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COOK COUNTY, ILLINOIS  
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LAUNDRY ROOM LEASE AGREEMENT

Date: February 23, 1987

Lessor: Inland Property Management, Inc. ("Lessor"), as agent for the beneficiary of the legal owner of the Premises, American National Bank and Trust Company of Chicago, as successor trustee to Central National Bank in Chicago as Trustee under a Trust Agreement dated August 31, 1977 and known as Trust No. 2265 ("Trustee")

Address: 2210 Midwest Road, Oak Brook, Illinois

Name and Location of Premises: 14000 Walter Dr., Woodcrest Apts. Crestwood, Illinois

Number of Buildings: One (1)

Number of Apartments: Six (6)

Lessee: Standard Vending Corporation

Address: 5329 Main Street, Downers Grove, Illinois 60515

Lease term commences: April 25, 1988

Expiration of initial term: April 24, 1998

Rental: 35% of gross coin receipts

In consideration of the rental and the mutual covenants conditions stated below, the Lessor and Lessee named above agree as follows:

1. LEASE OF LAUNDRY ROOM. Lessor leases to Lessee the area(s) or room(s) in the building(s) ("Building") on the premises described above ("Premises") which are currently being utilized as the laundry room(s) ("Laundry Room"). Lessee shall be permitted to use the Premises for the purpose of installing, servicing and repairing coin operated washing machines and dryers and operating its business of providing coin-operated laundry equipment for tenants of the Building. If the Premises consists of more than one (1) Building and/or there is more than one (1) Laundry Room in a Building, this Lease Agreement shall apply to each Laundry Room in each Building. Attached hereto as Exhibit A is a legal description of the Premises.

2. OPERATION OF EQUIPMENT. Lessee agrees to install, service and maintain the laundry equipment at its expense, except for damages or repairs caused by the Lessor or its agents or employees. Any claim by Lessor of inadequate service by Lessee must be made by notice to Lessee as provided in Paragraph 14. Lessee shall have a reasonable opportunity thereafter (not less than 72 hours from actual receipt of such notice) to repair or replace any machines not in working order. The selection, number and location of laundry machines and equipment and all charges for use thereof shall be determined solely by Lessee. All monies deposited in such equipment for the use thereof shall be the

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property of Lessee. All licenses required to operate such equipment shall be paid for by Lessee.

3. ACCESS TO LAUNDRY ROOM. Lessee shall have exclusive control and possession of the Laundry Room except that Lessor shall have the right of access to the Laundry Room for any purpose necessary for the operation of the Building which does not interfere with the Lessee's operation and maintenance of its laundry equipment. Lessee agrees to allow the tenants of the Building to have free and unobstructed access to the Laundry Room at all times for the purpose of using the laundry equipment. If the operation of Lessee's business at any one or more Laundry Room becomes impaired due to interruption of any utility service, fire, flood or other casualty, or any other cause, Lessor shall immediately undertake to repair and restore any affected Laundry Room to its previous condition and complete such work as soon as is reasonably possible. Lessee shall not be required to maintain any laundry equipment in any Laundry Room during any period during which access to such Laundry Room is impaired.

4. RENTAL. As full and complete payment to Lessor for rental of the Laundry Room, and for the privileges, rights, services and utilities as hereunder provided, Lessee shall pay to Lessor, at the address indicated above or at such other address designated by the Lessor in writing, the rental stated above with respect to the term of this Lease, which is stated as a percentage of the gross coin receipts received by Lessee from its coin operated laundry equipment in the Laundry Room, payable at least every (6) months. Lessor shall have the right to request a field audit (an on-site audit of coin collections made at the Laundry Room), upon reasonable prior notice, not more than once during each calendar year during the term of this Lease, provided Lessor pays to Lessee the then prevailing charges of Lessee for such an audit.

5. IMPOSITION OF TAXES. In the event of the passage after the date of this Lease of any law of either the state, county, municipality or other governing jurisdiction in which the Premises is located, imposing any tax, either directly or indirectly, on the operations of Lessee or the use of the laundry equipment to be provided by Lessee hereunder, or on any other activity of Lessee rendered under the provisions of this Lease, Lessee may pay such tax and deduct the amount of such tax from the rental due hereunder.

6. UTILITIES. Lessee may connect its laundry equipment to and through the electric, water, heat, gas and sewer lines and systems in the Building and use such utilities at no additional charge to Lessee. Lessor shall at all times and at its cost maintain all such utilities and utility connections in good working order. Lessor shall undertake all repairs and replacements immediately upon discovery that such are needed and complete them as soon as reasonably possible.

7. EXCLUSIVE LAUNDRY EQUIPMENT. Lessor represents that at the time of commencement of the term of this Lease there will be no laundry equipment in the Laundry Room, that no other lease will be in force or in effect upon commencement of the term of this Lease in connection with the operation of any other metered or non-metered laundry equipment anywhere on the Premises for general use by tenants, and that Lessor will not, during the term of this Lease or renewal hereof, install or use or permit any other person, firm or corporation to install or use any laundry equipment anywhere on the Premises. During the term of this Lease, Lessor shall not offer or permit any of the tenants in the Building to use any laundry equipment located on any premises which are within a one (1) mile radius of the Premises and in which Lessor or its principal or any beneficiary of the Trustee has any legal or beneficial interest.

8. CONDITION OF PREMISES. Lessor represents that at the time of installation of Lessee's equipment and at all times thereafter there will be no dwelling code violation nor any other violation of law, ordinance, rule or regulation which adversely

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affects the ability of Lessee to install, operate or maintain its laundry equipment and that the Building has at the time of installation and at all times will continue to have adequate utilities and lighting, including heat, cooling, water, venting, ventilating, utility connections and floor drainage. Lessor shall at its cost provide all janitorial and housekeeping services for the Laundry Room, and shall be responsible for maintaining the Laundry Room in a neat, clean and appropriately decorated condition.

9. SECURITY. Lessor shall provide adequate security for the Laundry Room and Lessee's equipment therein. In the event Lessor fails to provide such security and Lessee's equipment is stolen, burglarized or vandalized, or in the event of a fire in the Laundry Room resulting in damage to Lessee's equipment, Lessee may, at its option, either terminate this Lease or withhold the rentals otherwise payable hereunder until Lessee is reimbursed by Lessor for its loss and damage resulting therefrom or until a sufficient sum is withheld from the rentals to compensate Lessee for such loss and damage. It is agreed that the loss and damage referred to herein shall include the cost of all labor and materials furnished to said equipment and required to repair said equipment and in the event of theft, then the fair cash market value of a replacement for said equipment, provided that in no such event shall the amount due because of such theft be less than the sum of one hundred (\$100.00) Dollars for each single load washer and/or dryer and two hundred (\$200.00) Dollars for each double load washer and/or dryer.

10. TITLE TO EQUIPMENT. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts, conduits and accessories supplied or installed by Lessee, together with all additions and accessions thereto and all substitutions and replacements, shall at all times remain in and be held by Lessee and upon the expiration or termination of this Lease by lapse of time or otherwise, Lessee shall have the right to remove all such property from the Building and the Premises.

11. (a) TERM. The initial term of this Lease shall be as set forth above and shall automatically be renewed thereafter for a period of four years ("first renewal term") unless either party serves written notice upon the other on a date which is 180 days prior to the scheduled expiration of the initial term of its intention that this Lease not be so renewed or extended. If this Lease is not so terminated at the expiration of the initial term, then at the expiration of the first renewal term, this Lease shall automatically be renewed for successive terms of 13 years each unless either party serves written notice upon the other on a date which is 180 days prior to the expiration of the first renewal term or any subsequent renewal period of its desire that this Lease not be so renewed or extended.

(b) The parties acknowledge the existence of a lease of the Laundry Rooms which is presently in effect (the "Existing Lease") with a current lease term which expires on April 24, 1988. The current lessee under the Existing Lease is Best Coin-Op, Inc. As provided on the first page of this Lease, the term of this Lease shall commence on the date specified, which is the first day following the end of the current term of the Existing Lease; provided, however, that if the Existing Lease for any reason terminates prior to the end of the current lease term, the term of this Lease shall commence on the date Lessee installs its laundry equipment in the Laundry Rooms, but in all events no later than thirty (30) days after the early termination of the Existing Lease. Lessor shall give notice to Lessee of such early termination immediately upon its occurrence, and Lessee shall have a reasonable time after such notice to install its laundry equipment in the Laundry Rooms. The Existing Lease provides for the automatic renewal of the current lease term on a month-to-month basis unless notice of termination is given to the lessee thereunder by the lessor not less than 120 days prior to the scheduled expiration of the current term of the Existing Lease.

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Lessor (being the assignee of the lessor under the Existing Lease) agrees to give timely and proper notice so as to effect termination of the Existing Lease at the end of its current term. If the Lessor hereunder fails to give such timely notice, Lessee, at its option, shall be entitled to collect as liquidated damages a sum equal to fifty cents (\$.50) per day for each apartment in each of the Buildings multiplied by the number of days in the renewal term under the Existing Lease.

12. INSURANCE. Lessee agrees to procure public liability insurance coverage in limits of not less than \$100,000/\$300,000 insuring against risks of personal injuries and property damage out of use or operation of Lessee's laundry equipment, but Lessee shall not be responsible for any injury, loss or damage caused by a breach of Lessor hereunder or any other act or omission of anyone acting on Lessor's behalf. Lessor shall at all times maintain insurance containing such coverages and in such amounts as will compensate Lessee fully for any and all losses occurring to Lessee's employees and laundry equipment by reason of any act or omission of any and all persons acting on Lessor's behalf and by reason of criminal activity, including, without limitation, vandalism. Upon the commencement of the term of this Lease, Lessor shall furnish Lessee with copies of all applicable insurance policies and certificates of insurance which shall name Lessee as a certificate holder and shall provide for the coverages stated above as well as the obligation of the insurer to give Lessee at least thirty (30) days' prior notice of cancellation. Subsequent to the commencement of the term, promptly upon Lessee's request from time to time, Lessor shall provide current certificates of insurance which shall comply with the terms of this paragraph.

13. BREACH OF LEASE. In the event of a breach of this Lease by Lessor, which breach shall continue for five (5) days after written notice thereof by Lessee (including but not limited to the unauthorized disconnection of Lessee's laundry equipment or the installation of laundry equipment by Lessor or any other person, firm or corporation), the parties recognize that damages to Lessee would be difficult to compute and therefore they agree that, at the option of Lessee, (a) Lessor shall pay to Lessee at the expiration of such 5-day notice period as liquidated damages and not a penalty an aggregate sum equal to fifty cents (\$.50) per day for each apartment in each Building multiplied by the number of days remaining for the balance of the unexpired initial term of this Lease or renewal thereof (such number of days determined from the day on which the breach occurred) plus all costs and attorneys fees incurred by Lessee in enforcing this Lease, in which event 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 or any other building; or (b) Lessor shall consent to the entry of a temporary and/or permanent injunction to restrain any violation of this Lease by Lessor and all persons acting for him or with him, together with all costs and attorneys fees incurred by Lessee in enforcing this Lease. The rights and remedies of Lessee specified in this Lease shall be in addition to and not exclusive of any other rights and remedies to which Lessee is entitled whether at law or in equity.

14. NOTICES. All notices herein required shall be in writing and shall be served on the parties at the addresses shown on the first page of this Lease. The mailing of such a notice by United States Mail, postage prepaid, registered or certified mail, return receipt requested, shall be sufficient service effective when mailed. In the event a party has assigned its interest under this Lease, notice to such party must be served on the assignee of such party.

15. AUTHORITY TO SIGN. Lessor represents that Trustee is the legal owner of the Building and that the beneficiary of the Trustee has granted Lessor the authority to execute this Lease.

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16. SUCCESSORS. This Lease shall be binding upon and shall inure to the benefit of the Lessor, all beneficiaries of the Trustee and the Lessee and their respective successors and assigns, including any future owners, beneficiaries or lessees of the Premises, it being the intention of the parties that the interest granted to Lessee herein shall run with the land and Buildings.

17. ENTIRE AGREEMENT. This Lease represents the entire agreement between the parties regarding its subject matter and this Lease may not be amended, altered or modified unless in writing and signed by both parties.

18. GOVERNING LAW. This Lease shall be governed by the Laws of the State of Illinois.

LESSEE:

Standard Vending Corporation

By: Robert D. Kogut  
President

LESSOR:

Inland Property Management, Inc., as agent as aforesaid

By: [Signature]  
President

ATTEST:

[Signature]  
Secretary

ATTEST:

[Signature]  
Secretary

This instrument prepared by:

Robert D. Kogut  
5329 Main Street  
Downers Grove, Ill. 60515

MAIN - BOX 25

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IN SENATE  
JANUARY 10, 1900

REPORT  
OF THE  
COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
MAY 15, 1899

ALBANY, N. Y.:  
J. B. WHITTAKER, STATE PRINTER,  
1899.

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STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_ a notary public, in and for said county in the state aforesaid, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as Vice President and Secretary of Inland Property Management, Inc., an Illinois corporation, appeared before me this day in person and severally acknowledge that they, being thereunto duly authorized, signed and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_ .

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )

I, \_\_\_\_\_ in and for said county in the state aforesaid, do hereby certify that Robert D. Kogut and Vicki K. Schultz personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as President and Secretary respectively of Standard Vending Corporation appeared before me this day in person and severally acknowledge that they, being thereunto duly authorized, signed and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_ .

\_\_\_\_\_  
Notary Public

My commission expires:

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STATE OF ILLINOIS  
COUNTY OF COOK

IN SENATE, January 1, 1908.  
REPORT  
OF THE  
COMMISSIONERS OF THE  
LAND OFFICE,  
IN RESPONSE TO A RESOLUTION  
PASSED BY THE SENATE  
MAY 15, 1907.  
CHICAGO: THE STATE OF ILLINOIS  
PRINTING OFFICE, 1908.

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STATE OF ILLINOIS  
COUNTY OF COOK

REPORT  
OF THE  
COMMISSIONERS OF THE  
LAND OFFICE,  
IN RESPONSE TO A RESOLUTION  
PASSED BY THE SENATE  
MAY 15, 1907.

CHICAGO: THE STATE OF ILLINOIS  
PRINTING OFFICE, 1908.

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EXHIBIT A

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PARCEL 1:

LOT 16 IN WOODCREST RESUBDIVISION OF WOODCREST SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1976 AS DOCUMENT 23641278 IN COOK COUNTY, ILLINOIS

PIN 28-04-401-066 HFO M.

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