

UNOFFICIAL COPY

EXHIBIT A - MEMORANDUM OF LEASE



Recording requested by and mail to:
JETZ SERVICE CO., INC.
3750 N. CICERO AVENUE
CHICAGO, IL 60641

Doc#: 1412144025 Fee: \$42.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2014 10:45 AM Pg: 1 of 2

THIS MEMORANDUM OF LEASE is entered on this 27th day of March, 2014 by and between Hollywood Properties, LLC hereinafter referred to as

"LESSOR"), and Jetz Service Co., Inc., (hereinafter referred to as "LESSEE"). Lessor by these premises does lease to Lessee, and Lessee does hereby accept the possession of the room or rooms described below and located on the real property and improvements consisting of 96 multi-housing units, located at 1040 W. Hollywood, Chicago, IL 60600 * Lessor warrants and represents that only 0 units are plumbed with their own washer and or/dryer connections. **MAY ALSO BE KNOWN AS 5700 N. KENMORE, CHICAGO, IL**

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 901 NE River Road, Topeka, Kansas 66616-1133.

- 1. Exclusive use and possession of the Leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 323 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").
- 2. Term.** The term of this lease shall be for five (5) year(s) from the date of final installation of Lessee's laundry equipment plus any applicable renewal provisions. The Lessee is hereby given a right of first refusal to meet any competitive bid(s) to continue providing laundry service, or, for the purchase of laundry equipment by Lessor or its agent to serve the property in which the leased property is located, if this lease is not renewed or expired. This right of first refusal provision is applicable to any successor Lessor only.
- 3. Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.
- 4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Illinois)
)ss
 COUNTY Cook)
 Hollywood Properties, LLC LESSOR
 By Jonathan Schnell
Jonathan Schnell
 Print Name
 OFFICIAL SEAL
 MOSHE Y. DAVIS
 Notary Public - State of Illinois
 My Commission Expires Jul 18, 2015
 This instrument was acknowledged before me on April 6th, 2014
 by Jonathan Schnell as President of Hollywood Properties
 My commission expires: 7/18/14
 Notary Public within and for said County and State

STATE OF Missouri)
)ss
 COUNTY Clay)
 JULIANNA MORENAS
 My Commission Expires November 1, 2015
 Clay County
 Commission #112625
 JETZ SERVICE CO. INC. LESSEE
 By Christopher J. Sommers
Christopher J. Sommers
 Print Name
 This instrument was acknowledged before me on April 14th, 2014
 by Christopher J. Sommers as Regional Sales Mgr. of Jetz Service Co. Inc.
 My commission expires: 11/01/2015
 Notary Public within and for said County and State

S yes
 P 2
 S 1
 M yes
 SC yes
 E no
 INT 2

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1040 W. HOLLYWOOD AVENUE

PIN – 14-05-405-024-0000

LEGAL DESCRIPTION

LOTS 10, 11 AND 12 IN BLOCK 5 IN COCHRAN'S ADDITION TO EDGEWATER, SAID ADDITION, BEING A SUBDIVISION OF THE SOUTH 1946 FEET OF THE WEST 1320 FEET OF THE EAST FRACTIONAL $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office