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A 980—Lease of Business Premises.

93125762

JULIUS BLUMBERG, INC., COPY BLANK PUBLISHERS

This Lease, dated the 1st day of JANUARY 1993 Between

Parties HALL FOR SOCIAL EVENTS, CULTURAL & SPORTS hereinafter referred to as the Landlord, and

hereinafter referred to as the Tenant, WITNESSETH: That the Landlord hereby demises and leases unto the Tenant, and the Tenant hereby hires and takes from the Landlord for the term and upon the rentals hereinafter specified, the premises described as follows, situated in the CITY of CHICAGO County of COOK and State of ILLINOIS.

Premises 2657-59 S. LAWNDALE, CHICAGO, IL 60623 THE BIG HALL ON THE FIRST FLOOR, ALSO THE AREA OF THE DITCHEN BAR, REFRESHMENTS AND THE LOCKER ROOM UTILITIES ARE INCLUDED.

Term The term of this demise shall be for beginning JANUARY 1st 1993 and ending DECEMBER 31st 1998.

Rent The rent for the demised term shall be (\$ 500.00), which shall accrue at the yearly rate of PAYABLE EACH 1st OF THE MONTH, WITH INCREASE OF \$50.00 PER YEAR.

Payment of Rent The said rent is to be payable monthly in advance on the first day of each calendar month for the term hereof, in instalments as follows:

PENALTY OF \$10.00 A DAY, IF PAYMENT IS NOT RECEIVED ON THE 1st OF EACH MONTH. THE RENT CAN BE PAID WITH WORK ON THE BUILDING OR CASH.

at the office of DEPT-01 RECORDING 473.00 T45555 TRAN 7443 02/17/93 12:52:00 47209 4-93-125762 COOK COUNTY RECORDER

or as may be otherwise directed by the Landlord in writing. 93125762

THE ABOVE LETTING IS UPON THE FOLLOWING CONDITIONS:

First.—The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peacefully and quietly have, hold and enjoy the demised premises for the term aforesaid.

Second.—The Tenant covenants and agrees to use the demised premises for SOCIAL EVENTS CULTURAL, SPORTS, FAMILY REUNIONS, AND COMMUNITY PROGRAMS.

and agrees not to use or permit the premises to be used for any other purpose without the prior written consent of the Landlord endorsed hereon.

Lots 26 and 27 in Honey and Neenan's Subdivision of the West half of Block 5 in Gracie's Subdivision of the Southeast quarter and the East half of the Southwest quarter of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

16-26-306-017

MILLARD CONG. CHURCH U.C.C.

2301 S. CENTRAL PARK AVENUE

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

MILLARD CONGREGATIONAL CHURCH 312-782-1059 MICHAEL AGUILAR (SEAL) Landlord (MODERATOR)

Witness:

THE LITTLE VILLAGE RESOURCE CENTER BY GENERAL SERVICES.

MANAGER

MILVORO VILLASENOR (SEAL) ILL. CONFERENCE U. C. C.

Handwritten signatures and initials, including a large signature and the number 2358.

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GUARANTY

In consideration of the execution of the within lease by the Landlord, at the request of the undersigned and in reliance of this guaranty, the undersigned hereby guarantees unto the Landlord, its successors and assigns, the prompt payment of all rent and the performance of all of the terms, covenants and conditions provided in said lease, hereby waiving all notice of default, and consenting to any assignment of the premises in the manner of payment or performance of any of the terms and conditions of the lease, and the Landlord may grant the Tenant, and further consenting to the assignment and the successive assignments of the said lease and any assignments thereof, including the sub-letting and changing of the use of the demised premises, all without notice to the undersigned. The undersigned agrees to pay the Landlord all expenses incurred in enforcing the obligations of the Tenant under the within lease and in enforcing this guaranty.

312-752-1096 MICHAEL AGUILAR (MODERATOR)

Witness: THE LITTLE VILLAGE RESOURCE CENTER MILLARD CONGRAGATIONAL CHURCH

Subscribed and sworn to before me this 15th day of February 1995

Date: Patricia [Signature] PATRICIA M. YEELEZ Notary Public, State of Illinois Commission expires 9/25/95

Lease
Landlord
Tenant
Premises leased:
From:
To:

ASSIGNMENT AND ACCEPTANCE OF ASSIGNMENT

For value received the undersigned Tenant hereby assigns all of said Tenant's right, title and interest in and to the within lease from and after unto heirs, successors, and assigns, the demised premises to be used and occupied for and for no other purpose, it being expressly agreed that this assignment shall not in any manner relieve the undersigned assignor from liability upon any of the covenants of this lease.

Witness: (SEAL)
Date:

In consideration of the above assignment and the written consent of the Landlord thereto, the undersigned assignee, hereby assumes and agrees from and after to make all payments and to perform all covenants and conditions provided in the within lease by the Tenant therein to be made and performed.

Witness: (SEAL)
Date:

CONSENT TO ASSIGNMENT

The undersigned Landlord hereby consents to the assignment of the within lease to on the express conditions that the original Tenant

, the assignor, herein, shall remain liable for the prompt payment of the rent and the performance of the covenants provided in the said lease by the Tenant to be made and performed, and that no further assignment of said lease or sub-letting of any part of the premises thereby demised shall be made without the prior written consent of the undersigned Landlord.

Landlord
Date: By:

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