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Recording Requested By:

When Recorded Mail To:

Property of The Money Store Investment Corp
201 N. Franklin Ave., Chicago, Ill 60610
Cook County Recorder's Office
11/7/8

STANDARD ASSIGNMENT OF LEASE AND RENTS (LESSOR'S INTEREST)

THIS AGREEMENT is made this 26th day of February, 19 72, by and between The Money Store Investment Corporation, as Assignee, Carolina Ayala as Lessor and \$31.50 Assignor, and Crystal Flower Shop, Inc. DEPT-01 RECORDING 11/11/11 TRAM 1242, 03/04/92. 15:48:00 44802 \$ A *--92-139987 COOK COUNTY RECORDER

RECITALS

- A. Assignor and Lessee have entered into that certain real property lease dated 12/26/71 as Lessor and Lessee respectively, for the rental of those certain premises described as:
201 N. Franklin Ave., Chicago, Illinois 60610
- (the "Premises"). Said lease or memorandum thereof, together with any extensions, amendments, modifications and guarantees thereof, shall be referred to herein as the "Lease" and is attached hereto as Exhibit "A".
- B. Assignor desires to obtain a loan from Assignee in the principal sum of \$ 200,000.00, as evidenced by that certain promissory note dated February 26th 1972 (the "Loan").
- C. In order to induce Assignee to make the Loan to Assignor, Assignor desires to assign its rights in the Lease to Assignee as additional security for the Loan.

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THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereby agree to the following terms, covenants and conditions:

TERMS, COVENANTS AND CONDITIONS

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1. **Assignment of Lease Interest.** Assignor hereby irrevocably grants, transfers and assigns to Assignee, its successors and assigns, all of the rights, title and interest of Assignor in and to the Premises including without limitation all rents, income and profits derived therefrom, for the purpose of securing (a) payment of the principal, interest and all other sums now or at any time hereafter due Assignee relating to, or arising from the Loan and any extension, modification, replacement or renewal thereof; (b) payment of such further sums as Assignor or its successors or assigns may hereafter borrow from Assignee, when evidenced by another note reciting it is so secured; and (c) performance and discharge of each term, covenant and condition of Assignor contained herein or in another agreement relating to or arising from the Loan. So long as Assignor is not in default under this Assignment or any other document related to the Loan, now or hereafter executed, Lessee shall have exclusive possession of the Premises.
2. **Collection of Rents.** So long as there shall exist no default by Assignor in the payment of any indebtedness secured hereby or in the performance of any obligation of Assignor herein or in the Loan, Assignor shall have the right to collect, but not more than thirty (30) days prior to accrual, all rents, issues and profits from the Premises and to retain, use and enjoy the same.
3. **Payment in Full.** Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or filing of an instrument of satisfaction or full release of the Loan, this Assignment shall terminate.
4. **Performance by Assignor.** Assignor shall fulfill and perform each and every condition and covenant of the Lease required to be fulfilled or performed by the Lessor thereof. Assignor shall give prompt notice to Assignee of any notice of default under the Lease received by Assignor together with a complete copy of any such notice. At the sole cost and expense of Assignor, Assignor shall enforce, short of termination of the Lease, the performance or observance of each and every covenant and condition of the Lease to be performed and observed by the Lessee and shall not modify nor in any way alter the terms of the Lease, terminate the Lease nor accept the surrender thereof unless required to do so by the terms of the Lease.
5. **Rights Assigned.** The rights assigned hereunder include, without limitation, all of Assignor's rights and powers to modify or terminate the Lease, or to waive or release the Lessee from the performance or observance of any obligation or condition thereof, or to request, anticipate or accept rents thereunder for more than thirty (30) days prior to accrual, and to receive or demand any insurance or condemnation proceeds relating to the Premises. Assignee may apply any or all insurance or condemnation proceeds to the indebtedness or obligation secured hereby, whether or not any such indebtedness is then due and payable. Assignee shall have no obligation to apply any such proceeds to restoration of the Premises.
6. **Defensive Actions.** At Assignor's sole cost and expense, Assignor shall appear in and defend any action growing out of or in any manner connected with the Lease, any subleases, the security hereof, or the obligations or liabilities of Assignor or Assignee. Assignor shall pay all costs and expenses, including costs of attorneys' fees, in any such action or proceeding in which Assignee may appear to enforce this Assignment.
7. **Rights of Assignee.** Should Assignor fail to perform or otherwise breach any term of the Lease, then Assignee, but without obligation to do so and without notice to or demand on Assignor and without releasing Assignor from any obligations herein or under the Lease or the Loan, may, without limiting its general powers, appear in and defend any action purporting to affect the security hereof or the rights or powers of Assignee and perform any obligation of the

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Assignor under the Lease. In exercising any such powers, Assignor may incur and pay costs and expenses, including attorneys' fees. Assignor shall pay immediately upon demand all sums so expended by Assignee, together with interest thereon at the rate at which principal bears interest under the Loan. Interest shall accrue from the date such sums are disbursed. Assignor's obligation to repay such sums shall be secured hereby and by any other collateral relating to the Loan.

8. **Acceleration.** In addition to any cause set forth in the promissory note or other documents relating to the Loan, the whole of the Loan shall become due, at the option of Assignee, after any attempt by Assignor to exercise of the rights described in paragraph 5 hereinabove, or after any default by Assignor hereunder.
9. **Remedies of Assignee.** After any attempt by Assignor to exercise any of the rights described in paragraph 5 hereinabove, or after any default by Assignor in the payment of the Loan, or in the performance of any obligation of Assignor herein or arising from the Loan, Assignee, at its option, without notice, irrespective of whether Declaration of Default under any deed of trust has been delivered to the trustee thereunder and without regard to the adequacy of security for the indebtedness hereby secured, either in person or by agent, with or without bringing any action or proceeding, or by a receiver to be appointed by a court, may: (a) enter upon, take possession of, and operate the Premises; (b) enforce, modify or terminate the Lease; (c) obtain and evict tenants; (d) fix or modify rents; (e) assign or sublease the Premises; and (f) do any other acts which Assignee deems proper to protect the security hereof. The entering upon and taking possession of the Premises shall not cure or waive any default, or waive, modify or affect any notice of default under any deed of trust, or invalidate any acts done pursuant to such notice. Assignee shall not have any obligation whatsoever under the Lease or with respect to the Premises unless Assignee acquires possession of the Premises. Additionally, Assignee may, either with or without taking possession of the Premises, in its own name, sue for or otherwise collect and receive all rents, issues and profits, including reasonable attorneys' fees, upon any indebtedness secured hereby in such order as Assignee may determine. The entering upon and taking possession of Premises, the collection of such rents, issues and profits and the application thereof as set forth above, shall not cure or waive any default (either before or after the institution of foreclosure proceedings), or limit any rights of Assignee under its deed of trust, or waive, modify or affect any notice of default under the Loan, or invalidate any acts done pursuant to such notice.
10. **Merger.** Assignor, without the prior written consent of Assignee, shall not cause or permit the leasehold estate under the Lease to merge with Assignor's reversionary interests.
11. **Warranties of Assignor.** Assignor hereby warrants and represents as follows:
 - a. Assignor has not executed any prior assignment of any of its rights under the Lease;
 - b. Assignor has not done anything which might prevent Assignee from, or limit Assignee in operating under, any of the provisions hereof;
 - c. Assignor is not in default under the Lease, and Assignor has no notice of knowledge of any present default by the Lessee under the Lease;
 - d. Assignor has not accepted rent under the Lease more than thirty (30) days in advance of its due date; and
 - e. The Lease is in full force and effect, and a true and complete copy thereof, along with all modifications or related agreements, has been delivered to Assignee.
12. **Indemnification.** Assignee shall not be obligated to perform or discharge any obligation under the Lease or under or by reason of this Assignment, and Assignor hereby agrees to indemnify Assignee against and hold Assignee harmless from, any and all liability, loss or damage which Assignee may or might incur under the Lease or under or by reason of this Assignment, and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of the Lease. Should Assignee incur any such liability, loss or damage under the Lease or under or by reason of this Assignment, or in defense against any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, together with interest thereon at the rate at which principal bears interest under the Loan, shall be secured hereby and by any other collateral relating to the Loan, and Assignor shall reimburse Assignee therefor immediately upon demand. Interest shall accrue from the date such sums are expended.
13. **Cooperation of Lessee.** To induce Assignee to make the Loan to Assignor, Lessee hereby agrees to fully cooperate with Assignee and to respect and conform to any and all of the rights of Assignee arising from this Assignment including, but not limited to, the direct payment of rents to Assignee upon demand.
14. **Successors and Assigns.** This Assignment shall be binding upon and shall inure to the benefit of the successors, assigns and transferees of the parties hereto.
15. **Attorneys' Fees.** In the event any party commences any action or proceeding against any other party by reason of any breach or claimed breach of any provision of this Assignment, the person prevailing in such action or proceeding shall be entitled to recover from the other party or parties reasonable attorneys' fees and costs, whether or not such proceeding or action proceeds to judgment.
16. **Further Assurances.** Each party hereto shall perform any further acts and execute and deliver any documents which may be reasonably necessary to carry out the provisions of this Assignment.
17. **Construction.** Whenever used in this Assignment, the singular number shall include the plural, the plural numbers shall include the singular, the masculine gender shall include the feminine and the neuter, and vice versa.
18. **Cumulative Remedies.** Each remedy provided in this Assignment is distinct and cumulative to all other rights or remedies under this Assignment or afforded by law or equity, and may be exercised concurrently, independently, or successively, in any order whatsoever.
19. **Waiver.** Assignee's failure or delay in exercising any of its rights or remedies under this Assignment shall not for any purpose be deemed a waiver of any such right or remedy thereafter.
20. **Severability.** If any term, provision, covenant or condition of this Assignment is held by a court to be invalid, void or unenforceable, the remainder of this Assignment shall remain in full force and effect and shall in no way be impaired, affected or invalidated.

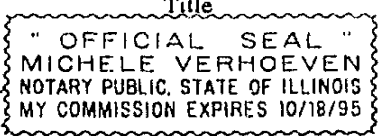
"Assignee"
THE MONEY STORE INVESTMENT CORPORATION

By: [Signature]
Name

"Lessor and Assignor"
[Signature]
Carolina Ayala

"Lessee" Crystal Flower Shop, Inc.
By: [Signature]
Carolina Ayala, President

Attested: [Signature]
Carolina Ayala, Secretary



(SIGNATURES MUST BE NOTARIZED)

SWORN TO AND SUBSCRIBED before me on the 26th day of February, 1992 Michelle Verhoeven, Notary Public St of Ill. Revised 9/91

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CAUTION: Do not fill in a space (where using) or a box (where not using) this form. Neither the purchaser nor the seller of this form makes any warranty, with respect to the use, including any warranty of merchantability or fitness for a particular purpose.

| DATE OF LEASE | TERM OF LEASE | | MONTHLY RENT |
|---------------|---------------|-----------|--------------|
| | BEGINNING | ENDING | |
| 12/24/91 | 2/1/92 | 1/31/2017 | \$1,600.00 |

Location of Premises:

2801 S. KEDZIE CHICAGO, IL 60623

Purpose:

OPERATION OF A FLOWER SHOP

LESSEE

NAME • CRYSTAL FLOWER SHOP INC.
 ADDRESS • 2210 S. CALIFORNIA
 CITY • CHICAGO, IL 60608

LESSOR

NAME • CAROLINA AYALA
 ADDRESS • 2210 S. CALIFORNIA
 CITY • CHICAGO, IL 60608

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

RENT

1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

WATER, GAS AND ELECTRIC CHARGES

2. Lessee will pay, in addition to the rent above specified, all water rents, gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted, and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid by Lessor to keep the Premises in a clean and healthy condition, as herein specified, are declared to be so much additional rent and payable with the installment of rent next due thereafter.

SUBLETTING; ASSIGNMENT

3. The Premises shall not be sublet in whole or in part to any person other than Lessee, and Lessee shall not assign this lease without, in each case, the consent in writing of Lessor first had and obtained; nor permit to take place by any act or default of himself or any person within his control any transfer by operation of law of Lessee's interest created hereby, nor offer for lease or sublease the Premises, nor any portion thereof, by placing notices or signs of "For Let," or any other similar sign or notice in any place, nor by advertising the same in any newspaper or place or manner whatsoever without, in each case, the consent in writing of Lessor first had and obtained. If Lessee, or any one or more of the Lessees, if there be more than one, shall make an assignment for the benefit of creditors, or shall be adjudged a bankrupt, Lessor may terminate this lease, and in such event Lessee shall at once pay Lessor a sum of money equal to the entire amount of rent reserved by this lease for the then unexpired portion of the term hereby created, as liquidated damages.

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LESSEE NOT TO MISUSE

4. Lessee will not permit any unlawful or immoral practice, with or without his knowledge or consent, to be committed or carried on in the Premises by himself or by any other person. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified. Lessee will not keep or use or permit to be kept or used in or on the Premises or any place contiguous thereto any flammable fluids or explosives, without the written permission of Lessor first had and obtained. Lessee will not load floors beyond the floor load rating prescribed by applicable municipal ordinances. Lessee will not use or allow the use of the Premises for any purpose whatsoever that will injure the reputation of the Premises or of the building of which they are a part.

CONDITION ON POSSESSION

5. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof, and no agreements or promises to decorate, alter, repair or improve the Premises, have been made by Lessor or his agent prior to or at the execution of this lease that are not herein expressed.

REPAIRS AND MAINTENANCE

6. Lessee shall keep the Premises and appurtenances thereto in a clean, slightly and healthy condition, and in good repair, all according to the statutes and ordinances in such cases made and provided, and the directions of public officers thereunto duly authorized, all at his own expense, and shall yield the same back to Lessor upon the termination of this lease, whether such termination shall occur by expiration of the term, or in any other manner whatsoever, in the same condition of cleanliness, repair and slightness as at the date of the execution hereof, less by fire and reasonable wear and tear excepted. Lessee shall make all necessary repairs and renewals upon Premises and replace broken globes, glass and fixtures with material of the same size and quality as that broken and shall replace all glass in windows and doors of the Premises at his own expense. If, however, the Premises shall not thus be kept in good repair and in a clean, slightly and healthy condition by Lessee, as aforesaid, Lessor may enter the same, himself or by his agents, servants or employes, without such entering causing or constituting a termination of this lease or an interference with the possession of the Premises by Lessee, and Lessor may replace the same in the same condition of repair, slightness, healthiness and cleanliness as existed at the date of execution hereof, and Lessee agrees to pay Lessor, in addition to the rent hereby reserved, the expenses of Lessor in thus replacing the Premises in that condition. Lessee shall not cause or permit any waste, misuse or neglect of the water, or of the water, gas or electric fixtures.

ACCESS TO PREMISES

7. Lessee will allow Lessor or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs or alterations thereof which Lessor may see fit to make, and Lessee will allow Lessor to have placed upon the Premises at all times notices of "For Sale" and "For Rent", and Lessee will not interfere with the same.

NON-LIABILITY OF LESSOR

8. Except as provided by Illinois statute, Lessor shall not be liable to Lessee for any damage or injury to him or his property occasioned by the failure of Lessor to keep the Premises in repair, and shall not be liable for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or of insulation thereof, gas pipes, water pipes or steam pipes, or from broken stairs, porches, railings or walks, or from the backing up of any sewer pipe or down-spout, or from the bursting, leaking or running of any tank, tub, washstand, water closet or waste pipe, drain, or any other pipe or tank in, upon or about the Premises or the

RESTRICTED TIONS (SIGNS, ALTERATIONS, FIXTURES)

HEAT

FIRE AND CASUALTY

TERMINATION HOLDING OVER

LESSOR'S REMEDIES

RIGHT TO RELET

COSTS AND FEES

building of which they are a part not from the escape of steam or hot water from any radiator, it being agreed that said radiators are under the control of Lessee, not for any such damage or injury occasioned by water, snow or ice being upon or coming through the roof, skylight, trap-door, stairs, walks or any other place upon or near the Premises, or otherwise, not for any such damage or injury done or occasioned by the falling of any fixture, plaster or stucco, nor for any damage or injury arising from any act, omission or negligence of co-tenants or of other persons, occupants of the same building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property, or of Lessor's agents or Lessor himself, all claims for any such damage or injury being hereby expressly waived by Lessee.

9. Lessee shall not attach, affix or exhibit or permit to be attached, affixed or exhibited, except by Lessor or his agent, any articles of permanent character or any sign, attached or detached, with any writing or printing thereon, to any window, floor, ceiling, door or wall in any place in or about the Premises, or upon any of the appurtenances thereon, without in each case the written consent of Lessor first had and obtained; and shall not commit or suffer any waste in or about said premises; and shall make no changes or alterations in the Premises by the erection of partitions or the papering of walls, or otherwise, without the consent in writing of Lessor; and in case Lessee shall affix additional locks or bolts on doors or windows, or shall place in the Premises lighting fixtures or any fixtures of any kind, without the consent of Lessor first had and obtained, such locks, bolts and fixtures shall remain for the benefit of Lessor, and without expense of removal or maintenance to Lessor. Lessor shall have the privilege of retaining the same if he desires. If he does not desire to retain the same, he may remove and store the same, and Lessee agrees to pay the expense of removal and storage thereof. The provisions of this paragraph shall not however apply to Lessee's trade fixtures, equipment and moveable furniture.

10. Where building is equipped for the purpose, Lessor shall furnish to Lessee a reasonable amount of heat, from October 1st to May 1st, whenever in Lessor's judgment necessary for comfortable use of the Premises, during customary business hours (excluding Sundays and holidays), but not earlier than 8 a.m. nor later than 6 p.m., unless specifically stated herein. Lessor does not warrant that heating service will be free from interruptions caused by strike, accident or other cause beyond the reasonable control of Lessor, or by renewal or repair of the heating apparatus in the building. Any such interruption shall not be deemed a violation or disturbance of Lessee's use and possession of Premises, nor render Lessor liable to Lessee in damages. All claims against Lessor for injury or damage arising from failure to furnish heat are hereby expressly waived by Lessee.

11. In case the Premises shall be rendered untenable by fire, explosion or other casualty, Lessor may, at his option, terminate this lease or repair the Premises within sixty days. If Lessor does not repair term hereby created shall cease and determine.

12. At the expiration of the term of this lease, by lapse of time or otherwise, Lessee will yield up immediate possession of the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear and tear excepted, and will return the keys thereof to Lessor at the place of payment of rent. If Lessee retains possession of the Premises, or any part thereof after the termination of the term by lapse of time or otherwise, then Lessor may at its option within thirty days after termination of the term serve written notice upon Lessee that such holding over constitutes either (a) renewal of this lease for one year, and from year to year thereafter, at double the rental (computed on an annual basis) specified in Section 1, or (b) creation of a month to month tenancy, upon the terms of this lease except at double the monthly rental specified in Section 1, or (c) creation of a tenancy at sufferance, at a rental of ... dollars per day for the time Lessee remains in possession. If no such written notice is served then a tenancy at sufferance with rental as stated at (c) shall have been created. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee. The provisions of this paragraph shall not constitute a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall receipt of any rent or any other act in apparent affirmation of tenancy operate as a waiver of the right to terminate this lease for a breach of any of the covenants herein.

13. If Lessee shall vacate or abandon the Premises or permit the same to remain vacant or unoccupied for a period of ten days, or in case of the non-payment of the rent reserved hereby, or any part thereof, or of the breach of any covenant in this lease contained, Lessee's right to the possession of the Premises thereupon shall terminate with or (to the extent permitted by law) without any notice or demand whatsoever, and the mere retention of possession thereafter by Lessee shall constitute a forcible detainer of the Premises; and if the Lessor so elects, but not otherwise, and with or without notice of such election or any notice or demand whatsoever, this lease shall terminate and upon the termination of Lessee's right of possession, as aforesaid, whether this lease be terminated or not, Lessee agrees to surrender possession of the Premises immediately, without the receipt of any demand for rent, notice to quit or demand for possession of the Premises whatsoever, and hereby grants to Lessor full and free license to enter into and upon the Premises or any part thereof, to take possession thereof with or (to the extent permitted by law) without process of law, and to expel and to remove Lessee or any other person who may be occupying the Premises or any part thereof, and Lessor may use such force in and about expelling and removing Lessee and other persons as may reasonably be necessary, and Lessor may re-possess himself of the Premises as if his former estate, but such entry of the Premises shall not constitute a trespass or forcible entry or detainer, nor shall it cause a forfeiture of rents due by virtue thereof, nor a waiver of any covenant, agreement or promise in this lease contained, to be performed by Lessee. Lessee hereby waives all notice of any election made by Lessor hereunder, demand for rent, notice to quit, demand for possession, and any and all notices and demands whatsoever, of any and every nature, which may or shall be required by any statute of this state relating to forcible entry and detainer, or to landlord and tenant, or any other statute, or by the common law, during the term of this lease or any extension thereof. The acceptance of rent, whether in a single instance or repeatedly, after it falls due, or after knowledge of any breach hereof by Lessee, or the giving or making of any notice or demand, whether according to any statutory provision or not, or any act or series of acts except an express written waiver, shall not be construed as a waiver of Lessor's right to act without notice or demand or of any other right hereby given to Lessor, or as an election not to proceed under the provisions of this lease.

14. If Lessee's right to the possession of the Premises shall be terminated in any way, the Premises, or any part thereof, may, but need not (except as provided by Illinois statute), be relet by Lessor, for the account and benefit of Lessee, for such rent and upon such terms and to such person or persons and for such period or periods as may seem fit to the Lessor, but Lessor shall not be required to accept or receive any tenant offered by Lessee, nor to do any act whatsoever or exercise any diligence whatsoever, in or about the procuring of another occupant or tenant to mitigate the damages of Lessee or otherwise, Lessee hereby waiving the use of any care or diligence by Lessor in the reletting thereof; and if a sufficient sum shall not be received from such reletting to satisfy the rent hereby reserved, after paying the expenses of reletting and collection, including commissions to agents, and including also expenses of redecorating, Lessee agrees to pay and satisfy all hereof, not to release Lessee from the performance of any covenant, promise or agreement herein contained, and performance by any substituted tenant by the payment of rent, or otherwise, shall constitute only satisfaction or privity of the obligations of Lessee arising hereunder.

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15. Lessee hereby waives all claims for costs, charges and expenses, including fees of attorneys, agents and others, incurred by Lessor, in connection with the obligations of Lessee under this lease or in any litigation or arbitration or mediation involving this lease, without Lessor's fault, become involved through or on account of this lease.

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(SEAL)

(SEAL)

On this... in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of the above lease

GUARANTEE

(SEAL)

(SEAL)

except rent due and payable prior to... all right, title and interest in and to the above Lease and the rent thereby reserved.

On this... for value received, Lessor hereby transfers, assigns and sets over to

ASSIGNMENT BY LESSOR

(SEAL)

(SEAL)

(SEAL)

Caroline Lytle

Caroline Lytle - Secretary
Caroline Lytle - Secretary
President - Caroline Lytle

WITNESS the hands and seals of the parties hereto, as of the day of Lease stated above.

If any clause, phrase, provision or portion of the lease or the application thereof to any person or circumstance shall be invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease nor any other clause, phrase, provision or portion hereof, nor shall it affect the application of any clause, phrase, provision or portion hereof to other persons or circumstances.

The words "Lessor" and "Lessee" wherever used in this lease shall be construed to mean lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein, and the necessary grammatical changes shall be assumed in each case as though fully expressed. If there is more than one Lessee, the warrant of attorney in paragraph 10 is given jointly and severally and shall authorize the agent of any one or more of such Lessees, and shall authorize the performance of every other act in the name of and on behalf of any one or more of such Lessees.

(c) The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

(d) All covenants, promises, representations and agreements herein contained shall be binding upon, apply and inure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and assigns.

(e) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(f) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(g) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

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(i) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

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(k) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(l) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(m) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(n) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(o) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(p) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(q) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(r) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(s) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

(t) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of the building of which the Premises are a part.

CONFESSION OF JUDGMENT
LESSOR'S LIEN
REMOVAL OF OTHER LIENS
REMEDIES NOT EXCLUSIVE
NOTICES
MISCELLANEOUS
SEVERE ABILITY

ASSIGNMENT

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PARCEL 1: Lot 1, the North 69 feet of lot 25 and lots 26 to 32, both inclusive, in the subdivision of blocks 20 and 21 in the Superior Court Commissioner's partition of the West Half (1/2) of the Southwest Quarter (1/4) of Section 25, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

92139987 / 6-25-97-001

92139987 / 6-25-307-008

Proprietor Cook County Clerk's Office

(This area for official notarial seal)

CHICAGO TITLE CORPORATION

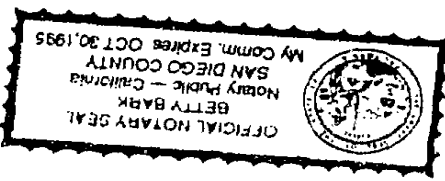
Staple

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
On this 26 day of February, 1995, before me the undersigned a Notary Public in and for said County and State, personally appeared Jeff Rogers, Asst. Vice President, to me for proved to me on the basis of satisfactory evidence to be the personally known and for said County and State, personally appeared Betty Bark, Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Signature: Betty Bark

Name (Typed or Printed): Betty Bark

Notary Public in and for said County and State



92139987