

THIS MORTGAGE is made on **April 16**, 1993, between

not personally, but as Trustee under a Trust Agreement dated

Trust No. **JOHN C. ALEXANDER, JR. and CAROL C. ALEXANDER, his wife,**
 whose address is **123 Melrose, Kenilworth, Illinois 60043** (the "Mortgagor")
 and **NBD BANK** (Bank Name)
 a **state** (national state) banking **association** (the "Mortgagee")
 (incorporation/corporation) whose address is **1603 Orrington Avenue, Evanston, Illinois 60204** (the "Mortgagee")
 * To be deleted when this Mortgage is not executed by a Land Trust.

The Mortgagor **MORTGAGES, CONVEYS AND WARRANTS** to the Mortgagee real property and all the buildings, structures and improvements on it described as:

Land located in the **Village of Kenilworth**, State of Illinois:
 County of **Cook**

That part of Block 23 bounded as follows:

Beginning at the Southerly corner of said block and extending Northeasterly on the Southeasterly line thereof 150 feet; thence Northeasterly parallel with and 150 feet Northeasterly from the Southwesterly line of said Block 177 feet; thence Southwesterly parallel with and 177 feet Northwesterly from to Southwesterly line of said block to the Southwest line of said block; thence Southeasterly along the Southwesterly line of said block to the point of beginning in Roslyn addition to Kenilworth, said addition being a part of fractional sections 21, 22 and 27 and part of the **Sedgewick Township 7 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Commonly known as: **123 Melrose, Kenilworth, Illinois 60043**

Tax Parcel Identification No.: **05-28-206-021**

The Premises shall also include all of the Mortgagor's right, title and interest in and to the following:

- (1) All easements, rights of way, leases, privileges and hereditaments;
- (2) Land lying in the bed of any river, or the like, opened, proposed or vacated, or any strip or gore, adjoining the Premises;
- (3) All machinery, apparatus, equipment, fittings, fixtures, and articles of personal property of every kind and nature whatsoever located now or in the future in or upon the Premises and used or useable in connection with any present or future operation of the Premises (all of which is called "Equipment"). It is agreed that all Equipment is part of the Premises and appropriated to the use of the real estate and, whether attached or annexed or not, shall for the purposes of this Mortgage unless the Mortgagee shall otherwise elect, be deemed conclusively to be real estate and mortgaged and warehoused to the Mortgagee;
- (4) All mineral, oil, gas and water rights, royalties, water and water stock, if any;
- (5) All awards or payments, including interest made as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, any loss of or damage to any building or other improvement on the Premises, any other injury to or decrease in the value of the Premises, any refund due on account of the payment of real estate taxes, assessments or other charges levied against or imposed upon the Premises, and the reasonable attorney's fees, costs and disbursements incurred by the Mortgagee in connection with the collection of any such award or payment;
- (6) All of the rents, issues and profits of the Premises under present or future leases, or otherwise.

The Premises are unencumbered except as follows:

Permitted Encumbrances: If the Premises are encumbered by Permitted Encumbrances, the Mortgagor shall perform all obligations and make all payments as required by the Permitted Encumbrances. The Mortgagor shall provide copies of all writings pertaining to Permitted Encumbrances, and the Mortgagee is authorized to request and receive that information from any other person without the consent or knowledge of the Mortgagor.

This Mortgage secures the indebtedness or obligation evidenced by:

(a) The note dated **April 16, 1993** in the principal amount of **Eight Hundred Eighty-Eight Thousand and 00/100 (\$888,000.00)** respectively, maturing on **May 1, 2002**, executed and delivered by **John C. Alexander, Jr., and Carol C. Alexander, his wife**, interest at the per annum rate of **Six and Three Quarters percent - 6.75**, bearing interest on the principal balance remaining from time to time during the life of the note, whether by acceleration or otherwise, on the principal balance of the note remaining from time to time, including, but not limited to, the per annum rate of **Nine and Three Quarters percent - 9.75**, and

(b) the amount of the note, plus interest thereon, and all other amounts due thereon, including, but not limited to, to the Mortgagee; and

(c)

including any extensions, renewals, modifications or replacements without limit as to the number or frequency (the "Debt").

LIMITATION ON AMOUNT SECURED BY MORTGAGE: Notwithstanding anything to the contrary contained in this Mortgage, the amount secured by this Mortgage shall not exceed the principal sum of **\$888,000.00** at any one time outstanding.

FUTURE ADVANCES AND CROSS-LIEN: The Debt shall also include all other present and future, direct and indirect obligations and liabilities of the Mortgagor, or any one or more of them, with or without others, to the Mortgagee. This shall not apply to any obligation or debt incurred for personal, family or household purposes unless the note or guaranty expressly states that it is secured by this Mortgage.

This Mortgagor shall also secure the performance of the promises and agreements contained in this Mortgage.

The Mortgagor promises and agrees as follows:

1. PAYMENT OF DEBT; PERFORMANCE OF OBLIGATIONS. The Mortgagor shall promptly pay when due, whether by acceleration or otherwise, the Debt for which the Mortgagor is liable, and shall promptly perform all obligations to which the Mortgagor has agreed under the terms of this Mortgage and any loan documents evidencing the Debt.

2. TAXES. The Mortgagor shall pay, when due, and before any interest, collection fees or penalties shall accrue, all taxes, assessments, fines, impositions, and other charges which may become a lien prior to this Mortgage. Should the Mortgagor fail to make such payments, the Mortgagee may, at its option and at the expense of the Mortgagor, pay the amounts due for the account of

the Mortgagor. Upon the request of the Mortgagee, the Mortgagor shall immediately furnish to the Mortgagee all notices of amounts due and receipts evidencing payment. The Mortgagor shall promptly notify the Mortgagee of any lien on all or any part of the Premises and shall promptly discharge any unpermitted lien or encumbrance.

3. CHANGE IN TAXES. In the event of the passage of any law or regulation, state, federal or municipal, subsequent to the date of this Mortgage in any manner changing or modifying the laws now in force governing the taxation of mortgages or debts secured by mortgages, or the manner of collecting such taxes, the entire principal secured by this Mortgage and all interest accrued shall become due and payable immediately at the option of the Mortgagee.

4. INSURANCE. Until the Debt is fully paid, the Mortgagor shall keep the Premises and the present and future buildings and other improvements on the Premises constantly insured for the benefit of the Mortgagee against fire and such other hazards and risks customarily covered by the standard form of extended coverage endorsement available in the State of Illinois, including risks of vandalism and malicious mischief, and shall further provide flood insurance (if the Premises are situated in an area designated as a flood risk area by the Director of the Federal Emergency Management Agency or as otherwise required by the Flood Disaster Protection Act of 1973 and regulations issued under it).

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ON JULY 10, 2024

CHARETTE GO

SANDY HILL MUNICIPALITY

of sand (corporation) (association) and
such especially, appointed before me this day in person and
witnessed by me this day in the year of our Lord one thousand nine hundred and
forty-four, at the town of [redacted] in the county of [redacted] and state of [redacted]

"a Notary public in and for said County, in the State aforesaid, do hereby certify that

11

OFFICIAL SEAL OF MARSCHA J. MARTIN
NOTARY PUBLIC STATE OF ILLINOIS
MAY 13, 1996

personally known to me to be the same person(s) whose name(s) appears before me this day in person, and acknowledge that they signed and delivered the said instrument as his/her true instrument.

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument.

... a Notary Public to bind for said County and State, do hereby certify that

Counties of Jefferson and Madison

State of Illinois

ANSWER

Digitized by srujanika@gmail.com

93305197 34 UNIT 25 NO. 0127599-3
823344-3 19, 1999 and known as Trust No.

22-19396 MM-2
FILED FEB 12 1948
U.S. GOVERNMENT PRINTING OFFICE

JOHN C. ALEXANDER, JR.

[Signature] Witnessed the above and seal of Notary Public this day and year set forth above.

SUSPENDING TO THE DATES OF THIS CONTRACT AND NOTIFICATION OF THE EVENT THE
PRINCIPALS ARE AGREED THAT RATIONAL PRIORITY AND MORTGAGEE IS AN
MORTGAGOR EXCEPT BY A WRITTEN INSTRUMENT EXECUTED IN
HOLD OF THEM.

THE MORTGAGEES CAN NOT BE DEEMED TO HAVE BEEN MODIFIED UNLESS THE MORTGAGEES AS OF OR
AFTER THE PERSON WHO OWNS THE PROPERTY AT THAT TIME AGREED IN WRITING TO THE MODIFICATIONS.

THE SAME STANDARDS OF PROFESSIONALISM AND ETHICAL CONDUCT THAT ARE REQUIRED OF ATTORNEYS PRACTICING IN THE STATE OF NEW YORK ARE REQUIRED OF ATTORNEYS PRACTICING IN THE STATE OF NEW JERSEY.

32. WHETHER OR NOT THE HIRING OF A CONSULTANT IS AN APPROPRIATE USE OF COMPANY RESOURCES DEPENDS ON THE NATURE OF THE PROJECT AND THE QUALIFICATIONS OF THE CONSULTANT.

This Note's purpose shall be served by §§ 1100's law except to the extent it is preempted by Federal laws or regulations.

These providers and their respective successors shall bind and diese rights shall be to the benefit of one another and the parties and their respective successors and assigns. If there is more than one beneficiary, the beneficiaries and their respective successors and assigns shall be joint and several.

described by the following equation, and all depths and latitudes of the Atlantic Ocean are considered.

unintended pregnancies and still be entitled to receive compensation for the services provided by the physician shall be entitled to receive payment of this amount.

22. **MHS HELD ANNUALLY**: If the MHS passes on to its descendants it is in control with any surplus of funds to be used for the promotion of local history.

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AN EXPERTS TRUST. MORITZHEIM MAIEN. AN AND ALL RIGHTS OF REPRODUCTION FROM THIS LITERATURE ARE RESERVED BY THE AUTHOR. THE WORK IS PROTECTED BY LAW. ANY FURTHER USE, BE IT IN WHOLE OR IN PART, IS PROHIBITED UNLESS EXPRESSLY AGREED UPON IN WRITING.

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the presence, disposal, release or threatened release of any Hazardous Materials, over, under, from or affecting the Premises or the soil, water, vegetation, buildings, personal property, persons or animals, that may cause personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials on the Premises; (c) any lawsuit brought or threatened, settlement reached or judgment entered relating to such Hazardous Materials with respect to the Premises, and/or (d) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of the Mortgagee, which are based upon or in any way related to such Hazardous Materials used on the Premises. The indemnity obligations under this paragraph are specifically limited as follows:

(1) The Mortgagor shall have no indemnity obligation with respect to Hazardous Materials that are first introduced to the Premises or any part of the Premises subsequent to the date that the Mortgagor's interest in and possession of that part of the Premises to which such Hazardous Materials have been so introduced shall have been fully terminated by foreclosure of this Mortgage or acceptance of a deed in lieu of foreclosure.

(2) The Mortgagor shall have no indemnity obligation with respect to any Hazardous Materials introduced to the Premises or any part of the Premises by the Mortgagee, its successors or assigns.

The Mortgagor agrees that in the event this Mortgage is foreclosed or the Mortgagor tenders a deed in lieu of foreclosure, the Mortgagor shall deliver the Premises to the Mortgagee free of any and all Hazardous Materials which are then required to be removed (whether over time or immediately) pursuant to applicable federal, state and local laws, ordinances, rules or regulations affecting the Premises.

For purposes of this Mortgage, "Hazardous Materials", means any materials or substance, (i) which is, or becomes, defined as a "hazardous substance", "pollutant" or "contaminant" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (42 USC Section 9601 et seq) and amendments thereto and regulations promulgated thereunder; (ii) containing gasoline, oil, diesel fuel or other petroleum products; (iii) which is, or becomes defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act (42 USC Section 6901 et seq) and amendments thereto and regulations promulgated thereunder; (iv) containing polychlorinated biphenyls ("PCBs"); (v) containing asbestos; (vi) which is radioactive; (vii) which is of genetically hazardous or (viii) the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance or policy; or (ix) which is, or becomes defined as a "hazardous waste", "hazardous substance", "pollutant" or "contaminant" under any federal, state or local statute, regulation or ordinance; or (x) any toxic, explosive, corrosive or otherwise hazardous substance, material or waste which is or becomes regulated by any federal, state or local governmental authority, or (xi) which causes a nuisance upon or waste to the Premises.

"Governmental Regulation(s)" means any law, regulation, rule, policy, ordinance or similar requirement of the United States, any state, any county, city or other agency or subdivision of the United States or any state.

The provisions of this section shall be in addition to any and all other obligations and liabilities the Mortgagor may have to the Mortgagee under the Debt, any loan document, and in common law, and shall survive (a) the repayment of all sums due for the Debt, (b) the satisfaction of all of the other obligations of the Mortgagor in this Mortgage and under any loan document, (c) the discharge of this Mortgage, and (d) the foreclosure of this Mortgage or acceptance of a deed in lieu of foreclosure. Notwithstanding anything to the contrary contained in this Mortgage, it is the intention of the Mortgagor and the Mortgagee that the indemnity provisions of this section shall only apply to an action commenced against any owner or operator of the Premises in which any interest of the Mortgagee is threatened or any claim is made against the Mortgagee for the payment of money.

17. EVENTS OF DEFAULT/ACELERATION: Upon the occurrence of any of the following, the Mortgagee shall be entitled to exercise its remedies under this Mortgage or as otherwise provided by law: (1) The Mortgagor or, if other than the Mortgagor, any principal obligor of the Debt ("Principal Obligor") fails to pay when due any amount payable under the note(s), the guaranty, or any other agreement evidencing the Debt; (2) the Mortgagor or Principal Obligor (a) fails to observe or perform any other term of the note(s), the guaranty, or any other agreement evidencing the Debt or (b) makes any materially incorrect or misleading representation in any financial statement or other information delivered to the Mortgagee; (3) the Mortgagor or Principal Obligor defaults under the terms of this Mortgage, any loan agreement, mortgage, security agreement, or other document executed as part of the Debt transaction or any guaranty of the Debt becomes unenforceable in whole or in part, or any guarantor fails to promptly perform under such a guaranty; (4) the Mortgagor fails to pay when due any amount payable under any note or agreement evidencing debt to the Mortgagee or defaults under the terms of any agreement or instrument relating to or securing any debt for borrowed money owing to the Mortgagee; (5) a "reportable event" (as defined in the Employee Retirement Income Security Act of 1974 as amended) occurs that would permit the Pension Benefit Guaranty Corporation to terminate any employee benefit plan of the Mortgagor or Principal Obligor or any affiliate of the Mortgagor or Principal Obligor; (6) the Mortgagor or Principal Obligor becomes insolvent or unable to pay its debts as they become due; (7) the Mortgagor or Principal Obligor (a) makes an assignment for the benefit of creditors, or (b) consents to the appointment of a custodian, receiver, or trustee for itself or for a substantial part of its assets, or (c) commences any proceeding under any bankruptcy, reorganization, liquidation, insolvency or similar laws of any jurisdiction; (8) a custodian, receiver, or trustee is appointed for the Mortgagor or Principal Obligor or for a substantial part of its assets without the consent of the party against which the appointment is made and is not removed within 60 days after such appointment; (9) proceedings are commenced against the Mortgagor or Principal Obligor under any bankruptcy, reorganization, liquidation, or similar laws of any jurisdiction, and such proceedings remain undismissed for 60 days after commencement; or the Mortgagor or Principal Obligor consents to the commencement of such proceedings; (10) any judgment is entered against the Mortgagor or Principal Obligor, or any attachment, levy, or garnishment is issued against any property of the Mortgagor or Principal Obligor; (11) any proceedings are instituted for the foreclosure or collection of any mortgage, judgment or lien affecting the Premises; (12) the Mortgagor sells, transfers or hypothecates any part of the Premises except as provided in this Mortgage without the prior written consent of the Mortgagee; (13) the Mortgagor or Principal Obligor dies; (14) The Mortgagor or Principal Obligor, without the Mortgagee's written consent, (a) is dissolved, (b) merges or consolidates with any third party, (c) sells a material part of its assets or business outside the ordinary course of its business, or (d) agrees to do any of the foregoing; (15) there is a substantial change in the existing or prospective

financial condition of the Mortgagor or Principal Obligor which the Mortgagee in good faith determines to be materially adverse.

18. FORECLOSURE OR DEED IN LIEU OF FORECLOSURE: Upon the occurrence of any of the events of default set forth in this Mortgage, at the sole option of Mortgagee, the note and/or any other liabilities shall become immediately due and payable and Mortgagee shall pay all expenses of Mortgagee including attorney's and paralegal fees and all expenses incurred in connection with this Mortgage and all expenses incurred in the enforcement of Mortgagee's rights in the Premises and other costs incurred in connection with the disposition of the Premises. When the indebtedness secured hereby shall become due whether by acceleration or otherwise, Mortgagee shall have the right to foreclose the lien of this Mortgage. In any suit to foreclose the lien of this Mortgage, there shall be allowed and included as additional indebtedness in the judgment of foreclosure all expenditures and expenses which may be paid or incurred by or on behalf of Mortgagee for attorney's and paralegal fees, appraisers fees, outlays for documentary and expert evidence, stenographers charges, publication costs and costs of procuring all abstracts of title, title searches and examinations, title insurance policies, title certificates, tax and hen searches, and similar data and assurances with respect to title as Mortgagee may deem to be reasonably necessary either to prosecute the foreclosure suit or to evidence to bidders at any foreclosure sale. All of the foregoing items, which may be expended after entry of the foreclosure judgment, may be estimated by Mortgagee. All expenditures and expenses mentioned in this paragraph, when incurred or paid by Mortgagee shall become additional indebtedness secured hereby and shall be immediately due and payable, with interest thereon at the highest rate permitted under any of the instruments evidencing any of the Debt. This paragraph shall also apply to any expenditures or expenses incurred or paid by Mortgagee or on behalf of Mortgagee in connection with (i) any proceeding, including without limitation, private and bankruptcy proceedings, to which Mortgagee shall be a party, either as plaintiff, claimant or defendant, by reason of this Mortgage or any indebtedness secured hereby, or (ii) any preparation for the commencement of any suit for the foreclosure of this Mortgage after accrual of the right to foreclose whether or not actually commenced or preparation for the commencement of any suit to collect upon or enforce the provisions of the note or any instrument which secures the note after default, whether or not actually commenced, or (iii) any preparation for the defense of any threatened suit or proceeding which might affect the Premises or the security herein, whether or not actually commenced. The proceeds of any foreclosure sale shall be distributed and applied in the following order of priority: first, on account of all costs and expenses incident to the foreclosure proceedings, including all the items that are above mentioned; second, all other items which under the terms of this Mortgage constitute indebtedness secured by this Mortgage additional to that evidenced by the note, with interest thereon as herein provided; third, all principal and interest remaining unpaid on the note and the liabilities (first to interest and then to principal); fourth, any surplus to Mortgagor or Mortgagor's heirs, legal representatives, successors or assigns, as their rights may appear. Upon, or at any time after the filing of a complaint to foreclose this Mortgage, the court in which such suit is filed may grant the Mortgagee the right to possess the Premises pursuant to Chapter 110, Sections 15-1701 through 15-1703 of the Illinois Revised Statutes and/or appoint a receiver of the Premises. Such grant and/or appointment may be made either before or after entry of judgment of foreclosure, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for the grant and/or without regard to the then value of the Premises or whether the Premises shall be then occupied as a homestead or not. Mortgagee may be appointed as the receiver. The Mortgagee in possession and/or receiver shall have all powers conferred by law including but not limited to the power to collect the rents, issues and profits of the Premises during the pendency of the foreclosure suit and, in case of an entry of judgment of foreclosure, during the full statutory period of redemption, if any, whether there be redemption or not, as well as during any further times when Mortgagor, except for the intervention of Mortgagee in possession or receiver, would be entitled to collect the rents, issues and profits. The Mortgagee in possession or receiver shall also have all other powers which may be necessary or are used for the protection, possession, control, management and operation of the Premises. The court in which the foreclosure suit is filed may from time to time authorize the Mortgagee in possession or receiver to apply the net income in its hands in payment in whole or in part of the indebtedness secured hereby, or secured by any judgment by closing this Mortgage, or any tax, special assessment or other item or encumbrance which may be or will become superior to the lien hereof or of the judgment, as the deficiency judgment against Mortgagor or any guarantor of the note in case of a foreclosure sale and deficiency. No action for the enforcement of the lien or of any provision of this Mortgage shall be subject to any defense which would not be good and available to the party interposing the same in an action at law upon the note.

19. REPRESENTATIONS: If the Mortgagor is a corporation, it represents that it is a corporation duly organized, existing and in good standing under the laws of its state of incorporation, that it is duly qualified and in good standing under the laws of Illinois, and that the execution and delivery of this Mortgage and the performance of the obligations it imposes are within its corporate powers, have been duly authorized by all necessary action of its board of directors, and do not contravene the terms of its articles of incorporation or by-laws. If the Mortgagor is a general or limited partnership, it represents that it is duly organized and existing and that the execution and delivery of this Mortgage and the performance of the obligations it imposes do not conflict with any provision of its partnership agreement and have been duly authorized by all necessary action of its partners. Each Mortgagor represents that the execution and delivery of this Mortgage and the performance of the obligations it imposes do not violate any law and do not conflict with any agreement by which it is bound, and that no consent or approval of any governmental authority or any third party is required for the execution or delivery of this Mortgage or the performance of the obligations it imposes and that this Mortgage is a valid and binding agreement, enforceable in accordance with its terms. Each Mortgagor further represents that it shall provide all balance sheets, profit and loss statements, and other financial statements, as requested by Mortgagee. Any such statements that are furnished to the Mortgagee are accurate and fairly reflect the financial condition of the organizations and persons to which they apply on their effective dates, including contingent liabilities of every type, which financial condition has not changed materially and adversely since those dates.

20. NOTICES: Notice from one party to another relating to this Mortgage shall be deemed effective if made in writing (including telecommunications) and delivered to the recipient's address, telex number or telecopier number set forth above by any of the following means: (a) hand delivery, (b) registered or certified mail, postage prepaid, with return receipt requested, (c) first class or express mail, postage prepaid, (d) Federal Express, Purolator Courier or like overnight courier service or (e)

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UNDP
United Nations Development Programme
UNDP is a global leader in sustainable development, working in more than 170 countries to reduce poverty and protect the planet. We help countries develop policies, laws and institutions so that all people can live better lives. We support countries as they work to meet the Sustainable Development Goals.

15. EVALUATION PROCEDURES Nowwithstanding any rules under the power of control made in accordance with the terms of any such rules, the Board may, at any time, by notice in writing, require any person to produce for examination or inspection any documents, papers, books, accounts, or other materials which the Board may consider relevant to any matter in respect of which the Board has been given power by or under any law to make regulations.

THE NATIONAL LIST, according to our present knowledge, is composed of about one hundred and twenty-five species, all of which are described in the following pages.

12. REINTERPRETATION OF AVERAGE
of all observations under this definition. A histogram is shown in Figure 12 to represent and
which indicates that the average is not a good measure of central tendency in this case because
it is heavily influenced by extreme values. The mean is 10.5, while the median is 7.5.

11. SECRETARY AGREEMENT, THIS AGREEMENT CONSTITUTES A SECURITY AGREEMENT WHICH THE BORROWER HAS MADE WITH THE LENDER IN ANY MEDIUM OF RECORDATION AND THE BORROWER AGREES TO DELIVER A SECURITY INTEREST IN ANY EQUIPMENT AND OTHER PERSONAL PROPERTY HELD BY THE LENDER WITHIN THE STATE OF FLORIDA OR ELSEWHERE IN THE UNITED STATES AS PROVIDED IN THE AGREEMENT. THIS AGREEMENT IS SUBJECT TO THE LAWS OF THE STATE OF FLORIDA.

of the details. Mortagage discussions to donors the evidence of natural
gas as the source as well as the reason it makes sense to do this.

If the Advertiser desires to make his personal services or those of his employees available to the public, he may do so by publishing an advertisement of his services in the paper of his choice. The paper will then publish the advertisement, and the public will be informed of the services offered.

10. ASSIGMENT OF ENTREPRENEUR AS TENANT OR PREFERENCE. If the entrepreneur has no other alternative under the lease, land contract or other agreements, he can do nothing but to pay and perform all his obligations under the lease. The entrepreneur further agrees to pay and perform all his obligations under the lease or other agreements and to abide by the terms and conditions of the lease.

pyramide, laquelle fut démolie par les Romains.

9. ASSIGNMENT OF LEASES AND RENTS. During the period of lease, parties shall assign or transfer the lease to another party, subject to the following conditions:

- (a) The lessee must give written notice to the lessor at least one month before the assignment or transfer, specifying the name and address of the proposed assignee or transferee, and the proposed date of assignment or transfer.
- (b) The lessor shall have the right to approve or disapprove the proposed assignee or transferee, within ten days of receiving the notice. If the lessor disapproves the proposed assignee or transferee, the assignee or transferee shall not be entitled to occupy the premises under the lease.
- (c) The assignee or transferee shall assume all obligations of the original lessee under the lease, including payment of rent and performance of covenants.
- (d) The lessor may require the assignee or transferee to provide security for the payment of rent and performance of covenants, as specified in the lease.
- (e) The lessor may require the assignee or transferee to pay a fee for assignment or transfer, as specified in the lease.

In case of assignment or transfer, the lessor shall receive payment of rent and other amounts due from the assignee or transferee, and the assignee or transferee shall be liable to the lessor for any breach of lease by the original lessee.

10. TERMINATION OF LEASES AND RENTS. The lease may be terminated by either party, subject to the following conditions:

- (a) Mutual consent: Both parties may terminate the lease by mutual agreement, in writing, signed by both parties.
- (b) Breach of lease: If either party fails to perform any obligation under the lease, the other party may terminate the lease by giving written notice to the breaching party, specifying the breach and demanding immediate cure or removal of the breach.
- (c) Non-payment of rent: If the lessee fails to pay rent when due, the lessor may terminate the lease by giving written notice to the lessee, specifying the non-payment and demanding immediate payment of the outstanding rent.
- (d) Death or bankruptcy: If the lessee dies or becomes bankrupt, the lessor may terminate the lease by giving written notice to the estate or trustee, specifying the death or bankruptcy and demanding immediate payment of the outstanding rent.
- (e) Assignment or transfer: If the lessee assigns or transfers the lease without the prior written consent of the lessor, the lessor may terminate the lease by giving written notice to the assignee or transferee, specifying the assignment or transfer and demanding immediate payment of the outstanding rent.

In case of termination, the lessor shall receive payment of rent and other amounts due from the lessee, and the lessee shall be liable to the lessor for any breach of lease by the original lessee.

11. DISPUTES AND RESOLUTION. Any dispute arising out of or relating to this lease, including interpretation of the lease, shall be resolved by negotiation between the parties. If negotiations fail, the parties may refer the dispute to arbitration, in accordance with the rules of the Arbitration Commission of India.

12. APPLICABILITY OF LAW. This lease shall be governed by the laws of the State of Maharashtra, India, and the parties hereby agree to submit to the jurisdiction of the Courts of Maharashtra, India, for the determination of any dispute arising out of or relating to this lease.

13. ENTIRE AGREEMENT. This lease contains the entire agreement between the parties and supersedes all previous negotiations, understandings, agreements, and representations, whether written or oral, between the parties.

14. AMENDMENTS. Any amendment to this lease must be in writing and signed by both parties.

15. SEVERABILITY. If any provision of this lease is held invalid or unenforceable, the remaining provisions shall remain valid and enforceable.

16. NOTICES. All notices given under this lease shall be in writing and delivered personally or by registered post to the addresses of the parties.

17. COSTS. The costs of legal expenses, including attorney's fees, incurred in the enforcement of this lease, shall be borne by the party responsible for the breach.

18. GOVERNING LAW. The laws of the State of Maharashtra, India, shall govern this lease.

19. JURISDICTION. The Courts of Maharashtra, India, shall have exclusive jurisdiction over any disputes arising out of or relating to this lease.

20. HEADINGS. The headings used in this lease are for convenience only and shall not affect the meaning or interpretation of the provisions.

21. SIGNATURES. The signatures of the parties to this lease are as follows:

Lessee:

Lessor:

The Pictures

8. PAYMENT OF OTHER OBLIGATIONS. The holder shall also pay all other obligations which may become due under the different products purchased for his own account and which may be due him by reason of his kind services rendered or performed in the regular course of business and shall not retain any part of the proceeds, save as to amounts furnished to the firmnesses and shall not retain any part of the amount paid by him to persons making the purchases for the firmnesses to defray the expenses of the firmnesses in making the purchases for the firmnesses.

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and the following day he was buried in a simple grave near his parents' home.

some dislocations may also develop.