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ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT OF LEASES, RENTS AND PROFITS (the "Assignment") is made this 16 day of December, 1999,

BY AND BETWEEN

LASALLE NATIONAL BANK OF CHICAGO, TRUSTEE UTA No. 27063, DATED 9/27/72, hereinafter referred to as

"Assignor,"

AND

BUSINESS LOAN CENTER, INC., a Delaware corporation, hereinafter referred to as

"BLC."

15P
4B

WITNESSETH:

WHEREAS, Assignor is a trust whose beneficiary and duly authorized agent is Lea A. Argiris (hereinafter referred to as "Borrower"); and

WHEREAS, Borrower is the maker of a promissory note of even date herewith in the original principal amount of Three Hundred Eighty-Five Thousand Dollars (\$385,000), given to BLC (the "Note"), which Note is partially secured by a Mortgage of even date herewith, which Mortgage encumbers certain real property (the "Property") described as follows:

13-27-403-017-0000 P.A. 4124 W. Parker, Chgo. IL

THAT CERTAIN tract of land with the improvements thereon erected, situated in Cook County, Illinois, bounded and described as follows to wit:

LOTS 17, 18, 19 AND 20 IN BLOCK 2 IN ERNST STOCK'S RESUBDIVISION OF BLOCKS 2 AND 3 (EXCEPT THE WESTERLY 20 FEET THEREOF) OF PARKER'S RESUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE VACATED ALLEY NORTH AND ADJOINING LOTS 17 TO 20 INCLUSIVE LYING SOUTH OF THE CENTER LINE OF SAID ALLEY AND WEST OF THE EAST LINE OF SAID LOT 20 EXTENDED NORTH AND EAST OF THE WESTERLY LINE OF SAID LOT 17 EXTENDED IN COOK COUNTY, ILLINOIS

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ALSO

VACATED ALLEY WEST AND ADJOINING LOT 17 AND THE WESTERLY LINE OF SAID LOT 17 EXTENDED NORTHWESTERLY TO THE CENTER LINE OF EAST AND WEST VACATED ALLEY NORTH OF AND ADJOINING SAID LOTS 17 TO 20 INCLUSIVE ALL IN COOK COUNTY, ILLINOIS.

The real property, or its address, is more commonly known as 4124 West Parker Avenue, Chicago, Illinois.

WHEREAS, Assignor desires to secure to BLC the full and complete performance of each of the covenants, agreements, obligations, and promises contained in the Note, Mortgage and all instruments securing repayment of the Note, and in any extensions, supplements and consolidations thereof (hereinafter collectively called "Loan Documents").

NOW, THEREFORE, in consideration of the premises hereof and other good and valuable consideration to Assignor, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby assign, transfer, and set over unto BLC, its successors and assigns, all of Assignor's interest in the profits now due or to become due and derived from the Property, including, without limitation, all of Assignor's interest in the rents, income, and profits now due or to become due pursuant to that certain lease more particularly set forth on Exhibit "A," attached hereto and forming a part hereof (the "Lease"), such assignment to be subject to the following terms and conditions:

1. **Assignment Upon Default.** Until default shall have occurred in the full and complete performance of any of the agreements, covenants, and promises contained in the Loan Documents, Assignor may continue to collect and retain the rents, income, and profits from the Property. Upon occurrence of any default, Assignor shall deliver to BLC the Lease and all other leases on the Property or portion thereof wherein Assignor is lessor and all payments due under such leases shall thereafter be payable to BLC. This assignment of rents shall be an assignment of all of Assignor's interest in and to such leases and all leases hereinafter entered into to BLC including all covenants or payments due thereunder, and Assignor shall, at BLC's request, execute any further assignments or other documents necessary to perfect the transfer of such lease and the rights running thereunder to BLC.

2. **Application of Rents.** All sums collected and received by BLC out of the rents, income, and profits of the Property and any lease or leases thereon shall first be applied to the payment of: the costs of collection thereof; the costs of management, repairs and upkeep of the Property, including the purchase of such additional furniture, fixtures, and equipment as BLC in its sole discretion deems necessary for the maintenance of a proper rental value of the Property; all taxes and assessments against the real estate, premiums for public liability insurance and insurance premiums payable by the mortgagor or other owner as provided in the Mortgage described above, and any other tax or charge imposed upon or collectible by BLC under any federal or state law or any law or ordinance enacted by any political subdivision thereof, or any supplements or amendments thereto. Second, the balance, if any, which shall be known as "the

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net income," shall be applied toward the reduction of the indebtedness evidenced by the Note and interest accrued thereon (the "Indebtedness"); provided, however, that no credit shall be given by BLC for any sum or sums received from the rents, income, and profits of the Property until the money collected is actually received at BLC's home office, and no credits shall be given for any uncollected rents or other uncollected amounts or bills, nor shall credit on the Indebtedness be given for any rents, income, and profits derived from the Property after BLC shall obtain possession of the Property under order of Court or by operation of law.

3. **Management of Property.** BLC may, after recourse of default as above provided, from time-to-time appoint and dismiss such agents or employees as shall be necessary for the collection of the rents, income, and profits, and for the proper care and operation of the Property, and Assignor hereby grants to such agents or employees so appointed full and irrevocable authority for Assignor's benefit to manage the Property and to do all acts relating to such management, including among other things, the making of new leases in the name of the owner or otherwise, the alteration or amendment of existing leases, the authorization of repairs or replacements to maintain the building or buildings and chattels situate upon the Property in good and tenable condition, and the making of such alterations or improvements, as, in the judgement of the BLC, may be necessary to maintain or increase the income from the Property. BLC shall have the sole control of such agents or employees, whose remuneration shall be paid out of the rents, issues, and profits as hereinbefore provided.

4. **Waiver.** Assignor agrees that nothing in this Assignment shall be construed to limit or restrict in any way the rights and powers granted in the Loan Documents to BLC or its successor or assigns. The collection and application of the rents, issues and profits to the Indebtedness on the Note or as otherwise above provided shall not constitute waiver of any default, which might at the time of application or thereafter exist under the Loan Documents, and the payment of the Indebtedness on the Note may be accelerated in accordance with their terms, notwithstanding such application.

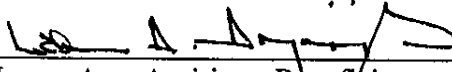
5. **Illinois Law.** This Assignment shall be governed by the laws of the State of Illinois and shall inure to the benefit of BLC and its successors and assigns and shall be binding upon Assignor and its successors and assigns.

[Signatures to follow]

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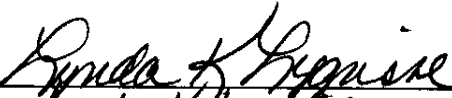
IN WITNESS WHEREOF, this Assignment has been duly executed by the parties hereto on the day and year first above written.

**LASALLE NATIONAL BANK OF CHICAGO,
TRUSTEE UTA No. 27063, DATED 9/27/72**

By: 
Lea A. Argiris, Beneficiary and Duly
Authorized Agent

"Assignor"

BUSINESS LOAN CENTER, INC.

By: 
Name: Lynda K. Hynise
Title: Loan Closing Officer, Mid America Division

"BLC"

Property of Cook County Clerk's Office

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ACKNOWLEDGMENT

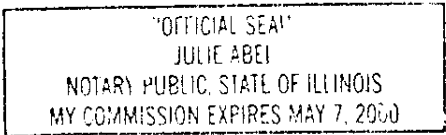
STATE OF ILLNOIS)
) ss:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 16 day of December, 1999, by Lea A. Argiris, Beneficiary and Duly Authorized Agent of LaSalle National Bank of Chicago, Trustee UTA No. 27063, Dated 9/27/72.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Julie Abel
Notary Public

My Appointment Expires:



ACKNOWLEDGMENT

STATE OF Kansas)
) ss:
COUNTY OF Sedgwick)

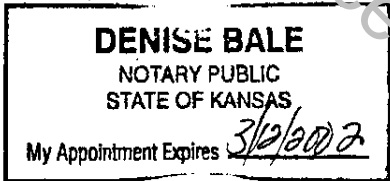
The foregoing instrument was acknowledged before me this 8th day of DEC., 1999, by _____ of Business Loan Center, Inc., a Delaware corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Denise Bale
Notary Public

My Appointment Expires:

3/12/2002



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INDUSTRIAL BUILDING LEASE EXTENSION

Industrial Building Lease dated January 1, 1987, and Extension dated November 30, 1994, for the premises at 4124 West Parker Avenue, Chicago, Illinois 60639, between BARRETT MANUFACTURING CO., and LASALLE NATIONAL BANK OF CHICAGO, Trustee UTA No. 27063 is hereby amended as follows:

TERM OF LEASE. The term of the Lease is extended from January 1, 1999 through December 31, 1999.

MONTHLY RENT. The monthly rental will continue at \$ 750.00 per month.

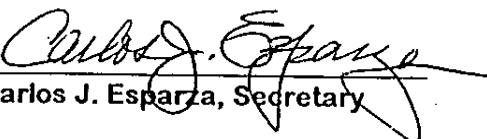
AUTHORITY TO SUBLEASE. Lessee may sublease any portion of the building provided it obtains the written consent of lessor, which consent shall not be unreasonably withheld.

SECURITY DEPOSIT. Lessor may at any time require Lessee to deposit with Lessor two (2) months rent as security for Lessee's performance under this Lease which shall be repaid to Lessee by Lessor at the termination of the Lease provided that Lessee has complied with all of the covenants and agreements of this Lease. Moneys deposited as security shall not bear any interest.


All other terms and conditions of the Industrial Building Lease dated January 1, 1987 shall remain in full force and effect for the term of this Lease ending December 31, 1999.

Dated in Chicago, Illinois this 1st day of December, 1998.

LESSEE:
Barrett Manufacturing Co.,
an Illinois Corporation

By: 
Carlos J. Esparza, Secretary

LESSOR:
LaSalle National Bank of Chicago
Trustee UTA No. 27063

By: 
Beneficiary and Duly Authorized
Agent

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INDUSTRIAL BUILDING LEASE EXTENSION

Industrial Building Lease dated January 1, 1987, and Extension dated November 30, 1994, for the premises at 4124 West Parker Avenue, Chicago, Illinois 60639, between BARRETT MANUFACTURING CO., and LASALLE NATIONAL BANK OF CHICAGO, Trustee UTA No. 27063 is hereby amended as follows:

TERM OF LEASE. The term of the Lease is extended from January 1, 1998 through December 31, 1998.

MONTHLY RENT. MODIFIED- January 1, 1998 through May 31, 1998: \$1,000.00 per month.
June 1, 1998 through December 31, 1998: \$ 750.00 per month.

AUTHORITY TO SUBLEASE. Lessee may sublease any portion of the building provided it obtains the written consent of lessor, which consent shall not be unreasonably withheld.

SECURITY DEPOSIT. Lessor may at any time require Lessee to deposit with Lessor two (2) months rent as security for Lessee's performance under this Lease which shall be repaid to Lessee by Lessor at the termination of the Lease provided that Lessee has complied with all of the covenants and agreements of this Lease. Moneys deposited as security shall not bear any interest.

All other terms and conditions of the Industrial Building Lease dated January 1, 1987 shall remain in full force and effect for the term of this Lease ending December 31, 1998.

Dated in Chicago, Illinois this 1st day of January, 1998.


LESSEE:

Barrett Manufacturing Co.,
an Illinois Corporation

By: 
Carlos J. Esparza, Secretary

LESSOR:

LaSalle National Bank of Chicago
Trustee UTA No. 27063

By: 
Beneficiary and Duly Authorized
Agent

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INDUSTRIAL BUILDING LEASE EXTENSION

Industrial Building Lease dated January 1, 1987, and Extension dated November 30, 1994, for the premises at 4124 West Parker Avenue, Chicago, Illinois 60639, between BARRETT MANUFACTURING CO., and LASALLE NATIONAL BANK OF CHICAGO, Trustee UTA No. 27063 is hereby amended as follows:

TERM OF LEASE. The term of the Lease is extended from January 1, 1997 through December 31, 1997.

MONTHLY RENT. The monthly rent will continue at \$1506.00 per month.


AUTHORITY TO SUBLEASE. Lessee may sublease any portion of the building provided it obtains the written consent of lessor which consent shall not be unreasonably withheld.

SECURITY DEPOSIT. Lessor may at any time require Lessee to deposit with Lessor two (2) months rent as security for Lessee's performance under this Lease which shall be repaid to Lessee by Lessor at the termination of the Lease provided that Lessee has complied with all of the covenants and agreements of this Lease. Moneys deposited as security shall not bear any interest.


All other terms and conditions of the Industrial Building Lease dated January 1, 1987 shall remain in full force and effect for the term of this Lease ending December 31, 1997.

Dated in Chicago, Illinois this 1st day of December, 1996.

LESSEE:
Barrett Manufacturing Co.,
an Illinois Corporation

By: 
Carlos J. Esparza, Secretary

LESSOR:
LaSalle National Bank of Chicago
Trustee UTA No. 27063-

By: 
Beneficiary and Duly Authorized
Agent

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INDUSTRIAL BUILDING LEASE EXTENSION

Industrial Building Lease dated January 1, 1987, and Extension dated November 30, 1994, for the premises at 4124 West Parker Avenue, Chicago, Illinois 60639, between **BARRETT MANUFACTURING CO.,** and **LASALLE NATIONAL BANK OF CHICAGO, Trustee** UTA No. 27063 is hereby amended as follows:

TERM OF LEASE. The term of the Lease is extended from December 31, 1995 to December 31, 1996.

MONTHLY RENT. The monthly rent will continue at the previous reduced rate of \$1,506.00 per month from January 1, 1996 - December 31, 1996.

AUTHORITY TO SUBLEASE. Lessee may sublease any portion of the building provided it obtains the written consent of Lessor, which consent shall not be unreasonably withheld.

SECURITY DEPOSIT. Lessor may at any time require Lessee to deposit with Lessor two (2) months rent as security for Lessee's performance under this Lease which shall be repaid to Lessee by Lessor at the termination of the Lease provided that Lessee has complied with all of the covenants and agreements of this Lease. Moneys deposited as security shall not bear any interest.

All other terms and conditions of the Industrial Building Lease dated January 1, 1987 shall remain in full force and effect for the term of this Lease ending December 31, 1996.

Dated in Chicago, Illinois this 1st day of December, 1995.

LESSEE:
Barrett Manufacturing Co.,
an Illinois Corporation

By: Carlos J. Esparza
Carlos J. Esparza, Secretary

LESSOR:
LaSalle National Bank of Chicago
Trustee UTA No. 27063

By: W. A. D. [Signature]
Beneficiary and Duly Authorized Agent

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INDUSTRIAL BUILDING LEASE EXTENSION

Industrial Building Lease dated January 1, 1987, and Extension dated October 28, 1991, for the premises at 4124 West Parker Avenue, Chicago, Illinois 60639, between BARRETT MANUFACTURING CO., and LASALLE NATIONAL BANK OF CHICAGO, Trustee UTA No. 27063 is hereby amended as follows:

TERM OF LEASE. The term of the Lease is extended from December 31, 1994 to December 31, 1995.

MONTHLY RENT. The monthly rent will ~~continue at the current rate of \$1,506.~~ be reduced to per month from January 1, 1995 - December 31, 1995.

LESSEE. Barrett Manufacturing Co., an Illinois Corporation

AUTHORITY TO SUBLEASE. Lessee may sublease any portion of the building provided it obtains the written consent of Lessor, which consent shall not be unreasonably withheld.

SECURITY DEPOSIT. Lessor may at any time require Lessee to deposit with Lessor two (2) months rent as security for Lessee's performance under this Lease which shall be repaid to Lessee by Lessor at the termination of the Lease provided that Lessee has complied with all of the covenants and agreements of this Lease. Moneys deposited as security shall not bear any interest.

All other terms and conditions of the Industrial Building Lease dated January 1, 1987 shall remain in full force and effect for the term of this Lease ending December 31, 1995.

Dated in Chicago, Illinois this 30th day of November, 1994.

LESSEE:
Barrett Manufacturing Co.,
an Illinois Corporation

By: Lisa Thompson
Lisa Thompson
Stockholder/Director

LESSOR:
LaSalle National Bank
of Chicago Trustee
UTA No. 27063

By: LaSalle National Bank
Beneficiary and Duly
Authorized Agent

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INDUSTRIAL BUILDING LEASE EXTENSION

Building Lease dated January 1, 1987, for the premises at 4124 West Parker Avenue, Chicago, Illinois 60639, between BARRETT MANUFACTURING CO., and LASALLE NATIONAL BANK OF CHICAGO, Trustee UTA No. 27063 is hereby amended as follows:

TERM OF LEASE. The term of the Lease is extended from December 31, 1991 to December 31, 1994.

MONTHLY RENT. January 1, 1992 - December 31, 1992: \$1,820.00 per mo.
January 1, 1993 - December 31, 1993: \$1,911.00 per mo.
January 1, 1994 - December 31, 1994: \$2,007.00 per mo.

LESSEE. Barrett Manufacturing Co., an Illinois Corporation.

AUTHORITY TO SUBLEASE. Lessee may sublease any portion of the building provided it obtains the written consent of Lessor, which consent shall not be unreasonably withheld.

SECURITY DEPOSIT. Lessor may at any time require Lessee to deposit with Lessor two (2) months rent as security for Lessee's performance under this Lease which shall be repaid to Lessee by Lessor at the termination of the Lease provided that Lessee has complied with all of the covenants and agreements of this Lease. Moneys deposited as security shall not bear any interest.

All other terms and conditions of the Industrial Building Lease shall remain in full force and effect for the term of this Lease ending December 31, 1994.

Dated in Chicago, Illinois this 28TH day of October, 1991.

LESSEE: Barrett Manufacturing Co.
an Illinois Corporation

By: [Signature]
Chairman

By: [Signature]
Secretary

LESSOR: LaSalle National Bank
of Chicago, Trustee
UTA No. 27063

By: [Signature]
Its Duly Authorized
Agent

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INDUSTRIAL BUILDING LEASE

DATE OF LEASE

TERM OF LEASE

MONTHLY RENT

JANUARY 01, 1987

BEGINNING
01/01/87

ENDING
12/31/91

01/01/87-12/31/90: \$1458.33
01/01/91-12/31/91: \$1750.00

Location of Premises:

4124 WEST PARRKER AVENUE
CHICAGO, ILLINOIS 60639

Purpose:

MANUFACTURING AND WAREHOUSING

09180501

LESSEE

NAME • BARRETT MANUFACTURING, A DIVISION OF
ALPHA CAST INC.
ADDRESS • 4124 W. PARKER AVENUE
CHICAGO, ILLINOIS 60639

LESSOR

NAME AND BUSINESS ADDRESS • EXCHANGE NATIONAL BANK
OF CHICAGO, TRUSTEE UTA
#27063, DATED 09/27/72
CHICAGO, ILLINOIS 60690

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

BENEFICIARIES OF THE BENEFICIARIES OF THE

RENT

1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

CONDITION AND UPKEEP OF PREMISES

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality, and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense, and will without injury to the roof, remove all snow and ice from the same when necessary, and will remove the snow and ice from the sidewalk abutting the Premises; and upon the termination of this lease, in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

LESSEE NOT TO MISUSE; SUBLET; ASSIGNMENT

3. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign this lease without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer by operation of law of the interest in the Premises acquired through this lease, and will not permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any part of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

MECHANIC'S LIEN

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

INDEMNITY FOR ACCIDENTS

5. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

NON- LIABILITY OF LESSOR

6. Except as provided by Illinois statute, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes; tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

WATER, GAS AND ELECTRIC CHARGES

7. Lessee will pay, in addition to the rent above specified, all water rents, gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted; and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, as above specified, are declared to be so much additional rent and payable with the installment of rent next due thereafter.

KEEP PREMISES IN REPAIR

8. Lessor shall not be obliged to incur any expense for repairing any improvements upon said demis premises or connected therewith, and the Lessee at his own expense will keep all improvements in good rep (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenantable and who some condition, and will comply with all local or general regulations, laws and ordinances applicable there as well as lawful requirements of all competent authorities in that behalf. Lessee will, as far as possible, ke said improvements from deterioration due to ordinary wear and from falling temporarily out of repair. Lessee does not make repairs as required hereunder promptly and adequately, Lessor may but need not ma such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due fro and payable by Lessee to Lessor.

ACCESS TO PREMISES

9. Lessee will allow Lessor free access to the Premises for the purpose of examining or exhibiting t same, or to make any needful repairs, or alterations thereof which Lessor may see fit to make and will allow have placed upon the Premises at all times notice of "For Sale" and "To Rent", and will not interfere with t same.

ABANDONMENT AND RELETTING

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be tern nated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Less for such rent and upon such terms as Lessor may deem fit; and if a sufficient sum shall not thus be realiz monthly, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, Less agrees to satisfy and pay all deficiency monthly during the remaining period of this lease.

HOLDING OVER

11. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate posse sion to Lessor, and failing so to do, will pay as liquidated damages, for the whole time such possession is wit held, the sum of _____ Dollars (\$ _____) per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall th receipt of said rent or any part thereof, or any other act in apparent affirmance of tenancy, operate as a waiv of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of an of the covenants herein.

EXTRA FIRE HAZARD

12. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids o materials save such as may be necessary for use in the business of the Lessee, and in such case, any such su stances shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Boa of Underwriters and statutes and ordinances now or hereafter in force.

DEFAULT BY LESSEE

13. If default be made in the payment of the above rent, or any part thereof, or in any of the covenar herein contained to be kept by the Lessee, Lessor may at any time thereafter at his election declare said ter ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice process of law, and remove Lessee or any persons occupying the same, without prejudice to any remedies whi might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due, an shall have a valid and first lien upon all personal property which Lessee now owns, or may hereafter acquire have an interest in, which is by law subject to such distraint, as security for payment of the rent herein reserve

NO RENT DEDUCTION OR SET OFF

14. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lea: Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent nor set off against any clai for rent in any action.

RENT AFTER NOTICE OR SUIT

15. It is further agreed, by the parties hereto, that after the service of notice, or the commencement of a st or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and t payment of said rent shall not waive or a fert said notice, said suit, or said judgment.

PAYMENT OF COSTS

16. Lessee will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made an incurred by Lessor in enforcing the covenants and agreements of this lease.

RIGHTS CUMULATIVE

17. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwi provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or reme

FIRE AND CASUALTY

18. In case the Premises shall be rendered untenable during the term of this lease by fire or oth casualty, Lessor at his option may terminate the lease or repair the Premises within 60 days thereafter. If Less elects to repair, this lease shall remain in effect provided such repairs are completed within said time. If Less shall not have repaired the Premises within said time, then at the end of such time the term hereby created sh terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned ar paid to the day of such fire or other casualty.

SUBORDINATION

19. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

PLURALS; SUCCESSORS

20. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mea "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenan and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executor administrators and assigns and may be exercised by his or their attorney or agent.

SEVERABILITY

21. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective an valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicab law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating th remainder of such provision or the remaining provisions of this lease.

22. IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT THIS SHALL BE A NET-NET LEASE AND THAT ALL ITEMS OF EXPENSE FOR THE SUBJECT PREMISES SHALL BE THAT OF LESSEE. CONSEQUENTLY, AS ADDITIONAL RENT LESSEE SHALL PAY BENEFICIARIES OF THE LESSOR EACH MONTH ONE TWELFTH OF ALL EXPENSES INCLUDING, (BUT NOT LIMITED TO) THE FOLLOWING:

A) TAXES, ASSESSMENTS AND OTHER GOVERNMENTAL CHARGES, BASED UPON THE LAST ASCERTAINABLE BILLS THEREFORE.

B) INSURANCE PREMIUMS INCLUDING THAT FOR PUBLIC LIABILITY AND FIRE AND EXTENDED COVERAGE FOR THE BUILDING AND THE PROPERTY OF LESSOR THEREIN. ALL POLICIES OF INSURANCE SHALL BE IN AMOUNTS AND WITH INSURANCE COMPANIES APPROVED BY LESSOR. LESSOR SHALL BE DESIGNATED AS NAMED INSURED IN ALL SUCH POLICIES.

23. LESSEE SHALL HAVE THE RIGHT TO PAY THE GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS UNDER PORTEST AND TO TAKE SUCH ACTION AS LESSEE SHALL ELECT TO TAKE BEFORE THE BOARD OF APPEALS OR OTHER ASSESSING OR REVIEWING ADMINISTRATIVE BODIES AND BEFORE REVIEWING COURTS, FOR THE PURPOSE OF OBTAINING A REDUCTION AND REFUND OF GENERAL TAXES AND ASSESSMENTS.

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BENEFICIARIES OF THE LESSOR AGREES, AT THE REQUEST OF LESSEE, TO EXECUTE ANY AND ALL PROTEST FORMS OR OTHER FORMS OR DOCUMENTS WHICH MAY BE REQUIRED IN ORDER TO ASSIST LESSEE FOR OBTAINING SUCH REDUCTIONS OR REFUNDS OF GENERAL TAXES AND ASSESSMENTS. ANY AND ALL SUCH REFUNDS, WHEN OBTAINED, SHALL BE PAID OR CREDITED TO LESSEE.

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Property of Cook County Clerk's Office

If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

This lease consists of _____ pages numbered 1 to _____, including a rider consisting of _____ pages, identified by Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the Date of Lease stated above.

LESSEE: BARRETT MANUFACTURING, A DIVISION OF ALPHA CAST INC.

LESSOR: EXCHANGE NATIONAL BANK OF CHICAGO, TRUSTEE UTA #27063, DATED 9/27/72

BY: Patrick W. Slupik (SEAL)
GENERAL MANAGER

BY: [Signature] (SEAL)
ITS AGENT AND ATTORNEY

ASSIGNMENT BY LESSOR

On this _____, 19____, for value received, Lessor hereby transfers, assigns and sets over to _____ all right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to _____, 19____.

(SEAL)

(SEAL)

GUARANTEE

On this _____, 19____, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Lessee, Lessee's heirs, executors, administrators, successors or assigns of all covenants and agreements of the above Lease.

(SEAL)

(SEAL)

Note: Use Form Number 12-1P for assignment by Lessee.