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51454992 I PM
 MAIL TO:
 Mr John Hansen
 2801 N Sheffield
 Suite 200
 Chicago, IL 60657

THIS RECORDING AND AGREEMENT
 CANCELED 3/23/95

96642893

[Signature]

ADDENDUM LEASE AGREEMENT

DEPT-01 RECORDING \$29.50
 T#0014 TRAN 8186 08/22/96 09:13:00
 #0963 # JW *-96-642893
 COOK COUNTY RECORDER

Be it known that

On or about May 20, 1992, Stephen F. Venters, hereafter referred to as Lessor, and James M. Lionakis, Lessee and representative of Hansen Realty Inc., hereafter referred to as Lessee, mortgage holder, did enter into AGREEMENT FOR LEASE of the second level loft located at 1809 West Webster Street, Chicago IL 60614 according to the following terms and conditions:

- 1 Lessor agreed to pay the amount of \$850.00 (eight hundred and fifty and 00/100 dollars) per month as rent for a twenty four month period commencing June 1, 1992 and ending June 1, 1994.
- 2 Lessee did agree to furnish functional central air conditioning to said premises prior to July 1, 1992, and to be responsible to any and all necessary repairs to said premises necessary for habitability and comfort.
- 3 Lessee did further agree to allow occupancy by one Ms. Minerva Arocho, the companion of Lessor, accepting rental payments from Ms. Arocho, under the position of Resident Nightwatchman accordingly.
- 4 Lessee agreed to pay electrical and water utility charges for the daily operation of said residence, due to the fact that there are no separate meters for the upper level loft premises.
- 5 Lessee agreed that Lessor and Minerva Arocho would keep premises in accordance with their desires and precedent set by previous tenants, at no additional charge, deposit, or penalty to themselves.
- 6 During the course of two years of occupancy by Lessor, he has, at great cost to himself, both in money and time, made necessary repairs to said premises, to wit:

- A Purchase and installation of main entryway and security lights, cost withheld from rent with approval of Lessee.
- B Repair of bathroom facility and installation of cabinets, tile floor, decorative windows, paint and trim, cost not re-imbursed by Lessee or Mortgage Holder.
- C Repair and installation of tile stairway from main entry to second level loft and installation of safety lighting, paint and trim, cost of tiles only reimbursed by Lessee.
- D Lessor did, through agreement with Lessee, hold back from monthly rental payments, the sum of \$600.00 (six hundred and 00/100 dollars), as insurance against central air conditioning malfunction through the summer months of 1993. Central air unit did, in fact, malfunction, with a cost to Lessor of \$895.00 (eight hundred ninety-five and 00/100 dollars) for repair.
- E Lessor did perform major repair to seal unused upper level exits in the process of weatherizing said premises, costs to himself not re-imbursed by Lessee.

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\$26.00

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F Lessor did, in fact, agree to pay an additional \$100.00 (one hundred and 00/100 dollars) per month on the rent payment to compensate Mr. Fred Lindorfer, ground level tenant for shared electrical service (Lessee claims the cost of providing separate metered electrical service to upper level loft is prohibitive.

G Lessor has made it known to Lessee that, should, at the end of the current (1994 to 1996) lease agreement attached hereto, the rent be raised unreasonably high (more than 10%), or if effort is made to dislodge tenants contrary to agreement, each and all improvement made to the premises by Lessor at his expense and labor, will be physically removed and the premises left as originally rented, barring normal wear.

7. The nature of the business of Hollis Wood Entertainment Incorporated requires that parking places be provided and that the front entryway be kept clear of exterior obstacles for a distance of 50 inches from the doorway to the street, as per agreement with Lessee. This agreement must be fulfilled no later than June 15, 1994 and then be maintained throughout the duration of the agreement.

8 Lessee has agreed that the cost of installation of custom vertical blinds, deemed a permanent improvement, shall be deducted by Lessor from the rent as they are installed.

Stephen F. Venters
Lessor
1809 West Webster Street, Chicago IL 60614

cc: Board of Directors, Hollis Wood Entertainment Inc.
Martin Berks, Attorney at Law
Michael Robbins, Attorney at Law
file

COPIES OF AGREEMENT APPROVED BY DEPUTY COUNTY CLERK, WITH CERTIFICATE OF RECORDING, ARE AVAILABLE FOR PURCHASE.

THIS RECORDING CANCELED



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FDWA RD J. ROSEBURY COO COUNTY TRANSFER
05/23/91 Receipt #: 952412 Employee: MARGIE Page: 1

P I N : 14-31-206-005-0000 Volume : 000533

Address : NONE

Name : FEDERAL CHICAGO CORP

Mailing : NONE

Legal Description :
Sub-Division Name : FULLERTONS ADD TO CHICAGO

Legal : FULLERTONS ADD TO CHICAGO IN SEC 31-40-14 REC DATE: 05/07/1879
DOC NO: 00221101

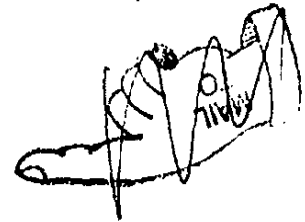
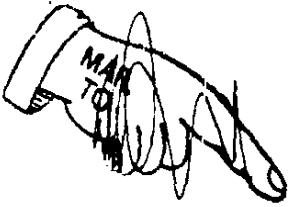
ST-TN-RG HYCK PT LOT
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2300 North Clybourn Avenue • Suite 4 • Chicago IL 60614 • USA

312 772-7171

15 Jan. 94

James A Lionikis
1820 West Webster Street
Chicago IL 60614

DEPT-01 RECORDERS 929.00
147223 IRAM 0171 (05/23/94 15456400
50826 P 2600 04-94-4583 4583 1
COOK COUNTY RECORDER

re: LEASE AGREEMENT
1809 West Webster Street
Chicago IL 60614

Dear Jim,

The purpose of this correspondence is to outline and document the terms of our verbal agreement for the lease of the above property in behalf of Holly Wood Entertainment Inc, a corporation in Illinois licensed to do business as a Booking Agency for Exotic Dance Acts according to the parameters of Chapter 38 of the Illinois Criminal Code and Stephen F. Venters & Associates Productions, a sole proprietorship registered with the State of Illinois and doing business as a Commercial Art and Illustration Studio, hereafter referred to as "the companies", according to the terms attached.

This document and attachments constitutes a legal and binding LEASE AGREEMENT between Holly Wood Entertainment Inc., Stephen F. Venters, Stephen F. Venters and Associates Productions, and James A. Lionikis (Lessee and representative of Hansen Realty Inc., mortgage holder).

By the application of signatures below, this Lease Agreement shall become legal and binding according to the guidelines contained in the Municipal Code of the City of Chicago and pursuant to the laws and regulations of the State of Illinois, and subject to specific terms and conditions as attached:

Stephen F. Venters
Vice President, Holly Wood Entertainment Inc.
Proprietor, Stephen F. Venters and Associates Productions

date January 6, 1994

James A. Lionikis
Representative, Hansen Realty Inc.

date 2-6-94

91400881

SFV/mk
cc: Board of Directors, Holly Wood Entertainment Inc.
Martin Berks, Attorney at Law
Michael Robins, Attorney at Law
file

95-42893

NEW COPY IN SUPERSEDES ALL PREVIOUS DOCUMENTS

This recording canceled 3/23/95

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1. Interior modification to the premises will be performed to suit the needs of the companies according to drawings viewed and approved by James A. Lionikis on 14 Jan. 94, erection to be performed within the limitations of the Municipal Building Code. This modification, whether permanent improvement to the premises or otherwise, will be at the sole expense of the companies. The installation of a rear exterior entry will be provided at the expense of the companies.
2. Construction of access to the rear entry will be provided at your expense, the monies to be held from the monthly lease payment in the amount of three hundred dollars (\$300.00) per month beginning 15 February, 1994. Approved drawings of this access addition must be received with your signature by 1 May, 1994.
3. Plans for the before mentioned access will be provided to you by 15 February, 1994 for negotiated approval of other building occupants.
4. This 24 month Lease Agreement will encompass the period between 1 June, 1994 and 1 June, 1996. The Lease Payment will remain at the amount of \$900.00 per month until 1 June 1994. Lease Payment will increase to the amount of \$1000.00 per month for the twelve (12) month period between 1 June, 1994 and 1 June, 1995. Lease Payment will increase to the amount of \$1100.00 per month for the twelve (12) month period between 1 June, 1995 and 1 June, 1996.
5. At the expiration of this Lease Agreement, the companies will have the option to renew this Lease Agreement for a fair and equitable amount, or be given the option to purchase said property. Be it understood that Stephen F. Venters or the companies will not be obligated in any way or required to exercise any option to renew this agreement or purchase said property at the expiration of this Lease Agreement.
6. Stephen F. Venters and one additional person of his choice shall remain in residence as night-watchman for the entire period of this Lease Agreement. Electronic security will be enhanced at the expense of the companies.
7. The companies shall conduct no business at the premises location that can be considered retail sales, nor will the companies be open for retail sale to the general public for the period of this Lease Agreement. The companies shall conduct service business only.

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