

# UNOFFICIAL COPY

CO-10-07  
86322567

1. THIS AGREEMENT made this 17th day of December 19 81, by and between K & R Delivery, Inc. as LANDLORD and UNIVERSAL OUTDOOR, INC. as TENANT.

2. WITNESSETH: The LANDLORD hereby leases to the TENANT a portion of the premises described herein: (a legal description of the subject property is attached hereto and made a part hereof) with the Permanent Property Index Number of 08-25-202-007 and commonly known as 255 W. WILLE ROAD, DES PLAINES, ILL. 60018

necessary for the erection, maintenance and illumination of a (~~single~~) (~~double~~) (back-to-back) advertising sign structure, each face of which will not exceed the approximate dimensions of 20 x 60 feet, except for any extensions that are incidental to the industry.

3. The location of the sign structure, <sup>pole</sup> shall be approximately 54<sup>60</sup> feet from the south lot line and 10 feet from the west lot line with the approximate location shown on Exhibit "A", which is attached to and a part of this lease.

4. This lease shall be for a term of 10 years and shall commence and the first rent shall be due on the date construction begins with all subsequent rents being paid monthly in advance as follows:  
1st thru 5th year - \$ 9,500 per annum - \$ 791.67 per month  
6th thru 10th year - \$ 10,500 per annum - \$ 875.00 per month

5. The TENANT will not advertise anything that will directly conflict with K & R Delivery, Inc. on the aforementioned sign.

6. This lease shall be subject to the securing of state and local building and sign permits.

7. The TENANT shall indemnify and save harmless the LANDLORD from all liability however arising to any and all persons or property, whether for personal injuries or otherwise, by reason of the erection, maintenance, operation of the sign or any part thereof, or any device or appliance used in connection therewith, and from any damage or injury resulting to any persons or property whatsoever from defects in or defective condition of that portion of area controlled by the TENANT.

8. The TENANT shall not allow any liens to encumber the property resulting from TENANT'S actions in erecting and maintaining the aforesaid advertising sign structure.

9. The TENANT shall keep the sign, structure, and attached appurtenances insured throughout the term of this lease against claims for personal injury and/or property damage under a policy of general liability insurance.

10. The sign placed on the premises hereby leased by the TENANT shall always remain the personal property of the TENANT and shall be removed by the TENANT at the expiration of this term or any renewal thereof.

11. The LANDLORD represents that he is the owner or agent of the property herein described and has full authority to make this lease. This agreement shall in all respects be considered a lease and any other legal interpretation thereof shall not effect its irrevocability until the expiration of the term herein granted and any renewals thereof, if any renewals are granted.

12. If the sign on the premises hereby leased shall become entirely or partially obstructed, or if the value of the location for advertising purposes shall become diminished by changes of highway or direction of traffic, or should the TENANT be prevented from maintaining its sign by any Governmental Agency, this lease shall terminate at the option of the TENANT, on sixty (60) days notice given to the LANDLORD by registered mail.

13. At the end of the term herein granted, this lease will automatically renew itself on a year to year basis under the same terms and at the same rental rate then in effect unless otherwise terminated by either party by giving thirty (30) days notice in writing by registered mail.

14. I [Signature] do hereby give UNIVERSAL OUTDOOR, INC. my permission and limited power of attorney to act in my behalf for the purposes of applying, if necessary, for zoning variances for the aforementioned sign structure from the necessary governmental authorities.

15. This lease shall inure to the benefit of and be binding upon the personal representatives, successors, and assigns of the parties thereto.

*[Handwritten Signature]*

86322567

LANDLORD K & R Delivery, Inc  
 BY [Signature] TITLE VP  
 TENANT UNIVERSAL OUTDOOR, INC.  
 BY Arthur S. Johnson Jr TITLE Leasing agent.  
 WITNESS \_\_\_\_\_

All notices and correspondence from LANDLORD to TENANT are to be sent to the following address:

UNIVERSAL OUTDOOR, INC.  
 520 North Michigan Avenue #1622  
 Chicago, Illinois 60611

All notices, correspondence, and payments from TENANT to LANDLORD are to be sent to the following address:

K & R Delivery, Inc.  
 255 West Oakton Street  
 Des Plaines, Illinois 60018

ADDENDUM: The landlord hereby grants to the tenant an easement  
along the westerly 10 feet of the subject property  
for the purposes of supplying electricity to the  
above mentioned sign. All Electricity for the subject  
sign to be paid for by the tenant.

The tenant will pay for any increase in taxes on the subject property that are a direct result of the tenants sign structure being located thereon. The landlord will supply to the tenant proof of the above mentioned increase in taxes from the assessors office of Cook County, IL

Lease payments to begin within 18 month from the date hereof or this lease may be terminated by either party.

*[Handwritten initials]*

86322567

WILLE RD.

33

220.75

209.27

ELK GROVE TWP.  
COOK COUNTY, ILL

(P.P.I. #  
08-25-202-007)

- 006

- 007

- 010

P. J. GRECO

P. J. GRECO

202

TIP  
Transport  
Pool Due  
Trailer  
Rental  
298-1747

298-4400  
K+R DELIVERY  
K+R TRUCKS  
+ Rentals

OPEN

Approximate location  
of 20' X 60' back  
to back monopole  
sign structure



Drainage  
261.8

NATURAL GAS PIPELINE - 005

Drainage  
86328567

83.4  
R/W LIMIT  
131.6

TOLL ROAD

PR. TOLL RD.

Handwritten signature and initials

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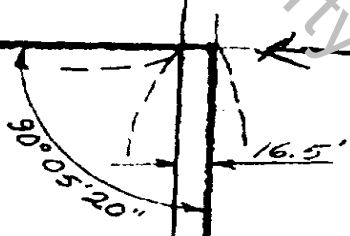
That part of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township Third Principal Meridian, described as follows:

Commencing at a point on the West line of the Northeast 1/4 of said Section 25, corner of the Northwest 1/4 of said Section 25; thence South 72° 33' 26" East 70° 35' 24" East, 83.4 feet to the point of beginning of the tract herein; thence North 72° 33' 26" West 327.3 feet to a point; thence North 69° 59' 00" West 17.3 feet North east 1/4 of said Section 25; thence North along the West line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 25 to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 25; thence South on the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 25, to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 25; thence North 350.9 feet North (as measured on said East line) Northeast 1/4 of said Section 25; thence North 69° 59' West, 245 feet to a point; thence North 70° 35' 24" East, and passes through the point of beginning; thence South 70° 35'



Property of

WILLE



N 1/4 line SW 1/4 - NE 1/4 Sec. 25 - 41-11

1334.805'

as of

185

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Property of Cook County Clerk's Office

Township 41 North, Range 11 East of the

Section 25, 304.0 feet North of the Southwest  
33' 26" East, 261.8 feet to a point; thence

North  
thence North

223 feet to a point in the West line of the

line of the Northeast 1/4 of said Section 25

Section 25; thence East on the North

to the East line of the Southwest 1/4 of the

of the Southwest 1/4 of the Northeast 1/4 of

said East line) of the intersection of said East

and the North line of the South 82.5 feet of the

feet to a point in a line that has bearing of

South 70° 35' 24" West, to the point of beginning.

subject to the right of the public in that part of tract falling  
also -

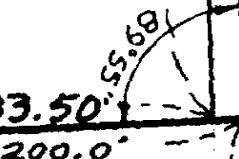
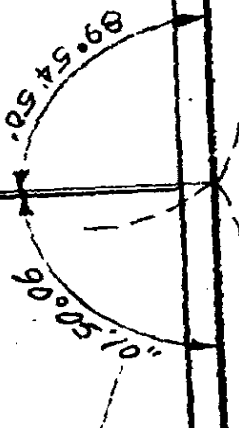
The Southeast 1/4 of the Northeast 1/4 of Section 25, Town  
Meridian, excepting from said tract the South 82.50 feet  
lying Southwesterly of a line 82.5 feet Northeastly  
the following described line: Beginning at a point in  
1/4 of said Section 25, 345.5 feet North of the South  
1/4 of said Section 25, and running thence South 69°  
of the Northeast 1/4 of said Section 25, said point  
of the Southeast 1/4 of the Northeast 1/4 of said Sec  
part of HARRY WILLE'S SUBDIVISION of the West 4  
200.0 feet of the Southeast 1/4 of the Northeast 1/4 of  
subject to the right of the public in those parts of s.

*Red*

1334.805

400  
North Line SE 1/4 NW

1837.61'



HARRY WILLE  
SUBDI

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8 6 3 2 2 5 6 7

Exhibit "B"

That part of North West 1/4 lying northeasterly of the Northeasterly line of the North West highway of Section 16, Township 42 North, Range 10 east of the Third Principal Meridian more particularly described as follows: Beginning at the North East corner of Northeast 1/4 of North West 1/4 of said Section 16; thence south 219.8 feet, thence north west at an angle of 59 degrees 06 minutes, 436.1 feet to the point of intersection with north line of said Section 16; thence east 374.6 feet to the point of beginning, is Cook County, Illinois.

Property of Cook County Clerk's Office

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