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Cook County Recorder 27.50



Property of Cook County Clerk's Office

Cover page attached to and made a part of agreement of lease by and between Paramount Media Group, Inc as lessee and Jesse Howard as lessor dated November 4th, 1998. Parcel # 15-15-126-026 commonly known as 1637 S. 18th Maywood, Illinois.

- 12. LESSEE shall have a right of first refusal to enter into another lease agreement for the property leased hereunder upon the same terms and conditions as contained in any bonafide offer to LESSOR by any other party for outdoor advertising use. Upon receipt of such offer, LESSOR shall promptly advise LESSEE of the full terms and conditions of such offer and furnish a copy of any written offer submitted. LESSEE shall then have sixty (60) days in which to exercise its option to enter into a lease on the same terms and conditions with LESSOR. If LESSEE fails to exercise its option to enter into such a lease, LESSOR shall be free to lease the demised property to such third party. If LESSOR fails to enter into the lease with the third party within ninety (90) days after expiration of the right of first refusal on the same terms and conditions that were communicated to LESSEE, this right of first refusal shall be reinstated.
- 13. In the event of any change of ownership of the property hereby leased, the LESSOR agrees to notify the LESSEE promptly of such change, and the LESSOR also agrees to give the new owner formal written notice of the existence of this Lease and to deliver a copy thereof to such new owner.
- 14. This Lease shall constitute the sole agreement of the parties relating to the lease of the above described premises. Neither party will be bound by any statements, warranties, or promises, oral or written, unless such statements, warranties, or promises are set forth specifically in this Lease Agreement.
- 15. The word "LESSOR" or "LESSEE" as used herein shall include "LESSOR's" or "LESSEE's". This Lease is binding upon and inures to the benefit of the heirs, executors, successors, and assigns of the LESSEE and LESSOR.
- 16. All notices required herein are to be forwarded to the LESSOR at the address noted below the LESSOR's signature. All notices sent by LESSOR or LESSEE are to be sent by Certified Mail, Return Receipt Requested. Notices sent to the LESSEE are to be sent to 1749 Cornell Court, Naperville, Illinois, 60565 or such address as may be given in the future. Notices shall be effective as the date of mailing.
- 17. The Lease shall be governed in all respects by the laws of the State of Illinois. If any word, clause, phrase, provision, or portion of this Lease Agreement or the application thereof any person or circumstances shall be invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Lease Agreement nor any other, clause, phrase, provision or portion hereof to other persons or circumstances.
- 18. The failure of LESSOR or LESSEE to insist, in any one or more cases, upon the strict performance of any of the terms, covenants, conditions or provisions of this Agreement, shall not be construed as a waiver or relinquishment in the future of any such term, covenant, or provision.
- 19. LESSOR for its part, and LESSEE for its part, agree that it has carefully read the foregoing Agreement and understands fully the covenants and obligations of both the parties. LESSOR and LESSEE agree that the permitting process for said sign structures has a definitive method but not a definitive time table for completion. Therefore, as consideration for the period of time prior to construction of the display the rent shall be Ten (10) dollars.

ACCEPTANCE: LESSEE SHALL NOT BE OBLIGATED BY THIS LEASE UNTIL EXECUTED BY AN OFFICER OF LESSEE.

ACCEPTED: PARAMOUNT MEDIA GROUP, INC.
1749 Cornell Court
Naperville, Illinois 60565

ACCEPTED: LESSOR(s)

By: [Signature]
Print Name: DAVID QUAS - PRESIDENT

By: [Signature] OWNER
Title: [Signature]
Print Name: JESSE L. HOWARD

Date: 11-06-98

P.O. Box 271
City: OAK PARK State: IL Zip: 60302

EXECUTED by the LESSOR in the presence of:

Date: 11-5-98 Phone #: 708 450 1119

Print Name: THOMAS QUAS
Who is hereby requested to sign as witness.

Tax I.D. #: ~~XXXXXXXXXX~~ 376-44 5137

Witness: [Signature]

Tax number(s) of leased property: 15-15-126-026

"THE SIGNATURES OF THE PARTIES EXECUTING THIS DOCUMENT ARE COPIES AND ARE NOT ORIGINAL SIGNATURES."

SITE LOCATION DIAGRAM: (or see attached Exhibit A, Site Plan)

