of its right, title and interest in and to the Lease as landlord to Teresa A. Strausz, an individual (the "Landlord") by that certain unrecorded Assignment and Assumption of Lease dated March 26th, 2024 (the "2024 Assignment").

D. Landlord and Tenant desire to amend the Memorandum as set forth below to evidence the 2024 Assignment.

AMENDMENT

1. The Lease is hereby incorporated herein as if set forth in full.
2. Any reference to the Landlord in the Memorandum shall be amended to hereinafter be Teresa A. Strausz, an individual.
3. The Memorandum remains in full force and effect except as amended hereby.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment to Memorandum of Lease Agreement to be executed as of the date set forth above.

When Recorded Return To: (FV/CCL)
First American Title Insurance Company
National Commercial Services
121 South 8th Street, Ste 1250
Minneapolis, MN 55402
1209302

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

PARCEL 1:

LOT 1, BLOCK 1, CALDWELL'S 11TH ADDITION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 9, PAGE 21, LAKE COUNTY, INDIANA. TOGETHER WITH THE EAST HALF OF BRYAN STREET ADJACENT TO LOT 1 ON THE WEST AND THE NORTH HALF OF THE VACATED ALLEY ADJACENT TO LOT 1 ON THE SOUTH AS EVIDENCED IN CONFIRMATION RESOLUTION NO. 50012B RECORDED FEBRUARY 17, 1981 AS DOCUMENT NO. 617805 AND IN CONFIRMATORY RESOLUTION NO. 50023B RECORDED MARCH 18, 1982 AS DOCUMENT NO. 662563.

PARCEL 2:

LOT 41, BLOCK 2 IN CALDWELL'S 11TH ADDITION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND THE EAST HALF OF THE VACATED ADJOINING LEE STREET AND THE WEST HALF OF THE VACATED ADJACENT ALLEY.

PARCEL 3:

LOTS 9 TO 18, BOTH INCLUSIVE, IN BLOCK 2 IN CALDWELL'S 11TH ADD. TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY 15 SOUTH, LYING SOUTH AND ADJOINING LOTS 9 AND 10; THE SOUTH 1/2 OF VACATED ALLEY 15 SOUTH, LYING NORTH AND ADJOINING LOT 11; THE EAST 1/2 OF VACATED ALLEY 77 WEST, LYING WEST AND ADJOINING LOTS 11 TO 16, BOTH INCLUSIVE, AND THE WEST 1/2 OF VACATED BRYAN STREET LYING EAST AND ADJOINING LOTS 10 TO 16, BOTH INCLUSIVE.

EXCEPTING THEREFROM THAT PART DEEDED TO THE STATE OF INDIANA RECORDED JANUARY 8, 1962 AS DOCUMENT 377974, AS FOLLOWS:

THE FOLLOWING DESCRIPTION INCLUDES PART OF LOTS 11 TO 16 INCL. IN THE ADD. MENTIONED BELOW AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT #11 IN BLOCK 2 IN CALDWELL'S 11TH ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA SECTION

NOT AN OFFICIAL DOCUMENT

ELEVEN, TOWNSHIP THIRTY-SIX NORTH, RANGE NINE WEST, CALUMET TOWNSHIP, LAKE COUNTY, INDIANA; THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH EIGHTY-NINE DEGREES, FIFTY MINUTES EAST, SIXTY-FOUR AND SIX TENTHS FEET ALONG THE NORTH LINE OF LOT 11 TO A POINT; THENCE SOUTH TWENTY-SEVEN DEGREES, NINETEEN MINUTES WEST, ONE HUNDRED FORTY-ONE AND SIX TENTHS FEET TO THE WEST LINE OF LOT 16; THENCE NORTH ZERO DEGREES, TEN MINUTES EAST, ONE HUNDRED TWENTY-SIX AND ONE TENTH FEET ALONG THE WEST LINE OF LOTS 16, 15, 14, 13, 12 AND 11 TO THE POINT OF BEGINNING AND CONTAINING FOUR THOUSAND SEVENTY-THREE (4,073) SQUARE FEET, MORE OR LESS.