FORM 5

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Date: OCTOBER 7, 1996 Location of Building(s) 3128 W. CARMEN CHICAGO, ILLINOIS # of Bldg(s): 1 19 # of Ants: Lessee: D. & S. ALCO COIN METER COMPANY Lessor: HYUN ALLOCCO _____ Address: 4939 W. FARWELL Address: 8406 GROSS PT. RD. SKOKIE, ILLINOIS 60076 SKOKIE, ILLINOIS 60076 Lease Commencement Date: OCTOBER 7, 1996 Expiration of Original Term: OCTOBER 6, 2003 Rental: LESSEE WILL PAY LESSOR FIFTY PERCENT (50%) OF THE GROSS RECEIPTS COLLECT-ED.

In consideration of the mutual covenants and conditions stated below, the Lessor and Lessee named above agree as follows:

- 1. LEASE OF LAUNDRY ROOM(S). Less., less to lessee what is commonly known as the "Laundry Room(s)" and/or "Laundry Area(s)" (hereinaftr, cometimes referred to as the "Laundry Room") being a specific room, rooms, area or areas designate, p. lessor and known to the parties, contiguous to plumbing and electrical fixtures, in the premise, described above in "Location of Building(s)" for the purpose of installing, operating, servicing and repairing of in operated washing machines and dryers. A further description, photograph, or drawing of the Landay Power may be attached hereto.
- 2. OPERATION OF EQUIPMENT. Lessee shall service and major in the laundry equipment at its sole expense, except for such damages or repairs caused by the Lossor as agents or employee. Any claim by expense, except for such damages or repairs caused by the Lossor as agents or employee. Any claim by expense, except for such damages or repairs caused by the Lossor as agents or employee. Any claim by expense, except for inadequate service must be made by certified or register administration of the Lossor. return receipt requested. Lessee shall then have a reasonable one nunity thereafter (not less than 72 hours from the receipt of such notice) to repair or replace any machine not in working order. The selection of laundry equipment and all charges for the use thereof, shall be determined by Lessee.
- 3. ACCESS TO LAUNDRY ROOM. Lessee shall have exclusive control and posse sion of the Laundry Room 2. ACLESS TO LAUNDAT ROOM. Lessee snail have exclusive control and posse sion of the Laundry Room except that Lessor shall have the right of use and access for any purpose necessary or the operation of the Building which does not interfere with the Lessee's operation and maintenance of the Laundry Room or its laundry equipment. The tenants of the Building shall have free and unobstructed access to the Laundry Room for the purpose of using the laundry facilities.
- 4. RENTAL. As payment to Lessor for rental of the Laundry Room, Lessee shall pay to Lessor: the above address or at such other address designated by Lessor in writing and after the deductions set form).

 if any, the rental stated above at least once every seven (7) months, having first deducted therefrom (a) refunds paid to the occupants of the Building, (b) Federal, State and local fees, taxes, license fees, sales, refunds paid to the occupants of the Building. excise and occupational taxes, use, rental and personal property taxes, if any, an amount equal to SD. DOLLARS per Laundry machine per month. Lessor shall have the right to request a field audit from time to time during the term of the Lease, provided lessor pays to Lessee the prevailing charges therefor. All monies deposited in metered washers, dryers, or other machines installed by Lessee shall be the property of the Lessee and shall be removed and collected by Lessee at such times or intervals which Lessee is as sole discretion deems advisable.
- 5. UTILITIES. Lessee may connect its laundry equipment to and through the electric, water, heat, gas, sewer lines and ventilation in the Building and use such utilities at no charge to Lessee. Lessor shall maintain all such utilities in good working order.
- 6. EXCLUSIVE LAUNDRY EQUIPMENT. Lessor represents that there is no other laundry equipment presently in the Laundry Room, and that there is no other lease presently in effect or no other lease which will be in force or effect upon commencement of the lease in connection with the operation of any other metered or nonmetered laundry equipment in the building for use by tenants. Lessor shall not durouter metered of monitories tandar, equipment, install, use or permit any other person, tenant, firm, or ing the term of this Lease or any renewal hereof, install, use or permit any other person, tenant, firm, or business to install or use any laundry equipment anywhere in the Building, except as may be provided
- 7. CONDITIONS OF PREMISES. Lessor warrants that at the time of installation there will be no building code violation(s) which adversely affects the ability of Lessee to install, operate or maintain its laundry equipment and that the premises have adequate utilities and lighting including venting, ventilation and floor drainage. Lessor may provide janitorial and housekeeping services for the Laundry Room, including lint removal from dryers, traps, vents and vent pipes.
- 8. SECURITY. Lessor shall provide adequate security for the Laundry Room and the Lessee's equipment o. SECURITI. LESSOF SHAIL provide adequate security for the Laundry Room and the Lessee's equipment therein. In the event Lessor fails to provide such security and Lessee's equipment is burglarized or vandalized, then Lessee may, at its option either terminate the Lease or withhold refunds otherwise payable uanzeu, unen resser may, ar us opnon enner terminate une rease of winding of returns one was payable terminate, unelless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore. If Lessee hereunder unless and until Lessee is reimbursed for its loss and damage resulting therefore its loss tion allowances, household improvements, or other advances paid by Lessee.
- TITLE TO EQUIPMENT. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts and accessories supplied or installed by Lessee shall at all times remain in and be held by Lessee and Lessor accessories supplied or installed by tessee shall at an unies remain in and be red by tessee and tessor shall have no right to subject Lessee's personal property to any lien or encumbrance. Upon the expiration or termination of this Lease by lapse of time or otherwise, Lessor shall not have the right to remove, move, disconnect, or tamper with the Lessee's laundry equipment, owner personal property or fixtures located in the leased premises except where written permission by Lessee has been granted except to produce the property in the leased premises. perform necessary janitorial or maintenance functions about the leased premises.
- 10. WAIVER OF SUBROGATION. Lessor shall maintain fire and extended coverage insurance on the 10. WAIVER OF SUBROGATION. Lessor shall maintain thre and extended coverage insurance on the Building. Lessor shall make no claim for recovery against Lessee for damages or loss which may arise due to fire or any other peril covered by a policy maintained by Lessor, to the extent of the insurance proceeds received by the Lessor. If any portion of the Building is damaged by any insured casualty, then subject to the rights of any mortgage holder having a lien upon the Building, the Lessor shall repair the damages and restore the Laundry Room to good condition as rapidly as possible.
- 11. FIRST REFUSAL. At the expiration of termination of this Lease, if the Lessor desires to lease the

& S. ALCO COIN METER COMPANY PARTNER

THIS LEASE SUPERCEDES THE LEASE DATED
1. LEASE OF LAUNDRY ROOM(S). Lesser, level to Lessee what is commonly known as the "Laundry Room") being Room(s)" and/or "Laundry Area(s)" (hereinafie, cometimes referred to as the "Laundry Room") being tered mail, return receipt requested, to exercise this right of first refusal.

12. INSURANCE. Lessee agrees to procure public liability insurance coverage in limits of not less than \$300,000/\$500,000 insuring against risks of personal injuries or property damage out of use or opera-tion of Lessee's laundry equipment, but Lessee shall not be responsible for any loss or damage caused by a breach of Lessor hereunder. Lessor does not assume responsibility for any loss, damage, or destruction to laundry equipment by fire, theft or other casualty beyond Lessor's reasonable control or prevention.

13. BREACH OF LEASE. In the event of a breach of this Lease, the parties recognize that damages would be difficult to compute and therefore agree that: (A) in the event of a breach of this Lease by Lessor, be difficult to compute and therefore agree that: (A) in the event of a breach of this Lease by Lessor, including, but not limited to the unauthorized disconnection of Lesse; is laundry equipment, or the installation of laundry equipment by Lessor or any other person, firm or business, at the option of Lessee, lation of laundry equipment by Lessor or any other person, firm or penalty an aggregate sum equal to either (i) Lessor shall pay to Lessee as liquidated damages and not penalty an aggregate sum equal to 5.0 (fifty cents) per day for each apartment in the Building multiplied by the number of days remaining for the balance of the unexpired initial term and renewed thereof such number of days determined from the day on which the breach occurred) plus reasonable attorneys be incurred by Lessee in enforcing this agreement. In which event Lessee shall have the right to region its laundry quipment and other property any time after such breach and shall have no further of lighting instally maintain or operate such equipment in the subject Building or any other building; or (ii) Lessor columns to the entry of a property any time after such breach and shall have no further of united to install, maintain or operate such equipment in the subject Building or any other building; or (ii) Lessor constants to the entry of a semporary and/or permanent injunction to restrain any violation of this agreement by Lessor and all permona acting for him or with him, together with reasonable attorney's fees incurred by Lessor and all permona acting for him or with him, together with reasonable attorney's fees incurred by Lessor and all permona acting for him or with him, together with reasonable attorney's fees incurred by Lessor and all permona acting for him or with him, together with reasonable attorney's fees incurred by Lessor and all permona acting for him or with him, together with reasonable attorney's fees, incurred by Lessor and all permona acting for him or with him or permonal to the process of the provision of the net refinal otherwise incurred by Lessoe during the period of the breach; or (ii) the right to compel specific pentional or pention of the breach; or (ii) the right to compel specific pentional or permonal to the provision of the provisions hereof, this Lease shall their contains for successive terms unless terminated by notice within a successive term by either contains for successive terms whall be in writing by 'nited S'ases Registered or Certified Mail, some within One Hundred (100) days but not more than One Hundre a Serv (160) days prior to the end of the subsequent term herein. Time shall be of the essence for the ter that on notice.

be of the essence for the terminar on notice. 15. SUBSTANTIAL REPLACEMENT. In the event Lessor requests in striting the replacement of fifty percent (50%) or more of Lessee's launchy equit ment during the term of this Lease, the Lessee may, upon receipt of said written notice and replacement during the term of this Lease, the Lessee may, upon receipt of said written notice and replacement of the laundry equipment, extend the original term of this Lease for a period of five (5) years. All in financial terms shall then be enlarged to incorporate the extended original term.

16. AUTHORITY TO EXECUTE. Each party he eto w rrants that it has the authority to execute this Agreement and perform its obligations herein. Let recently and warrants that it is the owner, beneficiary, lessee with authority to sublet according to the terms hereof, buyer in possession with authority to contract, or duly authorized managing agent of the Buiking and that it has good right and lawful authority to execute this Lease. Lessee represents and warrants that it is the owner, beneficiary, agent or authorized operator of a laundry equipment/room business. rized operator of a laundry equipment/room business.

17. SUCCESSORS. It is the intent of the parties that this Agreemen, is a lease of real property in the above described premises. This agreement is assignable and shall be binding and shall inure to the benefit of described premises. This agreement is assignante and snail be omining and snail more to the benefit of the Lessor and the Lessee and their respective successors and assigns, including any future owners, beneficiaries, grantees, parties in interest or Lessee of the building, it being the intention of the parties that the ficiaries, granted to Lessee herein, shall run with the land and Building. Lessor represents that upon transfer of the Building Lessor represents that upon transfer of the Building Lessor shall run with the land and Building. fer of the Building Lessor shall notify transferee of this Lease. Failure of Lessor to notify Lessor's succester of the building tessor shall not serve to relieve any subsequent successor of Lessor of its obligations here-sor in title or interest shall not serve to relieve any subsequent successor of Lessor of its obligations here-

18. ENTIRE AGREEMENT. The Lease Agreement represents the entire agreement between the parties and this Agreement may not be amended, altered or modified unless in writing duly executed by both parties. All of the material and information as above and hereinafter signed, as may be typed, written or printed at An of the material and information as above and neremaner signed, as may be typed, written or printed at or before execution are part and parcel of this Agreement. Both parties reserve the right to insert correct legal description. This Lease may be recorded by either party, the costs of which shall be assessed to recording party. The provisions of this Lease shall be severable, and the invalidity or uninforceability of any provision herein, shall not affect the remaining provision.

19. GOVERNING LAW. This Agreement shall be governed by the Laws of the State of where the demised premises are located or as otherwise may be specifically provided for herein.

Lessor: HYUN ALLOCCO
Corporation Partnership Individual Trust Association
Johnson S. Mario
Ву:

STANDARD LAUNDRY ROOM LEASE AGREEMENT

SSN/FED. .D.#(Lessor)
TO
Legal Description:
Pin #13-12-302-006-0000
LOTS 7, 8 AND 9 IN BLOCK 1 IN W.F. KAISER AND COMPLNY'S THIRD ALBANY PARK SUBDIVISION OF BLOCK 4 AND ALL OF BLOCK 13 IN JACKSON SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12,
SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 4° NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PLEASE RETURN ORIGINAL TO: reasehold Diagram/Photograph GREGORY E. KULIS & ASSOCIAȚES, LTD. 30 N. LASALLE STREET SUFF 2140

CHECAGO, ILLINOIS GOOD

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ASSIGNMENT BY LESSOR

hereby transfers, assigns and sets-over to the Lessor described in the within instrument, For valuable consideration, the undersigned,

ADDRESS:	PAME:

thereumder after the within lease, and the rent coming due cessors and assigns, his entire interest in and to and to his or its heirs, legal representative, suc-

payments to the assignee. Agreement and the address for future rental Lessof until Lessee receives a copy of this rental payments under this lease to the original Lessee/shall be authorized to continue making

Ву:	NAME:	Dated:
		ed:
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ASSIGNMENT BY LESSEE

by transfers, assigns and sets-over to: For valuable consideration, the undersigned the Lessee described in the within instrument here-

NAME:	Dated:19	19	and to his or its heirs, legal representative, successors and assigns, his entire interest in and to the within lease, effective as of	ADDRESS:	NAME:
			ınd to		