405, 12/81

This Instrument Was Prepared By: (and after vecording mail to) William 5. McDowell, Jr. 180 North LaSalle Street Chicago, Illinois 60601

SHORT FORM LEASE AGREEMENT

Melrose Park Bank & Trust. 1987, by and between , under ("Lessor") and ("Lessee"). Fair Automotive Mepair

WITNESSETH:

- Lease and Description of Premises. Lessor hereby leases to Lessee and Lessee leases from Lessor, on the terms and subject to the conditions specified in that certain Lease Agreement dated even date herewith between Lessor and Lessee (the "Lease") those certain premises, together with all and whatever improvements thereon and appurtenances thereto (all being he einlifter referred to as the "Premises"), which are commonly known as 1837 North Manntein Road, Stone, Park, Illinois and are legally described in annexed Exhibit A.
- Term. The term of this lease shall commence on the date hereof, and 31 ,2001. shall end on December
- Renewal Option. Under the Lease, Lesse has certain options to extend the term of the Lease for two (2) successive five (3) year periods.
- Right of First Refusal. Under the Lease, Lessee has a certain right of first refusal in the event Lessor desires to sell the Premises.
- Notice of Lease. This Lease is executed and recorded icc the purpose of giving notice of the Lease as if fully set forth herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Melrose Park, Bank & Trust,

Fair Automotive Repair, Inc.

. LESSOR

. LESSEE rext Dage

Cynthia T. Asst. Vice President & Trust Unifor

Executed and delivered by the MELROSE PARK BANK AND TRUST, not in its individual capacity, but solely in the capacity herein described for the purpose of binding the herein described property, and subject to the express condition, anything herein to the contrary notwithstanding, that no personal flability or responsibility is assumed by the MELROSE PARK BANK AND TRUST, by virtue hereol, all such personal liability, if any being expressly waived and released by all other parties hereto, and those claiming by through or under them.

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405, 12/81

This Instrument Was Prepared By: William S. McDowell, Jr. 180 North LaSalle Street Chicago, Illinois 60601

SHORT FORM LEASE AGREEMENT

Melrose Fach Bank & Trust, not personally, Trust Agreement dated 12/1/87 and known	but as Trustee under ("Lessor") and	
Fair Automotive Repair, Inc.	("Lessee").	
WITARESETT	•	
WITNESSETH	<u>ı</u> :	
and Lessee leases from Lessor, on the terms and that certain Lease Agreement dated even date he "Lease") those certain premises, together with a and appurtenances thereto (all being hereinafter are commonly known as 1837 North Mancheim and are legally described in annexed Exhibit A	erewith between Lessor and Lessee (the ll and whatever improvements thereon referred to as the "Premises"), which	
2. <u>Term.</u> The term of this lease s shall end on <u>Leculou 3/</u> , 20 07.	hell commence on the date hereof, and	
3. Renewal Option. Under the extend the term of the Lease for two (2) succ	Lease, Lessee has certain options to essive five (5) year periods.	
4. Right of First Refusal. Under first refusal in the event Lessor desires to sell the	the Lease, Lessee has a certain right of Premises.	
5. Notice of Lease. This Lease is of giving notice of the Lease as if fully set forth h	executed and recorded for the purpose erein.	
IN WITNESS WHEREOF, the parties h the day and year first above written.	ave hereunto set their hands and seals	
Melrose Park Bank & Trust, as Trustee as aforesaid	Fair Automotive Repair, Inc.	
By: , LESSOR	By Japan Cabella, LESSEE	
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Section 2

	STATE OF \underline{TLL}) SS. COUNTY OF \underline{COOK})
Asst.	I, The UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cynthia T. Sikora IN Melmse Pk. Rk. & Interpretations Processionally known to me to be wine in the said instrument, appeared before me this day in person and acknowledged that She signed and delivered the said instrument as Nell own free and voluntary act, for the uses and purposes therein set forth.
	Given under my hand and Notarial Seal this 281 day of 0EC,
	My commission expires: Notary Public
	My commission expires:
	4/29/90
	COCK ROUNTY, ILLINDIS FILED FOR RECORD
	1987 DEC 28 PN 2: 47 8 7 6 7 6 6 9 9
	STATE OF <u>Conk</u>) ss.
(I, Keistine A. Stewart, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERRIFY that Dayle S. Wakefield, who is personally known to me to be
	the same person whose name \(\sigma\) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \(\he\) signed and delivered the said instrument as \(\he\) own free and voluntary act, for the uses and purposes therein set forth.
	Given under my hand and Notarial Seal this 28 plday of Decomber,
	Notary Public
	My commission expires:

EXHIBIT "A"

LEGAL DESCRIPTION OF AND MATTERS AFFECTING TITLE TO PREMISES

Legal Description

Lots 7, 8 and 9 in Block 1 in H. O. Stone and Company's World's Fair Addition a Subdivision of that part of Section 4, Township 39 North, Range 12 East of the Third Principal Meridian, lying North of Indian Boundary Line except that from all of "Soffel's Subn" also that part of Section 4 South of Indian Boundary line North of Elgin Road (Lake Street) and West of Henry Soffel's Third Addition to Melrose Park also that part of said Section 4 lying South of the Indian Boundary Line West of the center line of 33rd Avenue, produced North and North of the center line of Soffel Avenue together with Lot "E" of said Henry Soffel's 3rd Addition to Melrose Park (except that part of Lot 9 taken by the Department of Transportation in Case 77L3829) all in Cook County, Illinois. all in Cook County, Illinois.

Common Address: 1837 North Manheim Road, Stone Park, Illinois

Permanent Real Estate Tax Index Numbers: 15-04-100-001-0000 -/0+9 15-04-100-002-0000 - 10+8 15-04-100-003-0000 - 10+7

Matters Affecting Title

on Clertico General real estate taxes which are a ken on the Premises but not yet due and payable.

Clort's Office