

ASSIGNMENT AND ASSUMPTION OF LEASE

This Assignment and Assumption of Lease is entered into between CPV Partners, LLC, Lessor and the assignor, the Town of Munster, the assignee, and Munster Steel Co., Inc., Lessee.

The parties acknowledge the following:

- A. On September 9, 2007, an agreement was entered into for the sale of the property located at 9505 Calumet Avenue, Munster, IN by Munster Steel Co., Inc. ("Munster") as Seller and Equity Asset Investors, LLC ("Equity"), as Buyer.
- B. Simultaneously, on September 9, 2007, a lease was entered into for the property located at 9505 Calumet Avenue, Munster, IN by Equity, as Lessor, and Munster, as Lessee. A copy of that lease is attached to this Assumption as Exhibit I.
- C. A First Amendment to that lease was executed on August 1, 2008. A copy of that First Amendment is attached to this Assumption as Exhibit II.
- D. Equity and CPV entered into an agreement where CPV replaced Equity as the buyer in the September 7, 2007 agreement. That agreement was amended on November 3, 2011 with CPV assuming all of the rights, obligations and liabilities of Equity as provided in the November 3, 2011 agreement and Munster agreed to such replacement and CPV assumption of all of the rights, obligations and liabilities of Equity.
- E. A Second Amendment to that lease was entered into on November 3, 2001. A copy of that Second Amendment is attached to this Assumption as Exhibit III.
- F. On September 5, 2013, Centennial Village, LLC, the Developer, entered into a Development Agreement with the Town of Munster, the Munster Development Commission, and the Munster Economic Development Commission.
- G. As the site which is the subject matter of the foregoing lease has been conveyed to the Town and because the site is subject to the existing lease it is essential that the lease be assigned to the Town.
- H. The Town accepts the lease and the lease assignment and assumes the obligations of the Lessor.

BASED UPON the foregoing, and other good and valuable consideration, it is agreed that the lease as amended is hereby assigned to the Town of Munster.

Dated this ____ day of August, 2014.

CPV Partners, LLC.

By: _____

Its: _____

W. S. Kimmel
Managing Member

Town of Munster

By: _____

Its: _____

Munster Steel Co., Inc.

By: _____

Its: _____