

UNOFFICIAL COPY

STANDARD LAUNDRY ROOM LEASE

365

Phones: Home: _____

Office: _____

THIS INDENTURE, made this 21st day of November, 19 95, between Zeta Beta Tau

Fraternity, 576 Lincoln, Evanston, Ill., 60201

hereinafter call the LESSOR, and COIN-WASHER CO., 925 South Route 83, Elmhurst, Illinois, 60125 (832-4646); hereinafter called LESSEE.

WITNESSETH: That LESSOR, for and in consideration of the covenants and agreements hereinafter contained and made on the part of the LESSEE, does hereby demise and lease to LESSEE for use only by LESSEE, the premises know and described as the laundry room(s) or laundry area(s) in the building(s) commonly known as: Zeta Beta Tau Fraternity, 576 Lincoln, Evanston, Ill., 60201

No. Apts./Units 13
AS 21e
Model

to be occupied by the LESSEE, to install, place, and operate on said premises, coin metered laundry equipment for the use of the occupants of the building in which the demised premises are located, and for no other purpose. The manufacture, style, size, color, and type of energy used to be determined solely by LESSEE.

To have and to hold the same for a base term from: December 1, 1995 to: November 30, 2005

In consideration of said demise, and the covenants and agreements hereinafter expressed, it is covenanted and agreed as follows:

INITIAL AS 21c

1. LESSEE shall pay to LESSOR by U. S. Mail as rent for said premises 25% of the gross annual income derived from the laundry machines installed at the location mentioned above

paid semi-annually by check during the period that this lease shall remain in full force and effect.

2. LESSOR represents and warrants that LESSOR is owner, lessee, or duly authorized managing agent of the aforesaid premises and the LESSOR has the right and lawful authority to enter into and execute this lease under the terms and conditions hereinafter set forth, and that this lease will be binding upon all future heirs, executors, and assigns of the LESSOR, including any future owners, beneficiaries, or lessees of the building, it being the intention of the parties that the interest granted to the LESSEE herein shall run with the land and building title to the aforesaid laundry equipment (including the fixtures, wiring, plumbing, and accessories supplied or installed by the LESSEE) and to all monies deposited therein by the users thereof shall at all times remain solely in LESSEE and shall not at any time nor under any circumstances vest in LESSOR, and LESSEE shall have the right and privilege to remove the said equipment at the expiration or other termination of this agreement by lapse of time or otherwise. LESSOR shall be responsible for all real estate, county, city, or state taxes and licensing fees where applicable.

3. LESSOR covenants and agrees that LESSOR will not install and/or operate, not permit any individual, firm, company, or corporation (other than LESSEE) to install and/or operate, on said premises or any where on or about the building and/or building grounds; any washing and/or drying machines, either coin-operated or not, nor allow any laundry lines or wires, etc. on the premises and/or building grounds, at any time during the period that this lease shall continue in full force and effect as hereinafter provided.

4. LESSOR covenants that the premises have adequate utilities and proper venting and that at the time of installation there will be no building code violation which adversely affects the ability of LESSEE to install, operate, or maintain its laundry equipment. The laundry room shall have a properly pitched floor to an adequate and properly installed floor drain to preclude water damage to building or personal property.

5. LESSEE covenants and agrees to install and operate coin metered laundry equipment in said premises, and shall pay to LESSOR at his office, as rent for said premises, the sum equal to the above-stated percentages on all gross amounts, in excess of fourteen dollars per month per twelve pound laundry machine or in the case of laundry machines in excess of twelve pounds, the sum equal to one dollar and seventeen cents per each pound of laundry machine capacity. If the rental agreement is based on a flat rate, fourteen dollars per month per machine shall be paid out of the gross revenue in the machines first; and any flat rates shall be paid out of the balance of the monthly gross proceeds available. In the event of a robbery or vandalism of the laundry equipment the flat rate or percentage rental shall be adjusted on vandalism that occurred and an accounting for the prior period. Such accounting shall be supplied the LESSOR at the time of the rental payments. Charges made to the occupants of said premises for the use of said equipment, the denominations of coins to be deposited by them for such use, the manner of such deposits and the frequency of collection of such coins, and the times of such collections shall be determined solely by LESSEE. In the event that LESSOR requests to be present during LESSEE'S or LESSEE'S Agents collection or counting of the coins or tokens from the laundry machines, then LESSEE shall do so at a cost of eight dollars per machine during collecting or twelve dollars per machine for collecting and counting, payable by LESSOR to LESSEE or LESSEE'S Collecting Agent at that time. LESSOR shall furnish to LESSEE, at no charge, heat, gas, electricity, adequate exhaust venting for drying machines, adequate venting of laundry room proper, and hot and cold water to operate said equipment. LESSOR to be responsible for proper water supply and sufficient pressure for both hot and cold water, sufficient and proper electrical power supply and drainage supplied to or emitting from laundry room, and shall periodically inspect said plumbing to insure of such piping, as required, is in proper condition to operate said laundry equipment. Repairs that may be required to insure proper water supply, both hot and cold and proper drainage, either through replacement, cleaning or rodding and sufficient and proper electrical power supply shall be borne by LESSOR including any damages incurred by vandals, storm damages, or other Acts of God. The type of energy utilized to operate said drying machines shall be at the sole discretion of LESSEE. All costs incurred by the installation of proper gas, water, drainage, and/or electrical connections shall be the responsibility of LESSOR. LESSOR shall install such connections, if not now in place, immediately after signing of this lease. In the event that such necessary repairs to the utilities, or laundry room, are not completed by the LESSOR, within a reasonable amount of time, then the LESSEE may elect to make, or have made, such repairs with such costs being deducted from LESSOR'S commissions until such time that the total costs incurred by LESSEE are reimbursed to LESSEE. LESSEE shall provide LESSOR with billings for such work verifying total expenditure by LESSEE to make such repairs.

6. LESSOR agrees that it will protect its and the LESSEE'S best interests by promptly reporting the need of service for the said laundry machines, and by keeping the designated laundry space and laundry machines clean.

7. This Laundry Room Lease shall be considered to be extended for an additional period of ten years from the date of its expiration unless LESSEE shall give the LESSOR notice in writing at least sixty days prior to the end of its original term that said lease shall not be extended for the additional term. In consideration of such automatic renewal period, the LESSEE shall furnish the LESSOR, as additional rent, a sum equal to an additional five percent of the gross annual income, from the machines, subject to the same terms and conditions as stipulated in paragraph five of this lease. At the expiration of the extended term, this lease shall continue for additional aggregate like terms unless terminated by either LESSEE or LESSOR by a notice in writing by U.S. Registered or Certified Mail, one to the other, not less than three hundred sixty-five days, but not more than eighteen months, prior to the end of the extended term or any subsequent aggregate like terms thereafter. If property is sold or management is changed subsequent to the written notice provided herein, then said notice shall be null and void, and shall be considered rescinded. This lease shall be extended for any period of time that the laundry equipment, or the laundry area in the building proper, is unusable due to fire, flood, remodeling or any Act of God.

8. LESSOR agrees to permit LESSEE through its representative, free and unobstructed access to and egress from the installation. The occupants of the building shall have free and unobstructed access to the laundry room or laundry area for the purpose of using the laundry equipment. The LESSOR shall furnish the LESSEE, and building tenants with necessary entrance keys to allow free access to the laundry room upon signing of this lease, or in the event of a lock change of laundry room or entry door, as soon as such change has been completed.

9. LESSOR assumes responsibility for any loss, damage or destruction of said laundry equipment by fire, theft, or any other casualty and LESSEE agrees to procure and carry public liability insurance coverage (in liability limits of not less than \$100,000/\$300,000-\$100,000) insuring against all claims for personal injuries and property damage arising out of the use of said equipment.

10. At the termination of this agreement, LESSEE shall have the right of first refusal on any new contract either for the outright sale, rental or commission basis lease of washer and dryer in above said buildings.

11. In the event of a breach of this Lease by LESSOR, including but not limited to the unauthorized disconnection of LESSEE'S laundry equipment or the installation on the premises or on or about the building and/or building ground, of laundry equipment by LESSOR or any other person, firm, or corporation, or the obstruction of the use of the laundry room or laundry equipment by the buildings tenants or owners, the parties recognize that damages to LESSEE would be difficult to compute and therefore the agree that LESSOR shall pay to LESSEE as liquidated damages and not as a penalty a sum equal to 35 cents per day or each room in the building for the balance of the unexpired original term and renewal thereof, commencing with the month in which the breach occurred, payable immediately upon notice of payment due by LESSEE to LESSOR. In the event of such breach by LESSOR and LESSEE has invested in the installation, repair, replacement and/or decorating of LESSOR'S laundry facilities including but not limited to water piping, electrical piping and fixtures, gas piping, sanitary piping, carpentry work and/or decorating, or any amounts which LESSEE may have given LESSOR as a laundry room allowance, that such amounts shall be reimbursed by LESSOR and included in the ascertained liquidated damages and payable upon demand as herein set forth. LESSOR shall be responsible for reasonable Attorney's fees, court costs, and witness fees incurred by LESSEE in enforcing this lease agreement, or for any costs incurred, by LESSEE, for defense of the lease agreement. LESSEE shall have the right to remove its laundry equipment and other property any time after such breach and shall have no further obligation to install, maintain or operate such equipment in the subject Building.

12. The covenants and agreements contained herein is the full agreement between the parties, and neither party hereto shall be bound by any statement not included herein, and same shall be binding on the successors and assigns of the respective parties.

13. LESSOR represents that it is the owner, beneficiary, lessee or duly authorized managing agent of the building and that it has absolute right and authority to execute this lease. In the event of a change in ownership, and/or a condominium conversion, the LESSOR of title shall warrant and agree to supply and divulge all information regarding the Lease Agreement to the purchaser.

14. The LESSOR, agrees to assume all responsibilities for alterations to the premises that are required by law, including the Fair Housing Act of 1988 as amended, 42 U.S.C. § 3601, et seq., and regulations promulgated thereunder.

15. See reverse side of this lease for approximate location of Laundry Rooms and legal description of premises.

16. See reverse side of this lease for additional revisions.

LESSEE



COIN-WASHER COMPANY

Doc#: 1306645047 Fee: \$64.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
IDate: 03/07/2013 11:07 AM Pg: 1 of 3

LESSOR Zeta Beta Tau Fraternity,

Gamma Chapter
CORPORATION, PARTNERSHIP, TRUST, or INDIVIDUAL

By Zeta Beta Tau Fraternity by Adam Skulski

Title President

By _____

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Approximate Location of Laundry Room:



- 16. Paragraph 7, Line 11, 4th Word - shall read "than" as opposed to "that".
- 17. Paragraph 8, Line 5 - After the words "laundry room" shall read "and building".
- 18. Paragraph 11, Line 6 - Shall read "...damages to Lessee would be difficult to compute and therefore they agree that..."
- 19. Coin Washer Company agrees to pay Zeta Beta Tau Fraternity the sum of \$1400.00 (fourteen hundred dollars) for the purpose of a laundry room improvement fund. To be paid upon installation of Laundry Equipment.

Property of Cook County Clerk's Office



Coin Washer Company agrees to pay Zeta Beta Tau Fraternity the sum of \$1400.00 (fourteen hundred dollars) for the purpose of a laundry room improvement fund. To be paid upon installation of Laundry Equipment.



See notes contained in the original terms and conditions

