



UNOFFICIAL COPY

94739425

TELEPHONE (312)682-8887

Please sign this copy and return this copy to me. Please sign where the "X" is.

LAUNDRY ROOM LEASE AGREEMENT

Date September 16, 1982

Name of Lessor or Managing Agent: Katz & Katz Real Estate
Address: 7335 N. Western Ave. Chicago, Illinois
Location of Building(s): 65-75-85 Harris Ave. La Grange, Illinois
Number of Buildings: One Number of Apartments: Approx. Thirty Four
Lessee: D. & S. ALCO Coin Meter Co.
Address: 8406 Gross Pt Rd. Skokie, Illinois 60076
Lease term commences: October 15, 1982 Expiration of original term: October 14, 1990
Rental: Lessee will pay lessor the percentage percent ( ) of the gross receipts collected. Lessee will also pay lessor five hundred dollars (\$500.00) advanced rental.

In consideration of the mutual covenants and conditions stated below, the Lessor and Lessee named above...

- 1. LEASE OF LAUNDRY ROOM. Lessor leases to Lessee what is commonly known as the "Laundry Room" in the premises described above...
2. OPERATION OF EQUIPMENT. Lessee shall service and maintain the laundry equipment in good working order...
3. ACCESS TO LAUNDRY ROOM. Lessee shall have exclusive control and possession of Laundry Room...
4. RENTAL. As payment to Lessor for rental of the Laundry Room, Lessee shall pay to Lessor at the address indicated above...
5. UTILITIES. Lessee may connect its laundry equipment to and through the electric, water, heat, gas and sewer lines...
6. EXCLUSIVE LAUNDRY EQUIPMENT. Lessor represents that there is no other laundry equipment presently in the Laundry Room...
7. CONDITION OF PREMISES. Lessor warrants that at the time of installation there will be no building code violation...
8. SECURITY. Lessor shall provide adequate security for the Laundry Room and Lessee's equipment therein...
9. TITLE TO EQUIPMENT. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts and accessories supplied or installed by Lessee shall at all times remain in and be held by Lessor...

- 10. SUCCESSORS. This Lease Agreement shall be binding upon and shall inure to the benefit of the Lessor and Lessee and their respective successors and assigns...
11. INSURANCE. Lessee agrees to procure public liability insurance coverage in limits of not less than \$100,000/\$300,000...
12. BREACH OF LEASE. In the event of a breach of this Lease by Lessee, which such breach shall continue for ten (10) days after written notice thereof by Lessor...
13. ARBITRATION. Any dispute or controversy between the parties...
14. AUTHORITY TO SIGN. Lessor represents that it is the owner, beneficiary, lessee or duly authorized managing agent of the Building...
15. TERM. This Lease shall be automatically renewed for a period equivalent to the term herein set forth...
16. ENTIRE AGREEMENT. This Lease Agreement represents the entire agreement between the parties...
17. GOVERNING LAW. This Agreement shall be governed by the Laws of the State of Illinois.

RECORDING \$23.50
T#0003 TRAN 4923 08/22/94 11:45:00
\$7696 ± EB \* -94-739425
COOK COUNTY RECORDER

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CO

LESSEE:
Name: D. & S. ALCO Coin Meter Co.
[ ] Corporation [X] Partnership [ ] Individual
By: [Signature]
Title: Partner

LESSOR or Managing Agent:
Name: Katz & Katz Real Estate
[ ] Corp. [ ] Partnership [ ] Individual [ ] Trust
By: [Signature]
Title: President

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STANDARD LAUNDRY ROOM  
LEASE AGREEMENT

ASSIGNMENT BY LESSOR

For valuable consideration, the undersigned, the Lessor described in the within instrument, hereby transfers, assigns and sets-over to

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

and to his or its heirs, legal representatives, successors assigns, his entire interest in and to the within lease, and the rents coming due thereunder after \_\_\_\_\_ 19\_\_\_\_

Lessee shall be authorized to continue making rental payments under this lease to the original Lessor until Lessee receives a copy of this agreement and the address for future rental payments to the assignee.

DATED: \_\_\_\_\_ 19\_\_\_\_

NAME: \_\_\_\_\_

BY: \_\_\_\_\_

ASSIGNMENT BY LESSEE

For valuable consideration, the undersigned, the Lessee described in the within instrument, hereby transfers, assigns and sets-over to:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

and to his or its heirs, legal representatives, successors and assigns, his entire interest in and to the within lease, effective as of \_\_\_\_\_ 19\_\_\_\_

DATED: \_\_\_\_\_ 19\_\_\_\_

NAME: \_\_\_\_\_

BY: \_\_\_\_\_

Property of Cook County Clerk's Office

TO

LEGAL DESCRIPTION: Sub-Division Name: LETTERS ADD TO LA GRANGE  
LETTERS ADD TO LA GRANGE A SUB OF SEC 4-38-12 REC DATE: 09/09/1881  
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Volume: 000076

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PT LOT 0000010 0000011

MAIL TO: GREGORY E. KULIS  
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