Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

COMMERCIAL & INDUSTRIAL REAL ESTATE LEASE AUCTION

TWO INDUSTRIAL PROPERTIES FOR LEASE – BID ON ONE OR BOTH!

YOU SET THE LEASE RATE & LEASE TERM!







An exceptional opportunity for businesses, contractors, manufacturers, equipment operators, and entrepreneurs seeking commercial or industrial space in Warsaw, Indiana!

Two nearby industrial properties are being offered through a competitive lease proposal auction, providing prospective tenants the opportunity to propose their own annual rental rate per square foot and desired lease duration.

These properties offer versatile space for a variety of potential commercial and industrial uses, with features including large open work areas, overhead doors, concrete floors, and convenient vehicle and equipment access.

TWO PROPERTIES – TWO INDIVIDUAL LEASE OPPORTUNITIES!

Each property will be offered separately. Interested parties may submit bids for either or both properties, with individual lease rates and lease durations required for each tract.

REAL ESTATE IS BEING OFFERED FOR LEASE ONLY – NOT FOR SALE.

Book your Showing Today!

Metzger
Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Essential Documents and Information Overview

Commercial Lease Sealed Bid Terms

Metzger Property Services' Terms & Conditions for this Sealed Bid Auction. This outlines the terms this auction will follow along with information regarding lease type, security deposit and the sealed bid process.

County Records and Tax Information

The County Aerials & Record Cards, which provides a visual and descriptive overview of each property being offered to lease. Additionally, Tax Bill Information is available to detail the current tax status and assessments for the property.

Sealed Bid Packet

The sealed bid packet contains several critical documents required for the transaction: A sample of the Commercial Lease Agreement and the sealed bid submission form.

Completed bid packets and required documentation must be submitted on or before **December 9, 2026, no later than 5:00 PM EST.**

Submissions should be sent to the following address:

Metzger Property Services
1582 W. State Road 114
North Manchester, IN 46962

Auction Manager: Dustin Dillon, 574.265.9215

SEALED BID COMMERCIAL LEASE AUCTION TERMS

Commercial Manufacturing Facilities in Warsaw, Indiana

Two properties are being offered to lease via a Sealed Bid Auction with packages due back to Metzger Property Services on or before December 9, 2026, by 5 pm est. Your bid for price per square foot and length of time constitutes a legal offer to lease commercial space, and the final bid shall constitute a binding contract between the lessees & lessors. The landlord/auctioneer can settle any disputes on bidding & their decision will be final. The acreages, measurements, and square footage amounts listed in this brochure & all marketing material are estimates taken from county records, the seller, and/or aerial photos.

The properties are being offered for lease on a Triple Net (NNN) basis. The rental rate submitted by each bidder shall represent the annual base rental rate per square foot only and shall not include additional expenses associated with the property .
All Triple Net expenses are in addition to the bidder's proposed base rental rate; therefore, in addition to base rent, the successful tenant shall be responsible for the following expenses, as outlined in the final lease agreement:

- Real Estate Taxes: All applicable real estate taxes and assessments attributable to the leased property.
- Property Insurance: The cost of insuring the building and improvements, together with any additional insurance coverage required under the lease.
- Maintenance & Repairs: Maintenance, repairs, and upkeep of the leased premises, including applicable building systems, grounds, parking areas, and other improvements, as specified in the lease agreement.
- Utilities: All utilities and services associated with the tenant's use and occupancy, including electricity, gas, water, sewer, trash removal, and other applicable services.

The tenant shall also be responsible for maintaining the required liability insurance and insurance covering the tenant's personal property, equipment, inventory, and business operations as outlined in the lease agreement.
The property owner reserves the right to review and select the lease proposal deemed most favorable, considering rental rate, lease duration, tenant qualifications, intended use, and other relevant terms. All proposals are subject to owner approval and execution of a mutually acceptable written lease agreement.

A security deposit equal to two (2) months of the monthly rent is due within 48 hours of being notified of lease acceptance to Metzger Property Services. Wire Transfers can also be utilized and initiated 24 hours of being the accepted offer; lessee agrees to pay an additional $25 wire transfer fee if wiring said funds. Lesses who fail to do so will be in breach of contract and are subject to damages &/or specific performance. Lessees agree to properly fill out the Lease Agreement and all appliable documents identified prior to submitting their sealed bid.

The lease agreement will specify the time of the lease as well as the date of possession to the property. Metzger Property Services LLC, Chad Metzger, Dustin Dillon, & their representatives, are exclusive agents of the property owners. All statements made post-receiving this packet take precedence over printed materials. The property is being offered “AS IS, WHERE IS” with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final.

Tract 1

600 Leiter Drive, Warsaw, IN 46580

Industrial Warehouse & Shop Space

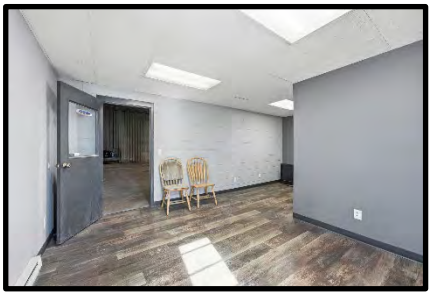
Totaling 7,560 Square Feet

Property Features:

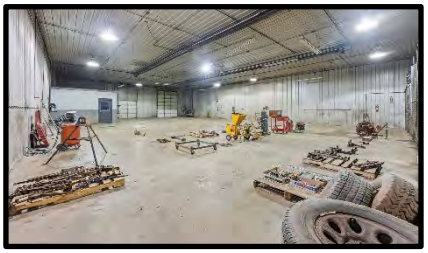
- Versatile Industrial Building
- Expansive Open Workspace
- Overhead Doors
- Office Area – Finished Flooring, Windows & 1 Restroom
- Concrete Flooring
- Metal Interior Wall & Ceiling Finishes
- Overhead Lighting
- Open Floor Plan
- Gravel Area with Concrete Apron
- Located in Established Warsaw Industrial Area







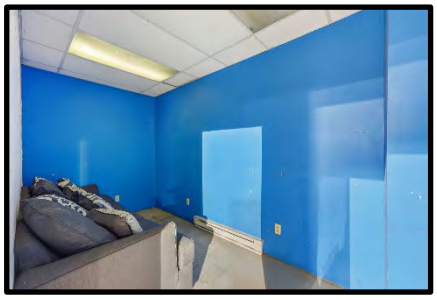












600 Leiter Drive, Warsaw, IN 46580

County Aerial

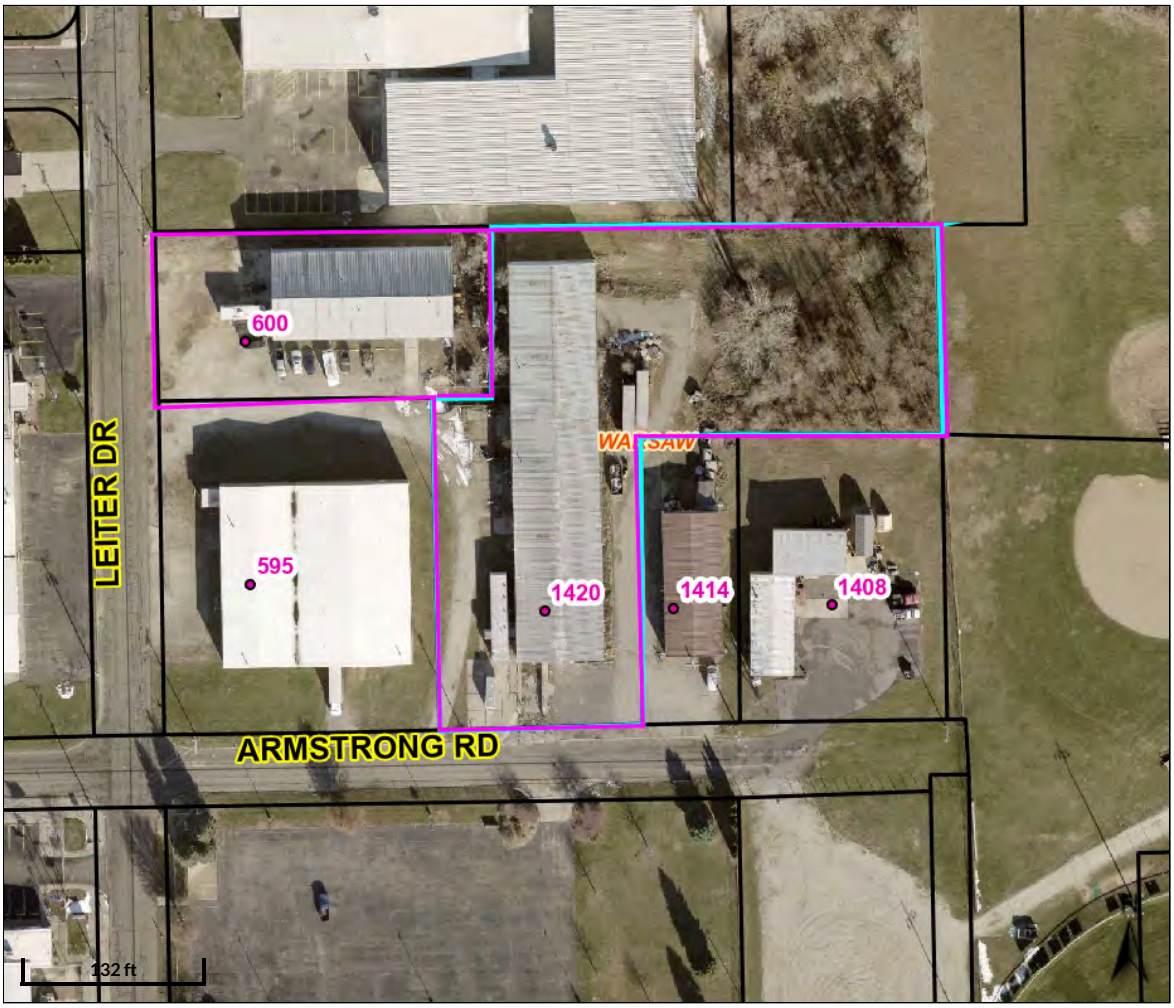
Record Card

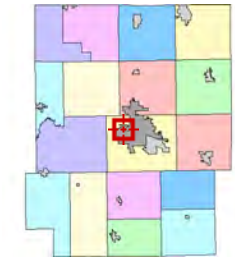
&

Tax Bill Information

Auction Manager: Dustin Dillon, 574.265.9215

Beacon™ Kosciusko County, IN





Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Class INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY

Owner Boggs Leasing Inc

Pink Outlines Show Both Properties that are available to lease

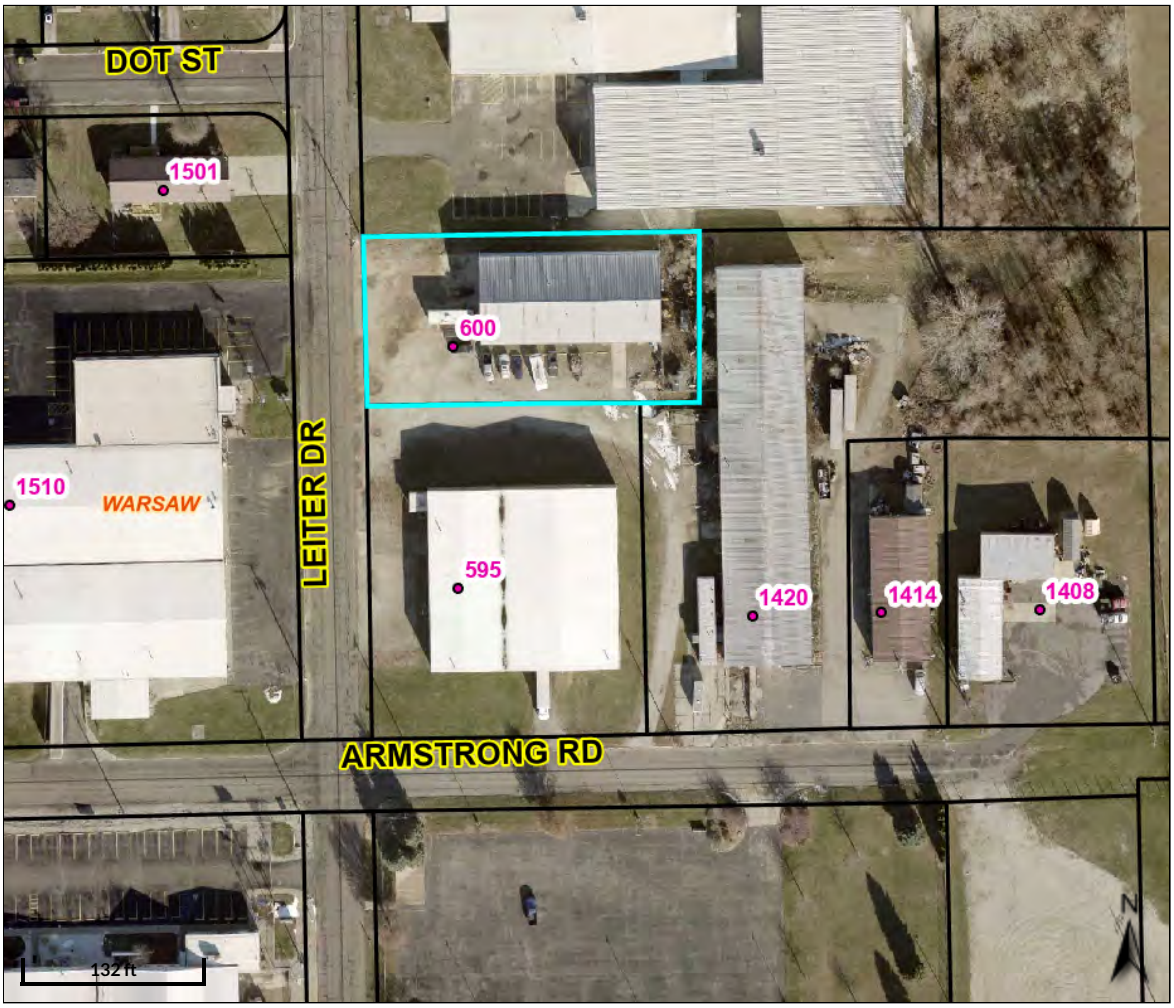
1420 Armstrong Road, Warsaw, IN 46580

&

600 Leiter Drive, Warsaw, IN 46580

Wayne Township, Kosciusko County, Indiana

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	004-038-176	**Alternate ID**	004-702034-01	**Owner Address**	Boggs Leasing Inc
Sec/Twp/Rng	0007-0032-6	**Class**	COMMERCIAL GARAGE		PO Box 725
Property Address	600 LEITER DR WARSAW	**Acreage**	0.61		Warsaw, IN 46581

District Warsaw

Brief Tax Description 004-038-176
PT SW SE NW 7-32-6 .61A PER SURVEY
(Note: Not to be used on legal documents)

Date created: 11/9/2026
Last Data Uploaded: 11/9/2026 10:23:19 AM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
43-11-07-400-668.000-032

Local Parcel Number
0470203401

Tax ID:

Routing Number
004-038-176

Property Class 455
Commercial Garage

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408500-032
COMM WARSAW MISC

Section/Plat
0007

Location Address (1)
600 LEITER DR
WARSAW, IN 46580

Zoning
I-2 LIGHT LIGHT INDUSTRIAL DIS

Subdivision

Lot

Market Model
WARSAW COMM MISC

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026
Review Group 2023

Ownership

BOGGS LEASING INC
PO BOX 725
WARSAW, IN 46581-0725

Legal

4-38-176
PT SW SE NW 7-32-6 .61A PER SURVEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/02/2010	BOGGS LEASING INC	2010030109	QC	/		I
03/02/2010	BOGGS DORIS R	2010030104	PR	/		I
01/01/1900	BOGGS FRED J & DO	0	WD	/		I
01/01/1900	GARBER,FRANK & D		WD	/		I

Notes

2/27/2026 2026: 2026 ADJ MRKT FACTOR DUE TO COST SCHEDULE UPDATES

2/5/2025 2025: 2025 ADJ MRKT FACTOR DUE TO COST SCHEDULE CHANGES TO KEEP IN LINE W/RECENT SALES.

9/17/2018 REA: 2019 REMEASURED FENCING PER PICTOMETRY

9/9/2015 REA: 2016 REMEASURED PAVING PER PICTOMETRY

10/14/2010 COMM: BOGGS AUTOMOTIVE

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$84,200**	**$84,200**	**$80,100**	**$80,100**	**$80,100**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$84,200	$84,200	$80,100	$80,100	$80,100
Improvement	**$117,700**	**$65,400**	**$69,100**	**$68,800**	**$67,600**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$117,700	$65,400	$69,100	$68,800	$67,600
Total	**$201,900**	**$149,600**	**$149,200**	**$148,900**	**$147,700**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$201,900	$149,600	$149,200	$148,900	$147,700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.61	1.42	$82,000	$116,440	$71,028	0%	1.1860	0.00	0.00	100.00	$84,240

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.61
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.61
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.61
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$84,200
Total Value	**$84,200**

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	C/I Building	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Semi-Finished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(372')	
Heating			7560 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	3	3
Total	0	0	3	3

Roofing

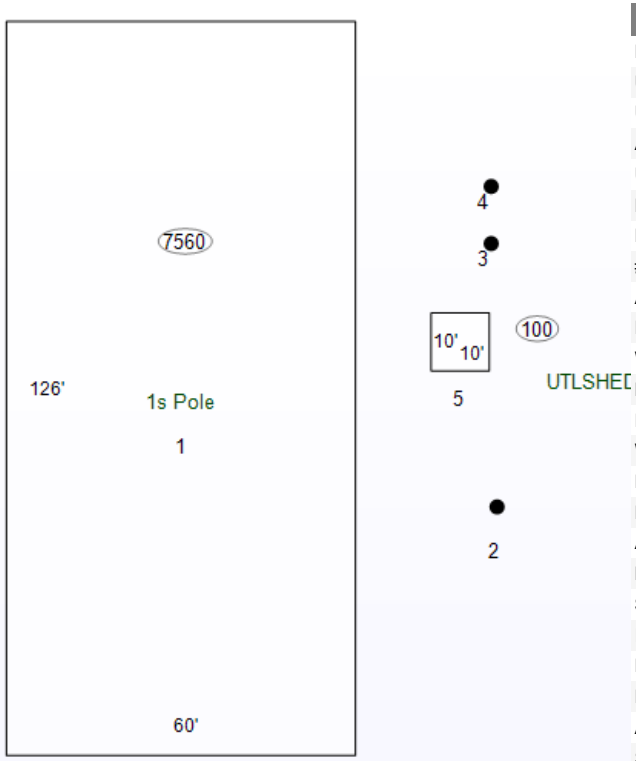
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☑ Insulatio
☐ SteelGP ☐ AluSR ☑ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	7560 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	372'
PAR	5
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	17'
Base Rate	**$32.25**
Frame Adj	$0.00
Wall Height Adj	$7.24
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$32.25**
BPA Factor	1.00
Sub Total (rate)	**$32.25**
Interior Finish	$34.81
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$5.34
S.F. Price	**$79.64**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$602,078**

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$602,078**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$608,618**
Plumbing	$6,540	Quality (Grade)	1.00
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$559,929**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Pole	C	1988	1988	38	A		0.92		7,560 sqft	$559,929	80%	$111,990	0%	100%	1.000	1.000	0.00	0.00	100.00	$112,000
2: Fencing	1	9 Gauge	C	2001	2001	25	A	$26.02	0.92	$30.62	150' x 6'	$4,593	80%	$920	0%	100%	1.000	1.000	0.00	0.00	100.00	$900
3: Paving	1	Crushed	C	1988	1988	38	A	$0.94	0.92	$0.86	11,820 sqft	$10,222	80%	$2,040	0%	100%	1.000	1.000	0.00	0.00	100.00	$2,000
4: Paving	1	Concrete	C	1988	1988	38	A	$3.63	0.92	$3.34	2,120 sqft	$7,080	80%	$1,420	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,400
5: Utility Shed	1		C	2006	2006	20	A	$30.07	0.92	$27.66	10'x10'	$2,766	50%	$1,380	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,400

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR
43-11-07-400-668.000-032	5802	2025 Payable 2026

TAXING UNIT NAME	LEGAL DESCRIPTION
032-Warsaw	004-038-176 PT SW SE NW 7-32-6 .61A PER SURVEY

Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026

PROPERTY ADDRESS
600 Leiter Dr Warsaw IN 46580

SPRING AMOUNT DUE by May 11, 2026: **$3,831.49**

Scan QR Code to pay

Pay by Phone: (574) 652-5830
Pay Online at:
lowtaxinfo.com/kosciuskocounty

9458-21369-1
Boggs Leasing Inc
PO Box 725
Warsaw IN 46581-0725

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

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FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR
43-11-07-400-668.000-032	5802	2025 Payable 2026

TAXING UNIT NAME	LEGAL DESCRIPTION
032-Warsaw	004-038-176 PT SW SE NW 7-32-6 .61A PER SURVEY

Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026

PROPERTY ADDRESS
600 Leiter Dr Warsaw IN 46580

FALL AMOUNT DUE by November 10, 2026: **$1,834.40**

Scan QR Code to pay

Boggs Leasing Inc
PO Box 725
Warsaw IN 46581-0725

Pay by Phone: (574) 652-5830
Pay Online at:
lowtaxinfo.com/kosciuskocounty

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

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FOLD AND TEAR HERE

COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR	DUE DATES
43-11-07-400-668.000-032	5802	2025 Payable 2026	**SPRING - May 11, 2026** **FALL - November 10, 2026**

TAXING UNIT NAME	LEGAL DESCRIPTION
032-Warsaw	004-038-176 PT SW SE NW 7-32-6 .61A PER SURVEY

DATE OF STATEMENT: 04/10/2026

PROPERTY ADDRESS
600 Leiter Dr Warsaw IN 46580

PROPERTY TYPE	TOWNSHIP
Real	Wayne

ACRES
0.6100

Boggs Leasing Inc
PO Box 725
Warsaw IN 46581-0725

TOTAL DUE FOR 25 PAY 26: $5,665.89

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	$1,834.40	$1,834.40
Delinquent Tax	$1,815.54	$0.00
Delinquent Penalty	$181.55	$0.00
Other Assessment (OA)	$0.00	$0.00
Delinquent OA Tax	$0.00	$0.00
Delinquent OA Penalty	$0.00	$0.00
Fees	$0.00	$0.00
Adjustments	$0.00	$0.00
Amount Due	$3,831.49	$1,834.40
Payment Received	$0.00	$0.00
Balance Due	**$3,831.49**	**$1,834.40**

Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (574) 372-2323

52998501000945805060010000

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: https://budgetnotices.in.gov. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
Boggs Leasing Inc PO Box 725 Warsaw IN 46581-0725	600 Leiter Dr Warsaw IN 46580	04/10/2026 Duplicate Number 5802	43-11-07-400-668.000-032 Tax ID Number 004-702034-01	032-Warsaw

Legal Description	Billed Mortgage Company	Property Type
004-038-176 PT SW SE NW 7-32-6 .61A PER SURVEY		Real

Spring installment due on or before May 11, 2026, and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	$0.00	$0.00
1b. Gross assessed value of other residential property and agricultural land	$0.00	$0.00
1c. Gross assessed value of all other property, including personal property	$149,200.00	$149,600.00
2. Equals Total Gross Assessed Value of Property	**$149,200.00**	**$149,600.00**
2a. Minus deductions (see Table 5 below)	$0.00	$0.00
3. Equals Subtotal of Net Assessed Value of Property	**$149,200.00**	**$149,600.00**
3a. Multiplied by your local tax rate	2.4337	2.4524
4. Equals Gross Tax Liability (see Table 3 below)	**$3,631.08**	**$3,668.80**
4a. Minus local Property Tax Credits	$0.00	$0.00
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	$0.00	$0.00
4c. Minus savings due to Over 65 Credit		$0.00
4d. Minus savings due to Blind/Disabled Credit		$0.00
4e. Minus savings due to Supplemental Homestead Credit		$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit[1]	$0.00	$0.00
4g. Minus savings due to County Option Homestead Relief Credit		$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	**$3,631.08**	**$3,668.80**

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types)[2]	$4,476.00	$4,488.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)[3]	$99.07	$89.76
Maximum Tax Under Property Tax Cap	**$4,575.07**	**$4,577.76**

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.2021	0.1952	$301.53	$292.02	($9.51)	(3.15%)	7.96%
CO DEBT	0.0000	0.0000	$0.00	$0.00	$0.00	0.00%	0.00%
TOWNSHIP	0.0064	0.0057	$9.55	$8.53	($1.02)	(10.68%)	0.23%
TWP DEBT	0.0000	0.0000	$0.00	$0.00	$0.00	0.00%	0.00%
SCHOOL	0.3932	0.3730	$586.65	$558.01	($28.64)	(4.88%)	15.21%
SCH DEBT	0.5227	0.5172	$779.87	$773.73	($6.14)	(0.79%)	21.09%
CITY/TOWN	1.1939	1.2540	$1,781.31	$1,875.99	$94.68	5.32%	51.13%
CTY/TWN DEBT	0.0121	0.0101	$18.05	$15.11	($2.94)	(16.29%)	0.41%
LIBRARY	0.1032	0.0971	$153.97	$145.26	($8.71)	(5.66%)	3.96%
LIB DEBT	0.0000	0.0000	$0.00	$0.00	$0.00	0.00%	0.00%
SOLID WASTE	0.0001	0.0001	$0.15	$0.15	$0.00	0.00%	0.00%
TOTAL	**2.4337**	**2.4524**	**$3,631.08**	**$3,668.80**	**$37.72**	**1.04%**	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
TOTAL ADJUSTMENTS	$0.00	$0.00	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY [4]

TYPE OF DEDUCTION	2025	2026
TOTAL DEDUCTIONS	$0.00	$0.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

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Tract 2

1420 Armstrong Road, Warsaw, IN 46580

Industrial Warehouse & Shop Space

Totaling 17,232 Square Feet

Property Features:

- Versatile Industrial Building
- Attached Office Area
- Additional Rooms in Warehouse
- Overhead Doors
- 2 Restrooms
- Loading Dock
- Concrete Flooring
- Metal Beams in Warehouse
- Overhead Lighting
- Open Floor Plan
- Paved and Concrete Areas
- Wooded Area
- Located in Established Warsaw Industrial Area

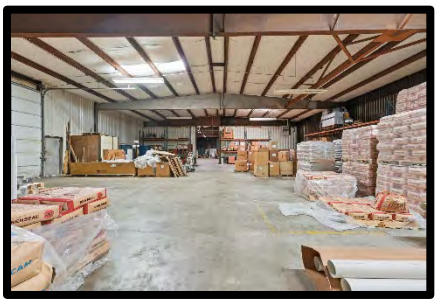


















1420 Armstrong Rd., Warsaw, IN 46580

County Aerial

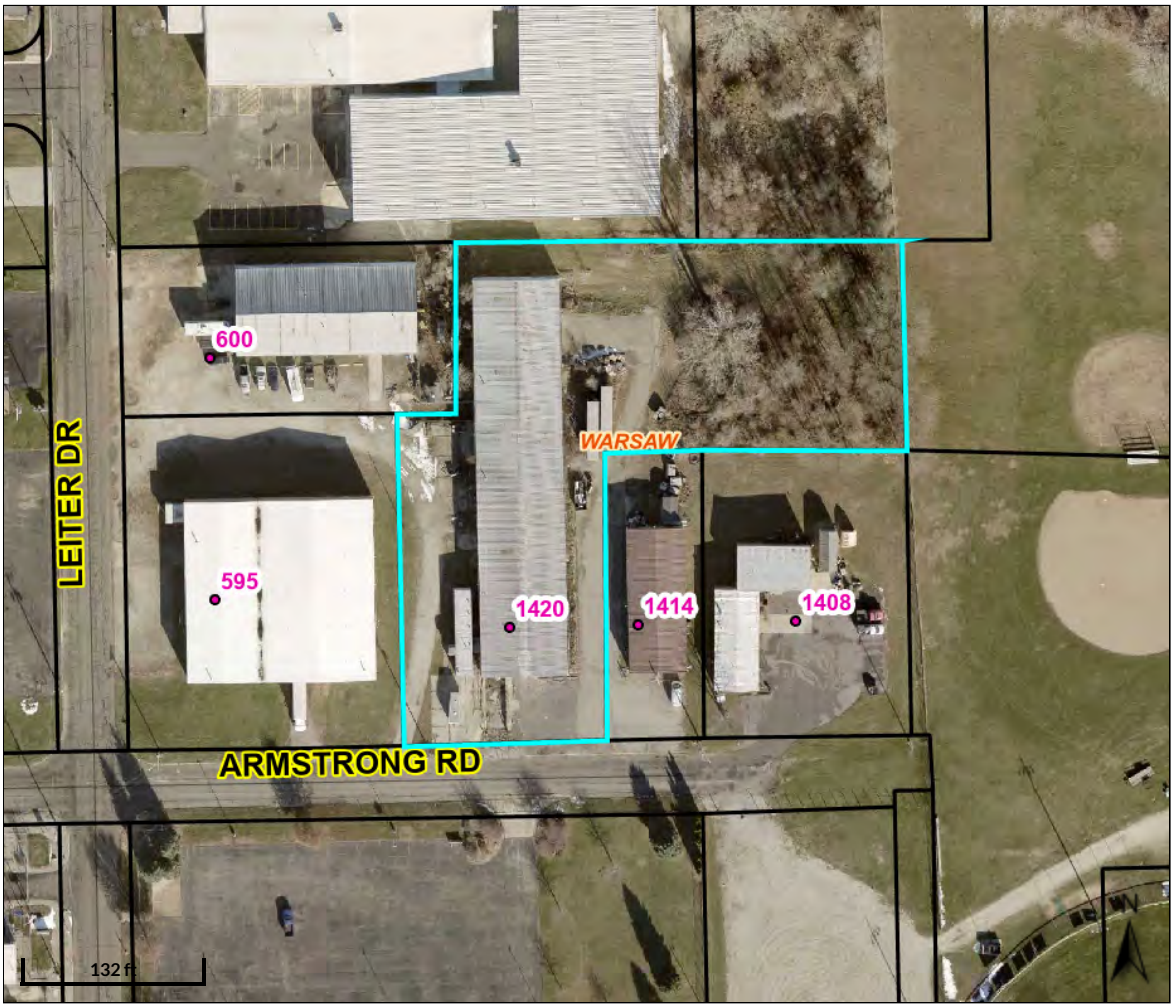
Record Card

&

Tax Bill Information

Auction Manager: Dustin Dillon, 574.265.9215

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	004-038-063	**Alternate ID**	004-702034-00	**Owner Address**	Boggs Leasing Inc PO Box 725 Warsaw, IN 46581
Sec/Twp/Rng	0007-0032-6				
Property Address	1420 ARMSTRONG RD WARSAW	**Class**	INDUSTRIAL LIGHT MANUFACTURING & ASSEMBLY		
		Acreage	1.81		

District Warsaw

Brief Tax Description 004-038-063
PT SW SE NW 7-32-6 1.81A PER CALC
(Note: Not to be used on legal documents)

Date created: 11/9/2026
Last Data Uploaded: 11/9/2026 10:23:19 AM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
43-11-07-400-055.000-032

Local Parcel Number
0470203400

Tax ID:

Routing Number
004-038-063

Property Class 340
Light Manufacturing & Assembly

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408600-032
IND WARSAW MISC

Section/Plat
7-32-6

Location Address (1)
1420 ARMSTRONG RD
WARSAW, IN 46580

Zoning
I-2 LIGHT LIGHT INDUSTRIAL DIS

Subdivision

Lot

Market Model
WAYNE PLAIN INDUSTRIAL

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Gas, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026
Review Group 2023

Ownership

BOGGS LEASING INC
PO BOX 725
WARSAW, IN 46581-0725

Legal

4-38-63
PT SW SE NW 7-32-6 1.81A PER CALC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/02/2010	BOGGS LEASING INC	2010030108	QC	/		I
03/02/2010	BOGGS DORIS R	2010030104	PR	/		I
09/28/1995	BOGGS FRED J & DO	0	WD	/		I
07/18/1994	BOGGS FRED J & DO	0	WD	/		I
02/24/1993	BOGGS FRED J & DO	0	WD	/		I
01/01/1900	SPLIT TO WARSAW L		WD	/		I

Industrial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$141,900**	**$141,900**	**$137,000**	**$137,000**	**$137,000**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$141,900	$141,900	$137,000	$137,000	$137,000
Improvement	**$215,500**	**$160,000**	**$160,600**	**$159,300**	**$156,400**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$215,500	$160,000	$160,600	$159,300	$156,400
Total	**$357,400**	**$301,900**	**$297,600**	**$296,300**	**$293,400**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$357,400	$301,900	$297,600	$296,300	$293,400

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	1.13	1.00	$75,000	$75,000	$84,750	0%	1.2300	0.00	0.00	100.00	$104,240
13	A		0	0.68	1.00	$45,000	$45,000	$30,600	0%	1.2300	0.00	0.00	100.00	$37,640

Data Source N/A **Collector** **Appraiser**

Notes

9/8/2015 REA: 2016 REMEASURED CSPAVING & ADDED WEST TRUCKWELL WALLS PER PICTOMETRY

1/20/2015 MH: MH - PRICED PER NADA GUIDELINE

10/11/2010 COMB: 2011 COMBINED 0470203553 & PT 0470203390 INTO THIS PARCEL

2/5/2009 COMM: BLACK BROS MIDWEST INC WARSAW CUSTOM FURNITURE

2/5/2009 MEM: 2006 - PRICED EXTERIOR FEATURES SEPARATELY FROM THE MOBILE HOME.

Land Computations

Calculated Acreage	1.81
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.81
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.81
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$141,900
Total Value	**$141,900**

General Information

Occupancy	Single Wide
Description	Single Wide
Story Height	0
Style	91 Mobile homes
Finished Area	Finished Area
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☐ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value

Plumbing

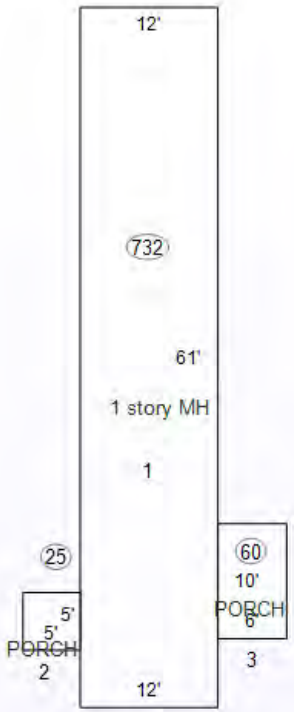
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1		732	732	$24,905	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	$24,905
Adjustments	**Row Type Adj.**	
Skirting (+)		$854
Foundation (+)		$0
Rec Room (+)		
Loft (+)		
Fireplace (+)		$0
No Heating (-)		$0
A/C (+)		$1,205
No Elec (-)		
Plumbing (+ / -)	-1*Full + 0*Half + -2*Fixt	($4,200)
Spec Plumb (+)		$0
Elevator (+)		
	Sub-Total, One Unit	$22,764
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$22,764
Garages (+) 0 sqft	$0	$22,764
	Quality and Design Factor (Grade)	1.00
	Location Multiplier	
	Replacement Cost	$22,760

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single Wide	1	SV	GOOD	1985	1985	41	A		0.00		12x61		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	$9,400
2: EFP	1		D+2	2000	2000	26	A		0.92		5'x-5'	$3,726	28%	$2,680	0%	100%	1.000	1.000	0.00	0.00	100.00	$2,700
3: EFP	1		D+2	2000	2000	26	A		0.92		10'x6'	$5,299	28%	$3,820	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,800

General Information

Occupancy	C/I Building	**Pre. Use**	Small Shop
Description	C/I Building	**Pre. Framing**	Fire Resistant
Story Height	1	**Pre. Finish**	Semi-Finished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 3(670')	
Heating			16500 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	4	4
Total	0	0	4	4

Roofing

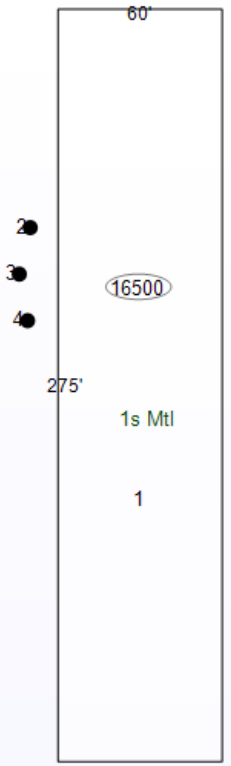
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCI
Use	SMSHOP
Use Area	16500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	670'
PAR	4
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	16'
Base Rate	**$83.39**
Frame Adj	$0.00
Wall Height Adj	$4.54
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$87.93**
BPA Factor	1.00
Sub Total (rate)	**$87.93**
Interior Finish	$0.00
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$0.00
S.F. Price	**$87.93**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$1,450,845**

Special Features

Description	Value
DF, TW/R 78' 624sqft	$6,060
DF, LD 287sqft	$14,650
DF, TW/R 84' 0sqft	$3,760

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$1,450,845**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$1,484,035**
Plumbing	$8,720	Quality (Grade)	0.70
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$24,470	**Repl. Cost New**	**$955,719**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Metal	D-1	1979	1979	47	A		0.92		16,500 sqft	$955,719	80%	$191,140	0%	100%	1.000	1.000	0.00	0.00	100.00	$191,100
2: Paving	1	Crushed	C	1979	1979	47	A	$0.94	0.92	$0.86	3,980 sqft	$3,442	80%	$690	0%	100%	1.000	1.000	0.00	0.00	100.00	$700
3: Paving	1	Asphalt	C	1979	1979	47	A	$2.87	0.92	$2.64	8,562 sqft	$22,607	80%	$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	$4,500
4: Paving	1	Concrete	C	1979	1979	47	A	$3.63	0.92	$3.34	4,972 sqft	$16,604	80%	$3,320	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,300

STATE FORM 53569 (R27 / 01-26)
APPROVED BY STATE BOARD OF ACCOUNTS, 2025

TREASURER FORM TS-1A
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.1-22-8.1

COUNTY: 43 - KOSCIUSKO

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR
43-11-07-400-055.000-032	5801	2025 Payable 2026

TAXING UNIT NAME	LEGAL DESCRIPTION
032-Warsaw	004-038-063 PT SW SE NW 7-32-6 1.81A PER CALC

Late Payment Penalty: 5% penalty after May 11, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2026

PROPERTY ADDRESS
1420 Armstrong Rd Warsaw IN 46580

SPRING AMOUNT DUE by May 11, 2026: **$7,685.37**

Scan QR Code to pay

Pay by Phone: (574) 652-5830
Pay Online at:
lowtaxinfo.com/kosciuskocounty

9458-21365-1
Boggs Leasing Inc
PO Box 725
Warsaw IN 46581-0725
T31 P1

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

FOLD AND TEAR HERE

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COUNTY: 43 - KOSCIUSKO

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR
43-11-07-400-055.000-032	5801	2025 Payable 2026

TAXING UNIT NAME	LEGAL DESCRIPTION
032-Warsaw	004-038-063 PT SW SE NW 7-32-6 1.81A PER CALC

Late Payment Penalty: 5% penalty after November 10, 2026, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 10, 2026

PROPERTY ADDRESS
1420 Armstrong Rd Warsaw IN 46580

FALL AMOUNT DUE by November 10, 2026: **$3,701.90**

Scan QR Code to pay

Boggs Leasing Inc
PO Box 725
Warsaw IN 46581-0725

Pay by Phone: (574) 652-5830
Pay Online at:
lowtaxinfo.com/kosciuskocounty

Remit Payment and Make Check Payable to:
Kosciusko County Treasurer
PO Box 1764
Warsaw, IN 46581

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COUNTY: 43 - KOSCIUSKO

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER	DUPLICATE NUMBER	TAX YEAR	DUE DATES
43-11-07-400-055.000-032	5801	2025 Payable 2026	**SPRING - May 11, 2026** **FALL - November 10, 2026**

TAXING UNIT NAME	LEGAL DESCRIPTION
032-Warsaw	004-038-063 PT SW SE NW 7-32-6 1.81A PER CALC

DATE OF STATEMENT: 04/10/2026

PROPERTY ADDRESS	
1420 Armstrong Rd Warsaw IN 46580	
PROPERTY TYPE	**TOWNSHIP**
Real	Wayne
ACRES	
1.8100	

Boggs Leasing Inc
PO Box 725
Warsaw IN 46581-0725

TOTAL DUE FOR 25 PAY 26: $11,387.27

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	$3,701.90	$3,701.90
Delinquent Tax	$3,621.34	$0.00
Delinquent Penalty	$362.13	$0.00
Other Assessment (OA)	$0.00	$0.00
Delinquent OA Tax	$0.00	$0.00
Delinquent OA Penalty	$0.00	$0.00
Fees	$0.00	$0.00
Adjustments	$0.00	$0.00
Amount Due	$7,685.37	$3,701.90
Payment Received	$0.00	$0.00
Balance Due	**$7,685.37**	**$3,701.90**

Scan the QR code for additional information about property tax deductions or contact the county auditor's office at: (574) 372-2323

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SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other properties. Please note that local government unit annual budget notices are now available online at: https://budgetnotices.in.gov. Additional information on how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
Boggs Leasing Inc PO Box 725 Warsaw IN 46581-0725	1420 Armstrong Rd Warsaw IN 46580	04/10/2026 Duplicate Number 5801	43-11-07-400-055.000-032 Tax ID Number 004-702034-00	032-Warsaw

Legal Description	Billed Mortgage Company	Property Type
004-038-063 PT SW SE NW 7-32-6 1.81A PER CALC		Real

Spring installment due on or before May 11, 2026, and Fall installment due on or before November 10, 2026.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2024 Pay 2025	2025 Pay 2026
1a. Gross assessed value of homestead property	$0.00	$0.00
1b. Gross assessed value of other residential property and agricultural land	$0.00	$0.00
1c. Gross assessed value of all other property, including personal property	$297,600.00	$301,900.00
2. Equals Total Gross Assessed Value of Property	**$297,600.00**	**$301,900.00**
2a. Minus deductions (see Table 5 below)	$0.00	$0.00
3. Equals Subtotal of Net Assessed Value of Property	**$297,600.00**	**$301,900.00**
3a. Multiplied by your local tax rate	2.4337	2.4524
4. Equals Gross Tax Liability (see Table 3 below)	**$7,242.68**	**$7,403.80**
4a. Minus local Property Tax Credits	$0.00	$0.00
4b. Minus savings due to Property Tax Cap (see Table 2 and footnotes below)	$0.00	$0.00
4c. Minus savings due to Over 65 Credit		$0.00
4d. Minus savings due to Blind/Disabled Credit		$0.00
4e. Minus savings due to Supplemental Homestead Credit		$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit[1]	$0.00	$0.00
4g. Minus savings due to County Option Homestead Relief Credit		$0.00
5. Total Property Tax Liability (see remittance coupon for total amount due)	**$7,242.68**	**$7,403.80**

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3% depending upon combination of property types)[2]	$8,928.00	$9,057.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)[3]	$197.61	$181.14
Maximum Tax Under Property Tax Cap	**$9,125.61**	**$9,238.14**

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2025	TAX RATE 2026	TAX AMOUNT 2025	TAX AMOUNT 2026	TAX DIFFERENCE	% DIFFERENCE	% OF TOTAL TAX LIABILITY
COUNTY	0.2021	0.1952	$601.45	$589.31	($12.14)	(2.02%)	7.96%
CO DEBT	0.0000	0.0000	$0.00	$0.00	$0.00	0.00%	0.00%
TOWNSHIP	0.0064	0.0057	$19.05	$17.21	($1.84)	(9.66%)	0.23%
TWP DEBT	0.0000	0.0000	$0.00	$0.00	$0.00	0.00%	0.00%
SCHOOL	0.3932	0.3730	$1,170.16	$1,126.09	($44.07)	(3.77%)	15.21%
SCH DEBT	0.5227	0.5172	$1,555.55	$1,561.43	$5.88	0.38%	21.09%
CITY/TOWN	1.1939	1.2540	$3,553.04	$3,785.82	$232.78	6.55%	51.13%
CTY/TWN DEBT	0.0121	0.0101	$36.01	$30.49	($5.52)	(15.33%)	0.41%
LIBRARY	0.1032	0.0971	$307.12	$293.15	($13.97)	(4.55%)	3.96%
LIB DEBT	0.0000	0.0000	$0.00	$0.00	$0.00	0.00%	0.00%
SOLID WASTE	0.0001	0.0001	$0.30	$0.30	$0.00	0.00%	0.00%
TOTAL	**2.4337**	**2.4524**	**$7,242.68**	**$7,403.80**	**$161.12**	**2.22%**	

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2025	2026	% Change
TOTAL ADJUSTMENTS	$0.00	$0.00	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY [4]

TYPE OF DEDUCTION	2025	2026
TOTAL DEDUCTIONS	$0.00	$0.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit Breaker Credit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates an effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed, and you may be liable for taxes and penalties on the amount deducted.

52998501000945802060000000

Commercial Lease Agreement

&

Bid Submission Form

Due on or before December 9, 2026 by 5 pm est.

Metzger Property Services

1582 W. State Road 114

North Manchester, IN 46962

Auction Manager: Dustin Dillon, 574.265.9215

260.982.0238 • tiff@metzgerauction.com

www.BidMetzger.com

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

COMMERCIAL REAL ESTATE
SEALED-BID LEASE PROPOSAL SUBMISSION

Bidders may submit separate proposals for both properties --- Please complete one form for each property.

BIDDER / BUSINESS INFORMATION

Contact Name: _____

Business / Legal Entity Name: _____

Business Owner / Authorized Representative *(if different)*: _____

Mailing Address: _____

City / State / ZIP: _____

Phone: _____ Email: _____

PROPERTY SELECTION | Select one

☐ 1420 Armstrong Road, Warsaw, IN — 16,500± sq. ft.

☐ 600 Leiter Drive, Warsaw, IN — 7,560± sq. ft.

PROPOSED LEASE TERMS

Annual Base Rental Rate: $_____ per square foot, per year

Lease Term: ☐ 1 year ☐ 2 years ☐ 3 years ☐ 5 years ☐ 10 years ☐ Other: _____

Intended Use of Property: _____

_____

Desired Lease Start Date: _____

BIDDER ACKNOWLEDGMENT

I understand this is a proposal to lease, not purchase, the selected property. The proposed rental rate is annual base rent per square foot. The lease is intended to be Triple Net (NNN); applicable real estate taxes, building insurance costs, maintenance and repairs, utilities, and other expenses allocated to the tenant under the final lease will be additional to base rent. I understand that the owner may accept or reject any proposal and select the proposal deemed most favorable, which may not be the highest rental offer. Submission or selection of this proposal does not create a lease; a lease becomes binding only upon execution of a written agreement by the applicable parties.

Bidder Signature: _____ Date: _____

SUBMISSION INFORMATION

Sealed-Bid Deadline: on or before, December 9th, 2026 • 5 pm est

Submit via Mail or Email To: Metzger Property Services, LLC
1582 West State Road 114, North Manchester, IN 46962 | tiff@metzgerauction.com

Questions, Please contact the Auction Manager, Dustin Dillon, call/text: 574.265.9215

Metzger Property Services, LLC AC31300015
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INDIANA COMMERCIAL LEASE AGREEMENT

This Lease Agreement *(the "Agreement")* is made and entered on _____ *(the "Effective Date")* by and between **Metzger Property Services LLC** - Property Manager *(the "Landlord")* and the following tenant(s):
_____*(the "Tenant"*)

Subject to the terms and conditions stated below the parties agree as follows:

1. **MANAGEMENT:** The Tenant is hereby notified that **Metzger Property Services LLC** is the property manager of the Property. Should the Tenant have any issues or concerns, the Tenant may contact Metzger Property Services LLC by one of the methods below:

   Address: 1582 W. State Road 114, North Manchester, IN 46962
   Telephone: 260-982-0238
   Email: info@metzgerauction.com

2. **PROPERTY:** Landlord, in consideration of the lease payments provided in this Agreement, leases to Tenant, a commercial property or leased premises, indicated by checking below, located in Wayne Township, Kosciusko County, State of Indiana: *check applicable property/properties below*

   ___ **1420 Armstrong Road, Warsaw, IN 46580, totaling 17,232 square feet**

   ___ **600 Leiter Drive , Warsaw, IN 46580, totaling 7,560 square feet**

3. **TERMS:** This Agreement will begin on _____ *(the "Start Date")* and will terminate on _____ *(the "Termination Date")* and thereafter will be month-to-month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated. Tenant will vacate the Leased Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case, a month-to-month tenancy will be created which either party may terminate by Tenant giving Landlord written notice of at least 30 days prior to the desired termination date, or by Landlord giving Tenant written notice as provided by law. Rent will be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement will remain in full force and effect.

4. **RENT:** Tenant will pay to Landlord rent monthly and said payments are due no later than the **1st day of each month and is delinquent on the next day**. If that day falls on a weekend or legal holiday, the rent is due on the next business day. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 20 days written notice to Tenant.

   Tenant agrees to pay to Landlord rent in the amount of:

   ___ **1420 Armstrong Road, Warsaw, IN 46580 totals 17,232 square feet multiplied by the amount of $_____per sq ft. making a grand total of $_____ due per month for rent.**

   ___ **600 Leiter Drive , Warsaw, IN 46580, totals 7,560 square feet multiplied by the amount of $_____per sq ft. making a grand total of $_____ due per month for rent.**

SAMPLE

Payments can be made by Cash, Check or Card with the following terms:

a) Personal or Business check, Money Order or Cashier's Check payable to **Metzger Property Services, LLC.**

b) Checks can be dropped off or mailed to **1582 W. State Road 114, North Manchester, Indiana 46962**, or at such other place as Landlord may designate from time to time.

c) Automatic Payments via credit/debit card have an additional **4%** convenience fee resulting in a total amount charged to card of rental rate **$_____ multiplied by .04 equals a total charge of $_____**

Tenant agrees to submit rent payments by one of the methods above. In the event of joint or multiple occupancy, Tenant will be responsible for collecting payment from all parties and submitting a single payment to Landlord. Tenant is responsible for any payment made by mail and not received by the due date stated herein. Mailed payments must be received on or before the due date. Rent payments for any partial month will be pro-rated at the rate of 1/30th of the monthly rent payment per day.

5. **SECURITY DEPOSIT** At the time of signing this Agreement, Tenant shall pay to Landlord, upon execution of this Lease and prior to taking possession of the Leased Premises, a **security deposit equal to two (2) months of the initial monthly base rent totaling $_____** *(the "Security Deposit").* Landlord reserves the right to require an increased security deposit based upon Tenant's financial qualifications, business operations, intended use of the property, or other reasonable considerations, provided the required amount is established and agreed upon before execution of this Lease.

The security deposit shall serve as security for Tenant's full and faithful performance of all obligations under this Lease, including payment of rent, additional rent, and other amounts due, as well as the cost of repairing damage for which Tenant is responsible.

The security deposit shall not be applied toward the final month's rent without Landlord's prior written consent.

In accordance with Indiana Code 32-31-3, the Security Deposit will be returned to Tenant, without interest, within forty-five (45) days after the termination of this Agreement, and less any set off for (i) damages to the Property, (ii) damages to Landlord's personal property, (iii) the cost of putting the Property in a clean and tenantable condition, (iv) the cost of any unpaid utilities and other charges, (v) the cost of lost or damaged keys, and (vi) unpaid rent. Any set off shall be supported by proper documentation delivered by Landlord to Tenant.

6. **NON-SUFFICIENT FUNDS:** Tenant will be charged a monetary fee of **$75.00** as reimbursement of the expenses incurred by Landlord for each check that is returned to Landlord for lack of sufficient funds. In addition, a check returned due to insufficient funds will be subject to all late payments' provisions included in this Agreement *(if any).* All charges will be immediately due from Tenant and failure to make immediate payment will constitute a default under the terms of this Agreement. Landlord reserves the right to demand future payments by cashier's check, money order or certified funds on all future payments in the event of a check returned for insufficient funds. Nothing in this paragraph limits other remedies available to the Landlord as a payee of a dishonored check. Landlord and Tenant agree that three (3) returned checks in any 12-month period constitutes frequent return of checks due to insufficient funds and may be considered a just cause for eviction and/or require a raise in the Returned Check Fee to $100.00.

7. **LATE PAYMENTS:** All rent and other amounts due under this Lease shall be paid on or before their respective due dates. If any installment of rent remains unpaid five (5) calendar days after its due date, Tenant shall pay Landlord a late charge equal to five percent (5%) of the overdue installment in the amount of **Rent: $_____ multiplied by .05 equals additional late fee of $_____.** The parties acknowledge that late payments may result in administrative expenses, collection efforts, and loss of use of funds, and intend the late charge to represent reasonable compensation for such anticipated costs and not a penalty. Tenant shall remain responsible for the unpaid amount and any additional reasonable collection expenses recoverable under

SAMPLE

this Lease and applicable law, without duplicating amounts already compensated by the late charge. Acceptance of a late payment or late charge shall not constitute a waiver of Landlord's rights under this Lease.

8. **FAILURE TO PAY:** If Tenant is two or more months behind, the landlord reserves the right to serve Eviction Papers. Tenant is hereby notified that a negative credit report reflecting on Tenant's credit history may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of their credit obligations, such as their financial obligations under the terms of this Agreement.

9. **USE OF LEASED PREMISES:** The Leased Premises will be used only for the following business purpose(s): _____. Tenant will notify Landlord of any anticipated extended absence from the Property no later than the first day of the extended absence. Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

10. **APPLIANCES & FURNISHINGS:** The following appliances &/or furnishings will be provided & guaranteed to function for a minimum 60 days by the landlord: _____. The tenants agree to return all said items at the end of the term in condition as good as existed at the beginning of the lease term, normal wear and tear expected. Should the items need to be repaired / replaced after 60 days, it shall be the tenant's responsibility, and the tenant agrees to pay for the first $100.00 of maintenance to any appliance before contacting the landlord.

11. **MAINTENANCE & REPAIRS:** The tenant agrees & is responsible to pay for the first $100.00 of maintenance required. Except in an emergency, all maintenance and repair requests must be made in writing and delivered to Landlord or property manager. If Tenant is delinquent in rent at the time a repair notice is given, Landlord is not obligated to make the repair. A repair request will be deemed permission for the Landlord or property manager to enter the Property to perform such maintenance or repairs in accordance with this Agreement unless otherwise specifically requested, in writing, by Tenant. Tenant may not place any unreasonable restrictions upon Landlord or property manager's access or entry. Landlord will have expectation that the Property is in a safe and habitable condition upon entry.

12. **STORAGE & HAZARDOUS MATERIALS:** If applicable, the Tenant will not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances. Tenant will not keep on the Property any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company. Landlord will not be liable for loss of or damage to such stored items or hazardous materials.

13. **PARKING:** Motor Vehicle parking is limited to street and space around the building availability.

14. **PAINTING:** No painting of the premises without consent from the landlord.

15. **PETS:** No pets will be allowed on the premise excepting guide, service, or signal dogs, without written approval of the Landlord. Strays must not be kept or fed in or around the Leased Premises. If a pet has been In or allowed on the Property, even temporarily, the Tenant may be charged for cleaning, de-fleaing, deodorizing, shampooing, or replacing any portion of the Property. Failure to abide by the provisions of this section will constitute a material breach of this Agreement and is just cause for eviction.

16. **SMOKING: Smoking is prohibited in any area in or on the property, both private & common, whether enclosed or outdoors.** This policy applies to all owners, tenants, guests, employees, or servicepersons. The tenant will be liable for any damage caused to the property due to tenants, guests, visitors, customers smoking in or on the property. Any violation of this policy will be seen as a breach of this agreement and landlord will be entitled to all remedies allowable by law including eviction.

SAMPLE

17. **UTILITIES:** The Tenant shall be responsible for all utilities and services that are furnished to the Leased Premises. The tenants will pay directly for all utilities/services for the Property, including all deposits required for the application, the connecting of utilities, as well as all services, shall be made by and only in the name of the Tenant. Landlord can supply you with information for any other Utilities furnished to the Leased Premises, upon request.

18. **POSSESSION:** Tenant will be entitled to possession of the Property as of _____, the first day of the term of this Agreement and will yield possession to Landlord on the last day of the term of this Agreement, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant will remove its goods and effects and peaceably yield up the Property to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

19. **KEYS & LOCKS:** Tenant will be given a set number of keys to the property. If all keys are not returned to Landlord following termination of this agreement, Tenant will be charged a monetary fee to replace the keys. If a security deposit was collected by the landlord at the time of signing this agreement, then such amount will be subtracted from said deposit. Tenant is not permitted to change any lock or place additional locking devices on any door or window of the property without the Landlords' approval prior to installation. If allowed, Tenant must provide Landlord with keys to any changed lock immediately upon installation.

20. **CONDITION OF PROPERTY:** Tenant stipulates, represents and warrants that Tenant has examined the Property, and that they are at the time of this Agreement in good order, repair, and in a safe, clean and tenantable condition. The tenant previously agreed to property conditions prior to the signing of this lease agreement. The Tenant agrees to take good care of and maintain the Leased Premises in good condition throughout the term of the Lease. The Tenant, at his expense, shall make all necessary repairs and replacements to the Leased Premises, including the repair and replacement of pipes, electrical wiring, heating and plumbing systems, fixtures, and all other systems and appliances and their appurtenances. The quality and class of all repairs and replacement shall be equal to or greater than the original worth. If Tenant defaults in making such repairs or replacements, Landlord may make them for Tenant's account, and such expenses will be considered additional rent. Landlord will be responsible for walls (structural only, not finish), roof, floors (structural only, not finish)
.

21. **COMPLIANCE WITH LAWS AND REGULATIONS:** Tenant, at its sole expense, shall promptly comply with all federal, state, and municipal laws, orders, and regulations, and with all lawful directives of public officers, which impose any duty upon it or Landlord with respect to the Leased Premises. The Tenant at its sole expense, shall obtain all required licenses or permits for the conduct of its business within the terms of this Lease, or for the making of repairs, alterations, improvements, or additions. Landlord, when necessary, will join with the Tenant in applying for all such permits or licenses.

22. **ALTERATIONS AND IMPROVEMENTS:** Tenant will make no alterations to the buildings or improvements to the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. All alterations, changes, and/or improvements built, constructed or placed on the Property by Tenant will, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement. If such consent is given, alterations, additions, and improvements made and fixtures installed by Tenant shall become Landlord's property at the end of the Lease/term, if such fixtures and improvements are permanently attached to Leased Premises.

23. **DEFAULT:** Tenant will be in default of this Agreement if Tenant fails to comply with any material provisions of this Agreement by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation (or any other obligation) after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default, and the cost of such action will be added to Tenant's financial obligations under this Agreement. All sums of money or charges required to be paid by Tenant under this Agreement will be additional rent, whether such sums or charges are designated as "additional rent." In the event of any breach of this Lease by the Tenant, which shall not have been cured within ten (10) days, then the

SAMPLE

Landlord, besides other rights or remedies it may have, shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises: such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of the Tenant. If the Landlord elects to re-enter as herein provided or should it take possession pursuant to any notice provided for by law, it may either terminate this Lease or may from time to time without terminating the lease, re-let the Leased Premises or any part thereof, for such term or terms and at such rental or rentals and upon such re-letting during any month be less than that agreed to be paid during the month by the Tenant hereunder, the Tenant shall pay such deficiency to Landlord monthly. The Tenant shall also pay to the Landlord, as soon as ascertained, the cost and expenses incurred by the Landlord, including reasonable attorney fees, in relation to such re-letting. The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

24. **SALE OF PROPERTY:** Notwithstanding any other provision of this Agreement, Landlord may terminate this Agreement upon 30 days' written notice to Tenant that the Property has been sold.

25. **EARLY TERMINATION:** Tenant may, upon 60 days' written notice to Landlord, terminate this Agreement provided that the Tenant pays a termination fee equal to $2,000.00 or the maximum allowable by law, whichever is less. Termination will be effective as of the last day of the calendar month following the end of the 60-day notice period. The termination fee is in addition to all rent due up until the termination day.

26. **HOLDING OVER:** Should the Tenant hold over the term hereby created with consent of the Landlord, the term of this lease will become a month-to-month tenancy and be deemed to be and be extended at the rental rate herein provided, and otherwise upon the terms and conditions in this Agreement, until either party hereto serves upon the other thirty (30) days written notice of termination, reflecting the effective date of cancellation.

27. **ASSIGNMENT & SUBLETTING:** Tenant may not assign or sublease any interest in the Property, nor assign, mortgage or pledge this Agreement. This is a blanket prohibition, meaning no replacement tenant(s) will be permitted and no additional tenant or occupant will be allowed on the Property even if a Tenant leaves the Property. This prohibition applies to every term of this Agreement regarding space leased to Tenant. Any waiver of this prohibition must be secured from the Landlord in writing. In the event the prohibition is invalidated or lifted, Tenant, Landlord and any subtenant or assignee agrees to be bound by each provision contained in this Agreement.

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28. **INSURANCE:** Tenant shall, at Tenant's sole expense, obtain and maintain throughout the entire term of this Lease, including any renewal or extension thereof, the following insurance coverage with insurance companies authorized to conduct business in the State of Indiana and reasonably acceptable to Landlord:

A. Commercial General Liability Insurance

Tenant shall maintain Commercial General Liability Insurance, written on an occurrence basis, covering bodily injury, personal injury, death, and property damage arising out of Tenant's use, occupancy, or operation of the Leased Premises, with minimum limits of: **$1,000,000 per occurrence and $2,000,000 general aggregate.**

Such insurance shall name Landlord, and any other parties reasonably designated by Landlord, as additional insureds with respect to liability arising from Tenant's use or occupancy of the Leased Premises. Coverage for such additional insureds shall be primary and noncontributory to the extent commercially available.

B. Property Insurance

The building and other improvements comprising the Leased Premises shall be insured against fire and other covered causes of loss for not less than their full insurable replacement cost, excluding land and other items customarily excluded from replacement-cost valuation. Responsibility for obtaining and maintaining building property insurance, including the named insured, applicable loss payees, deductibles, and payment or reimbursement of premiums, shall be as specified in the Triple Net Lease provisions.

Tenant shall, at Tenant's sole expense, maintain appropriate property insurance covering Tenant's equipment,

SAMPLE

inventory, furnishings, trade fixtures, personal property, and other contents located within or upon the Leased Premises. Tenant shall also maintain insurance covering plate glass and exterior windows for which Tenant is responsible under this Lease, including replacement costs arising from covered damage.

C. Workers' Compensation and Additional Coverage

If required by applicable law, Tenant shall maintain Workers' Compensation Insurance covering its employees and appropriate Employers' Liability Insurance. Landlord may require additional liability insurance, including umbrella or excess liability coverage, or other specialized coverage reasonably appropriate to Tenant's business operations, intended use, and associated risks, as agreed before execution of the Lease.

D. Certificates of Insurance

Prior to taking possession of the Leased Premises, Tenant shall provide Landlord with certificates of insurance evidencing the required coverage, together with applicable additional-insured endorsements upon request. Tenant shall provide updated evidence of insurance before the expiration of any required policy and shall maintain continuous coverage throughout the Lease term.

E. Cancellation or Material Changes

Tenant shall promptly notify Landlord of any cancellation, nonrenewal, lapse, or material reduction in required insurance coverage. Tenant shall obtain policy endorsements providing Landlord with at least thirty (30) days' prior written notice of cancellation or nonrenewal, except that ten (10) days' notice may apply for nonpayment of premiums, to the extent such endorsements are available from Tenant's insurer.

F. Prohibited Uses and Increased Premiums

Tenant shall not use or permit the Leased Premises to be used for any unlawful purpose or in any manner that would invalidate or materially impair insurance coverage on the property. Tenant shall comply with applicable fire, safety, building, and insurance requirements relating to its occupancy and operations. Tenant shall reimburse Landlord for any documented increase in insurance premiums directly attributable to Tenant's particular use or operations at the Leased Premises, to the extent such increase is not already included in amounts paid by Tenant under the Triple Net provisions.

G. Failure to Maintain Insurance

If Tenant fails to maintain the insurance required by this Lease, Landlord may, following written notice and any applicable cure period, obtain appropriate coverage to protect Landlord's interests and charge Tenant for the reasonable costs incurred, without waiving any other rights or remedies available under this Lease. Any insurance obtained by Landlord under this provision shall not relieve Tenant of its obligation to maintain the required coverage.

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29. **INDEMNIFICATION:** To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Property, or arising out of any act or neglect of Tenant or its occupants, employees, agents, or invitees except Landlord's act or negligence. Tenant hereby expressly releases Landlord and/or agent from any and all liability for loss or damage to Tenant's property or effects whether on the Property, garage, storerooms or any other location in or about the Property, arising out of any cause whatsoever, including but not limited to rain, plumbing leakage, fire or theft, except in the case that such damage has been adjudged to be the result of the gross negligence of Landlord, Landlord's employees, heirs, successors, assignees and/or agents.

30. **CONDEMNATION:** If all or any part of the Leased Premises is taken by eminent domain, this lease shall expire on the date of such taking, and the rent shall be apportioned as of that date. No part of any award shall belong to Tenant, unless the governing body in charge of the taking allocates a portion of the award specifically for relocation expenses of Tenant.

SAMPLE

31. **DESTRUCTION OF PREMISES:** If the building in which the Leased Premises is located is damaged by fire or other casualty, without Tenant's fault, and the damage is so extensive as to effectively constitute a total destruction of the property or building, this Lease shall terminate, and the rent shall be apportioned to the time of the damage. In all other cases of damage without Tenant's faults, Landlord shall repair the damage with reasonable dispatch, and if the damage has rendered the Lease Premises wholly or partially unusable, the rent shall be apportioned until the damage is repaired. In determining what constitutes reasonable Dispatch, consideration shall be given to delays caused by strike, adjustment of insurance, and other causes beyond the Landlord's control. If the Property is damaged or destroyed as to render it uninhabitable, then either Landlord or Tenant will have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party to be given within 20 days of occurrence of such damage. However, if such damage should occur as the result of the conduct or negligence of Tenants or Tenants' guests or invitees, Landlord will have the right to termination and Tenants will be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

32. **MECHANICS LIENS:** Neither Tenant nor anyone claiming through the Tenant will have the right to file mechanics liens or any other kind of lien on the Property and the filing of this Agreement constitutes notice that such liens are invalid. Further, Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and take whatever additional steps that are necessary to keep the Property free of all liens resulting from construction done by or for the Tenant.

33. **SUBORDINATION:** This Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Property. This lease, and the Tenant's leasehold interest, is and shall be subordinate, subject and inferior to all liens and encumbrances now and thereafter placed on the Leased Premises by Landlord, all extensions of such liens and encumbrances and all advances paid under such liens and encumbrances.

34. **QUIET ENJOYMENT:** The Landlord agrees that if the Tenant shall pay the rent as aforesaid and perform the covenants and agreements herein contained on its part to be performed, the Tenant shall peaceably hold and enjoy the said rented premises without hindrance or interruption by the Landlord or by any other person or persons acting under or through the Landlord.

35. **ACCESS TO PROPERTY, LANDLORD'S RIGHT TO ENTER:** Landlord and Landlord's agents will have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Property for the purpose of inspecting the Property and all buildings and improvements thereon. Tenant will make the Property available to Landlord or Landlord's agents for the purposes of making repairs or improvements, or to supply agreed services or show the Property to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord will give Tenant a reasonable notice of 24 hours in advance of the intent to enter.

36. **SURRENDER UPON TERMINATION:** At the end of the Lease term, the Tenant shall surrender the leased property in as good condition as it was in the beginning of the term, reasonable use and wear excepted.

37. **NOTICE:** Notice under this Agreement will not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions will be deemed received on the third day after posting.
38. **ATTORNEY'S FEES:** Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Property, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

39. **DISPUTE RESOLUTION:** The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure: Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of

SAMPLE

mediation for the State of Indiana. If mediation does not successfully resolve the dispute, the parties may proceed to seek an alternative form of resolution in accordance with any other rights and remedies afforded to them by law.

40. **GOVERNING LAW:** This Agreement will be governed, construed and interpreted by, through and under the Laws of the State of Indiana.

41. **WAIVER AND SEVERABILITY:** The failure of either party to enforce any provisions of this lease will not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement. If any provision of this Agreement or the application thereof will, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances will be affected thereby but instead will be enforced to the maximum extent permitted by law.

42. **TIME OF ESSENCE:** Time is of the essence with respect to the execution of this Lease Agreement. This agreement shall be signed & executed by the landlord within 15 business days of the tenants signing.

43. **SUCCESSORS:** This lease is binding on all parties who lawfully succeed to the rights or take the place of the Landlord or Tenant.

44. **SEVERABILITY:** In any clause or provision herein shall be adjudged invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity of any other clause or provision, which shall remain in full force and effect.

45. **ESTOPPEL CERTIFICATE:** If applicable, the Tenant will execute and return a tenant estoppel certificate delivered to Tenant by Landlord or Landlord's agent within three (3) days after its receipt. Failure to comply with this requirement will be deemed Tenant's acknowledgment that the estoppel certificate is true and correct and may be relied upon by a lender or purchaser.

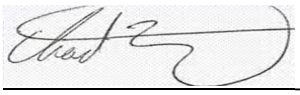
46. **APPLICATION:** Tenant represents and warrants that all statements in Tenant's rental application are accurate. Any misrepresentations will be considered a material breach of this Agreement and may subject Tenant to eviction. Tenant authorizes Landlord and any broker to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Lease. Landlord reserves the right to terminate this Agreement (i) before occupancy begins, (ii) upon disapproval of the credit report(s), or (iii) at any time, upon discovering that information in Tenant's application is false.

47. **COMPLETE AGREEMENT:** This document constitutes the entire Agreement between the Tenant and Landlord. This Agreement cannot be modified except in writing and must be signed by all parties. Neither Landlord nor Tenant have made any promises or representations, other than those set forth in this Agreement and those implied by law. The failure of the Tenant or its guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law. The provisions of this Agreement will be binding upon and inure to the benefit of parties and their respective legal representatives, successors and assigns.

SAMPLE

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Agreement in the manner prescribed by law as of the Effective Date and now sign in agreement:

_____	_____
Tenant Signature	Tenant Signature, *if applicable*
_____	_____
Printed Name	Printed Name, *if applicable*
_____	_____
Email Address	Email Address
_____	_____
Tenant Phone #	Tenant Phone #
_____	_____
Tenant Address	Tenant Address



_____ Email: **info@metzgerauction.com** Phone: **260.982.0238**

Landlord: Metzger Property Services, LLC
Chad Metzger, Property Manager

SAMPLE

INITIAL DEPOSIT & RENT RECEIPT

Security Deposit: $_____ Received on: _____

Paid via: _____

Paid by: _____

Received by: _____

1st Month Rent: $_____ Received on: _____

Paid via: _____

Paid by: _____

Received by: _____

SAMPLE

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with 260.982.0238 or info@metzgerauction.com

Sealed Bid Commercial Lease Auction

Property Locations:

Wayne Township, Kosciusko County, Indiana

1420 Armstrong Road, Warsaw, IN 46580	totaling 17,232 square feet
600 Leiter Drive , Warsaw, IN 46580	totaling 7,560 square feet

Packets are due back on or before December 9, 2026 by 5pm est.

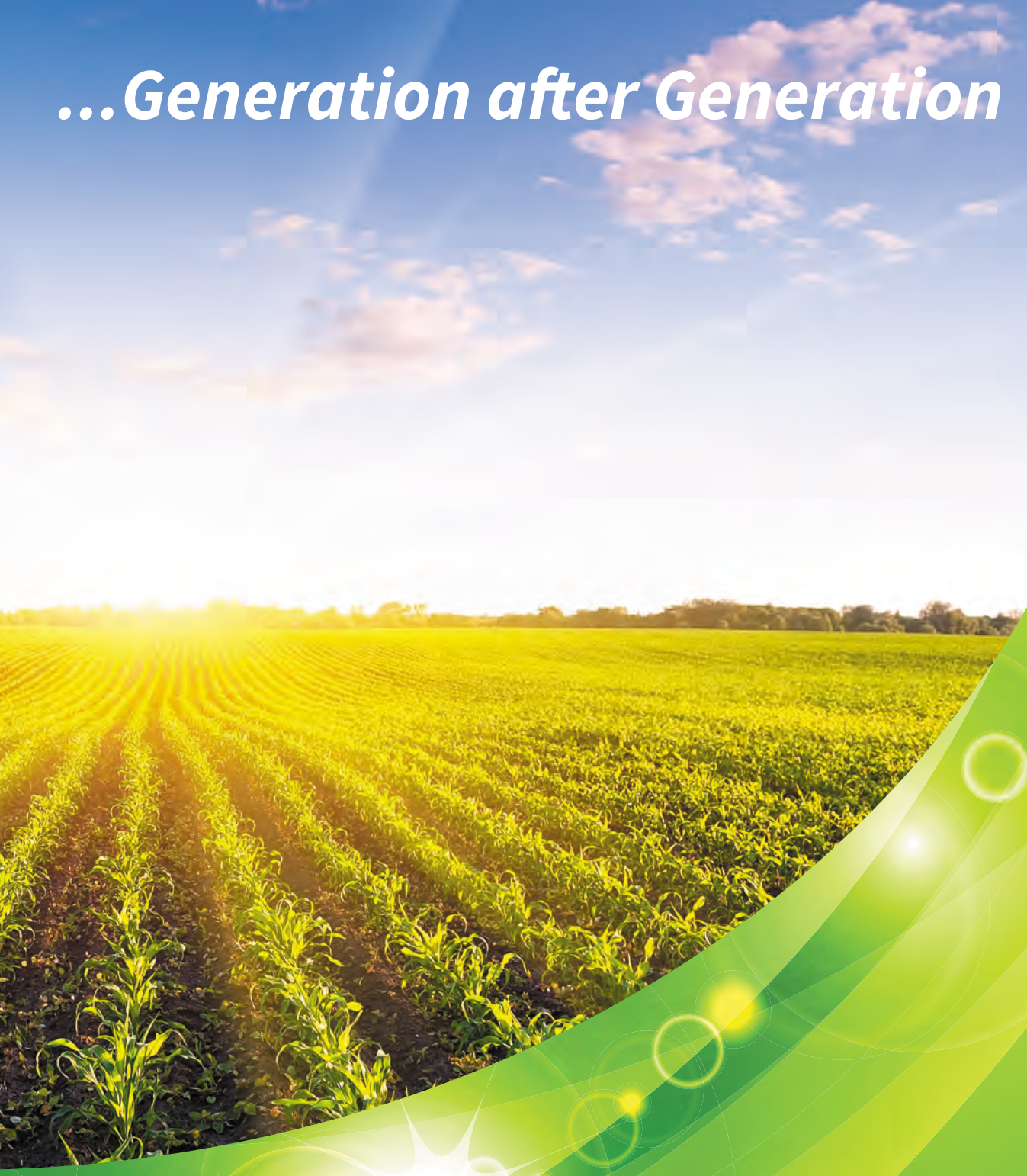
Metzger Property Services, LLC |
1582 W. State Road 114
North Manchester, IN 46962

Auction Manager, Dustin Dillon: 574.265.9215

www.BidMetzger.com

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