NAME OF LESSOR OR MANAGING AGENT LUIS LOCATION OF BUILDING(s) NUMBER OF APARTMENTS NUMBER OF BUILDINGS: AUNDRY SERVICES, INC., 330 W. Diversey, Chicago, Illinois Lossee METERMATIC L LEASE TERM COMMENCES EXPIRATION OF ORIGINAL TERM RENTAL 50 pof gross revenue received In consideration of the mutual covenants and conditions stated below, the Lessor and Lessee named above agree as follows: burglarized or vandalized, then Lessee may, at its option either terminate this Lease or withold the 1. Lessor leases to Lessee what is commonly known as the "Laundry Room" in the rentals otherwise payable hereunder until Lessee is reimbursed for its loss and damage resulting premises described above ("Build', 2", for the purpose of installing, operating, servicing and therefrom. If Lessee elects to terminate, Lessor shall refund to Lessee the pro rata portion of repairing coin operated washing machines and dryers. A further description or drawing of the advance remais; construction allowances or less thold improvenent paid by Lessee, Laundry Room may be attached here's at Exhibit A. 10. If I auntity equipment is vanishized more than once during inedequate building security or malleigns ness, Lessor agrees to split the cost with Lessor of proving damaged equipment to 2. Lessee shall service and maintain by prindry equipment in good working order at its sole expense, except for such damaged or repulse caused by the Lessor or its agents or employees. Any claim by Lessor of inadequate to the by Lessee must be made by certified its original condition. or registered mail. Lessee shall have a reasonable opportunity thereafter (not less than 72 hours 11. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts and accessories from receipt of such notice) to repair or replace any marking a not in good working order. The supplied or installed by Lessee at all times remain in and be held by Lessee and upon the selection of laundry equipment and all charges therefore shall be determined solely by Lessee. expiration or termination of the Lease by lapse of time or otherwise, Lessee shall have the right All licenses required to operate such equipment shall be paid by Lassec. to remove all such property from the premises. 3. In the event that normal tenant services are interrupted in ar outlding (due to rehab, 12. In the event of a breach of this Lease by Lessor, which such breach shall continue for ten fire, etc.) Lessee can suspend time from elapsing on this contract by notifying Lessor by cer-(10) days after written notice hereof by Lessee (including but not limited to the unauthorized tified mail of such interruption in normal services. Contract shall not els use in time until full disconnection of Lessee's laundry equipment or the installation of laundry equipment by Lessee building services have been restored, at which time this contract shall be rerettly sted. or any other person, firm or corporation), the parties recognize the option of Lessee, either (a) Lessor shall pay to Lessee at the expiration of such 10 day notice period as liquidated damages 4. Lessee shall have exclusive control and possession of the Laundry Room except that and not a penalty an aggregate sum equal to 35 cents per day for each apartment in the Building Lessor shall have the right to use and access for any purpose necessary for the operation whe multiplied by the number of days remaining for the balance of the unexpired initial term or Building which does not interfere with the Lessee's operation and maintenance of its im ndry n newsi thereof (such number of days determined from the day on which the breach occurred) plus equipment. The tenants of the Building shall have free and unobstructed access to the Laundr reasonable attorneys fees incurred by Lessee in enforcing this agreement in which event Lessee Room for the purpose of using such equipment. that have the right to remove its laundry equipment and other property any time after such breach 5. As payment to Lessor for rental of the Laundry Room, Lessee shall pay to Lessor at the and stall have no further obligation to install, maintain or operate such equipment in the subject address indicated above or at such other address designated by Lessor in writing, either the Building a vary other building or (b) Lessor consents to the entry of a temporary and/or permanent rental stated above or a percentage equal to the rental percentage stated above of the gross coin injuction to re rain any violation of this agreement by Lessor and all persons acting for him or receipts received by Lessee from its coin operated laundry equipment, payable quarterly. with him, to jou or with reasonable attorneys fees incurred by Lesse in enforcing this agreement. Lessor shall have the right to request a field audit from time to time during the term of the lesse, 13. It is further understood and agreed by and between the parties hereto that this Lease shall provided Lessor pays to Lessee the then prevailing charges of Lessee therefor. be extended for an a ditional period of eight years from the date of its expiration unless Lessee 6. Lessee may connect its laundry equipment to and through the electric, water, heat, gas gives to Lessor notice in wating by United States Registered or Certified Mail at least sixty days and sower lines in the Building and use such utilities at no additional charge to Lessoe. Lessor prior to the end of the term | a in of Lescee's intention not to extend this Lesse. At the expiration shall maintain all such utilities in good working order. of the additional term herein this wase shall continue for additional seven years terms unless 7. Lessor represents that there is no other laundry equipment presently in the Laundry terminated by either Lessee or Lerso by notice in writing by United States Registered or Certified Room (except equipment owned and used by individual tenants and not for general use), that Mail, one to the other, three hundred and array five days prior to the end of any subsequent term herein. If property is sold or managem in is changed subsequent to the written notice provided there is no other lease presently in effect or no other lease which will be in force or in effect upon commencement of this lease in connection with the operation of any other metered or herein, and prior to the end of term herein, if on said notice shall be null and void and shall be non-metered laundry equipment in the Building for general use by tenants, and that Lessor will considered rescinded. not, during the term of this Lease or renewal hereof, install or use or permit any other person, 14. Lessor represents that it is the owner, benefic av, lessee or duly authorized managing firm or corporation to install or use any laundry equipment in the Building (except equipment agent of the Building and that it has good right and leaf in withority to execute this lease. owned and used by individual tenants and not for general use). 15. This Lease Agreement shall be binding upon and the uture to the benefit of the Lessor 8. Lessor warrants that at the time of installation there will be no building code violation and the Lessee and their respective successors and assigne, including any future owners, which adversely affects the ability of Lessee to install, operate or maintain its laundry beneficiarles or lessees of the Building, it being the intention of the parties that the interest granted equipment and that the premises have adequate utilities and lighting, including venting. to Lessee herein shall run with the land and Building. ventilating and floor drainage. Lessor shall be responsible for all janitorial and housekeeping 16. This Lease Agreement represents the entire agreement between the parties and this services for the Laundry Room. agreement may not be amended, altered or modified unless in writing by both parties. Both parties -9. Lusson thaif provide adequate security for the Laundry Room and Lessec's equipme reserve the right to insert correct legal description on the reverse side. therein. In the event Lessor fails to provide such reparity and Lesson's equipment is 17. This agreement shall be governed by the Laws of the State of Illihois 1WK118 18.18550R 10 Bet LESSOR OR MANAGING AGENT: LESSEE: NAME: NAME: □ INDIVIDUAL [INDIVIDUAL ☐ CORPORATION D PARTNERSHIP CORPORATION PARTNERSHIP

LOTS 27 AND 28 IN BLOCK 7 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1, 295 FEET THEREOF) IN COOK COUNTY, ILLINOIS

P.I.N.: 13-34-406-039-0000

Droberty Or Coot County Clerk's Office

UNDER FULLY FOR LASE CAREEMENTY

s.) sip	Date 1 30 88	
Name of Lessor or Managing Agent SEVICLAY BER	LBAKOV	
Address 7532 N. OSCEDLA NIL	,	
Location of Building(s) 3117-25 W. BERTFAU CHICAGO, IL 60625		
Number of Buildings: Number of Apartme		
METERMATIC LAUNDRY SERVICES, INC., 330		
Lessee	1 1	
	xpiration of original term 2/17/96	
Rental 50% of gross revenue received	97743943	

	callab Country for another 4.5 bits	
in consideration of the mutual covariants and conditions stated	below, the Lessor and Lessee named above agree as follows:	
I Lessor leases to Lessee what is commonly known is the "Laundry Room" in the premises described above ("Building") for the purpose of the ling aperating, servicing and repairing coin operated washing machines and divers. After her description or drawing of the Laundry Room may be attached hereto as Exhibit A.	and damage resulting therefrom. If Lessee elects to terminate, Lesser shall refund to Lessee the pro-rate portion of any advance rentals, construction allowances or leasehold improvement paid by Lessee.	
2 Lessee shall service and maintain the laundry equipment in good morking order at its sale expense, except for such damages or repairs caused by the Lessor in its agents or employees. Any claim by Lessor of inadequate service by Lessee multi-banade by certified or registered mail Lessee shall have a reasonable opportunity there is find	9. Title to all laundry equipment and any fixtures, wiring, plumbing, dupts and accessories supplied or installed by Lessee shall at all times remain in and be held by Lessee and upon the expusition or termination of the Lesse by lapse of time or otherwise, Lessee shall have the right to remove all such property from the premises.	
less than 72 hours from receipt of such notice) to repair or replace any machine. Tot in good working order. The solection of laundry equipment and all charges therefor, shall be determined solely by Lessee. All licenses required to operate such equipment shall be paid for by Lessee.	10. In the event of a breach of this Lease by Lassor, which such breash shall continue for fan (10) days after written notice hereof by Lessee (including but not limited to the unauthorized disconnection of Lessee's laundry equipment or the installation of laundry equipment by Lassor or any other person, firm or corporation), the parties recognize that damages to Lessee would be difficult to compute and therefore they agree that, at	
Lessee shall have exclusive control and passession of the Leundry Room except that Lessor shall have the right of use and access for any purpose necessary for the operation of the Building which does not interfere with the Lessee's operation and maintenance of its laundry equipment. The tenants of the Building shall have free and unobstructed access to the Laundry Room for the purpose of using the taundry equipment.	in option of Lessee, either (a) Lessor shall pay to Lessee at the expiration of such 17 day notice period as liquidated damages and not a penalty an appregate sum equal to 15 and 19 por day for each apartment in the Building multiplied by the number of days remaining for the balance of the unexpired initial term or renewal thereof (such number of days upfurmined from the day on which the breach occurred) plus reasonable attorneys fees incurred by Lessee an enforcing this agreement in which event Lessee shall have the	
4. As payment to Lesser for rental of the Leundry Room, Lesses shall pay to Lessor at the address indicated above or at each other address designated by Lessor in writing, either the rental stated above or a percentage equal to the rental percentage stated above of the gross coin receipts received by Lessee from its coin operated laundry equipment, payable at least every (6) months. Lessor shall have the right to request a field sudit from time to time outing the term of the lesse, provided Lessor pays to Lessee the then prevailing charges of Lessee therefor.	nohl to rer See its laundry equipment and other property any time after such breach and shall have no farm, obligation to realth aminian or operate such equipment in the subject Building crimy. Obligation to restrain any violation of this agreement by Lescor and all persons acting for family with him, together with reasonable attorneys fees incurred by Lessee in unforcing it is comment.	
 Lessee may connect its laundly equipment to and through the electric, water, heat, gas and sever lines in the Building and use such utilities at no additional charge to Lessee Lessor shall maintain all such utilities in good working order. 	11. It is further understood en agreed by and between the parties hereto that this times shall be extended for an additional period of eight years from the date of its expiration unless Lessee gives to Less viciolities writing by United States Registered of Certified Mail at least starty days prior to the end of the term herein of Lessee's intention not to extend this Lease. At the expiration of the additional term herein this Lease shall	
6 Lessor represents that there is no other laundry equipment presently in the Laundry Room (except equipment owned and used by individual tenants and not for general use), that there is no other lesse presently in effect or no other lesse which will be in force or in effect upon commencement of this Lesse in connection with the operation of any other metered or non-motered laundry equipment in the Building for general use by tenants, and that Lessor will not, during the term of this Lesse or inpresent any other person, firm or corporation to install or use any faundry	continue for additional live year terms unit as leri insted by either Lessee or Lessor by notice in writing by United States Registers of Challed Mail, one to the other, three hundred and sixty live days prior to the end of may conquent terms herein. If droperly is sold or management is changed subsequent to the written notice provided herein, and prior to the end of term herein, then said notice of all ternull and void and shall be considered rescinded.	
equipment in the Building (except equipment owned and used by individual tenants and not for general use)	12. Lessor represents that it is the owner, beneficiarly, lesses or duly authorized managing agent of the Building and that it has good right and tawful authority to execute this tease.	
7. Lesser warrants that at the time of installation there will be no building code violation which adversely affects the ability of Lessee to install, operate or maintain its taundry equipment and that the premises have adequate utilities and lightling, including renting, ventilating and floor drainage Lessor shall be responsible to: all jaintonal and house-keeping services for the Laundry Room.	13 This Lease Agreement shall be binding upon and shall inure to the benefit of the Lessor and the Leasee and their respective successors and essigns, including any future owners, beneficiaries or lessees of the Building, it being the intention of the parties that the interest granted to Lessen herein shall run with the land and Building.	
8 Lessor shall provide adequate security for the Laundry Room and Lessee's equipment therein. In the event Lessor fails to provide such security and Lessee's equipment is burglarized or vandalized, then Lessee may, at its option either terminate this Lesse or withhold the rentals otherwise payable hereunder until Lessee is reimbursed for its loss.	14 This Lease Agreement represents the entire agreement between the parties and this Agreement may not be smended, aftered or modified unless in writing by both parties. Both parties reserve the right to insert correct legal description on the reverse side. 15. This Agreement shall be governed by the Lews of the State of Illinois.	
LESSEE:	LESSOR or Managing Agent:	
Name: METERMATIC LAUNDRY SERVICES, WEAME: SEVISLAV BERBAKON		
Corporation D Partnership D Individual	□ Corp □ Partnership ★ Individual □ Trust	
By: Cal C Brown	By: X Swattee Karbolin	
Title: PRESIDENT	Title: OWNED	

LOT 47 AND LOT 48 IN BLOCK 1 IN BALDWIN-DAVIS' SUBDIVISION OF SOUTHEAST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-13-317-001-0000

Droperty of County Clerk's Office

..! Name of Lessor or Managing Agent Address Location of Building(s) . Number of Buildings: . Number of Apartments METERMATIC LAUNDRY SERVICES, INC. Lessee Expiration of original term Lease term commences of gross revenue received Rental 海绵的情况 的 医纤维结 医路后 In consideration of the mutual coverants and conditions stated below, the Lessor and Lessoe named above agree as follows: 1. Lessor bases to Lesses what is commonly known as the "sundry Room" in the premises described above ("Building") for the purpose of instriung, operating, servicing and damage resulting therefrom, if Lessee elects to terminate, Lessor shall refund to Lessee the pro-rate portion of any advance rentals, construction allowances or lessehold and repairing coin operated washing machines and dryors. Afurther de cript in or drawing of the Laundry Room may be attached hereto as Exhibit A. Improvement paid by Lessee. 9. Title to all faundry equipment and any fixtures, wiring, plumbing, ducts and accessories supplied or installed by Lessee shall at all times remain in and be held by Lessee and upon the expiration or termination of the Lesse by lapse of time or otherwise, Lessee shall have the right to remove all such property from the premises. 2. Lessee shall service and maintain the faundry equipment in good working order at its sole expense, except for such damages or repairs caused by the Lessor or its gents or amployees. Any claim by Lessor of insdequate service by Lesson must be more or certified or registered mail. Lessee shall have a reasonable opportunity thereafy, roll less than 72 hours from receipt of such notice) to repair or replace any machines n it in 10. In the event of a breach of this Lease by Lessor, which such breash shall continue good working order. The selection of laundry equipment and all charges therefore shall be determined solely by Lessee. All licenses required to operate such equipment shall be for ten (10) days after written notice hereof by Lessee (including but not limited to the unauthorized disconnection of Lessee's laundry equipment or the installation of laundry equipment by Lessor or any other person, firm or corporation), the parties recugnize the samages to Lessee would be difficult to compute and therefore they agree that, at the operion of Lessee, either (a) Lesser shall pay to Lessee at the expiration of such 3. Lesses shall have exclusive control and possession of the Laundry Room except that Leasor shall have the right of use and access for any purpose necessary for the operation of the Building which rices not interfere with the Lesse's operation and maintenance of its leundry equipment. This tenants of the Building shall have tree and unobstructed access to the Laundry Room for the purpose of using the taundry equipment. 18 or in the period as liquidated damages and not a penalty an aggregate sum equal to 33 cacia pricing for each apartment in the Building multiplied by the number of days remaining for the balance of the unexpired initial term or renewal thereof (such number of days determined from the day on which the breach occurred) plus reasonable attorneys fees incurred by Lessee in enforcing this agreement in which event Lessee shall have the right to remove its "undir equipment and other property any time after such breach 4. As payment to Lessor for rental of the Laundry Room, Lessee shall pay to Leszor at the address indicated above or at such other address designated by Lessor in writing, and shall have no it ther colligation to install, maintain or operate such equipment in the either the rental stated above or a percentage equal to the rental percentage stated above of the gross coin receipts received by Lessee from its coin operated laundry subject Building or air, other building or (b) Lessor consents to the entry of a temporary and/or permanent injunction to restrain any violation of this agreement by Lessor and all persons acting for him or with him, together with reasonable attorneys fees incurred equipment, payable at least every (8) months. Lessor shall have the right to request a field audit from time to time during the term of the lesse, provided Lessor pays to Lessoe by tasses in enforcing this agreemen. the than prevailing charges of Leasee therefor. 13. It is further understood and agreed by and between the parties hereto that this 5. Lessee may connect its laundry equipment to and through the electric, water, heat, gas and sewer lines in the Building and use such utilities at no additional charge to Lesse shall be extended for an addit'o, at period of eight years from the date of its expiration unless Lesses gives to Lesso. Lotte in writing by United States Registered or Certified Maif at least sixty days prior to the end of the term herein of Lesses's intention not to extend this Lesse. At the expiration of the enditional term herein this Lesse shall Lesses, Lessor shall matritain all such utilities in good working order continue for additional five year terms unless to minuted by either Lessee or Lessor by notice in writing by United States Registered or Certified Mail, one to the other, three 6. Lessor represents that there is no other laundry equipment presently in the Laundry Room (except equipment owned and used by individual tenants and not for general use), that there is no other lease presently in effect or no other lease which will be in force hundred and aixly five days prior to the end of any subsormt terms herein. If property or in effect upon commencement of this Lease in connection with the operation of any is sold or management is changed subsequent to the critish notice provided herein, and prior to the end of term herein, then said notice shall be rull and void and shall be other metered or non-metered laundry equipment in the Building for general use by tenants, and that Lessor will not, during the term of this Lesso or renewal hereof, install or use or permit any other person, firm or corporation to install or use any laundry equipment in the Building (except equipment owned and used by individual tenants 12. Lessor represents that it is the owner, beneficiary, lesses or duty authorized managing and not for general use). agent of the Building and that it has good right and lawful authority to execute this lease. 13. This Lease Agreement shall be binding upon and shall have to the benefit of the Lessor and the Lessee and their respective successors and assigns, including any future 7. Lessor warrants that at the time of installation there will be no building code violation which adversely affects the ability of Lesses to initial, operate or maintain its laundry equipment and that the premises have adequate utilities and lighting, including renting, owners, beneficiaries or lussess of the Building, it being the intention of the parties that ventifiating and itoor drainage. Lessor shall be responsible for all janitorial and house-keeping services for the Laundry Room. the interest granted to Lessee herein shall run with the land and Building 14. This Lesse Agreement represents the entire agreement between the parties and this Agreement may not be amended, altered or modified unless in writing by both 8. Lessor shall provide adequate security for the Laundry Room and Lessee's equipment therein. In the event Lessor fails to provide such security and Lessee's equipment is burglarized or vandatized, then Lessee may, at its option either terminate this Lesse or parties. Both parties reserve the right to insert correct legal description on the reverse side thhold the rentals otherwise payable hersunder until Lessee is reimbursed for its loss 15. This Agreement shall be governed by the Laws of the State of Illinois. LESSOR or Managing Agent: Name: ☐ Trust □ Individual ☐ Partnership □ Individual ☐ Corp □ Partnership □\/Corporation By:

Title: .

THE WEST 5 FEET OF LOT 10 AND ALL OF LOTS 11 AND 12 AND THE EAST 10 FEET OF LOT 13 IN BLOCK 3 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF), ALL IN COOK COUNTY, **ILLINOIS**

P.I.N.: 13-14-111-002-0000

Property of Cook County Clark's Office

UNDEFICIAL COPY

d P (Vd	Date 4-17-91	
Name of Lessor or Managing Agent G.G.S INVESTMENT		
1359 W. Est	tes 97763970	
Address 1346 - 59 11	1. Fetoe manamanan pemberakan	
Location of Building(s) 1345 - 59 W. Estes Tradelight to the program with		
Number of Buildings: Number of Apartments /		
Lessee		
Lease term commences July) 991	Expiration of original term <u>JUNP</u> 30, 1992	
Rental 5090 of gross revenue received		
In consideration of the mutual covervints and conditions stated	d below, the Lessor and Lessee named above agree as follows:	
1. Lessor leases to Lesses what is commonly known a the "Linkdry Room" in the premises described above ("Building") for the purpose of mulally a operating, servicing and repairing coin operated washing machines and dryers. Afurther description or drawing	and damage resulting therefrom, if Lessee elects to terminate, Lessor shall refund to Lessee the pro-rate portion of any advance rentals, construction silowances or lessehold improvement paid by Lessee.	
of the Laundry Room may be attached hereto as Exhibit A. 2. Lesses shalt service and maintain the laundry equipment in good working order	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 Lessee	
at its sole expense, except for such damages or repairs caused by the Leaser. A spents or employees. Any claim by Lessor of inadequate service by Lessor must by my let by certified or registered mail. Lessoe shall have a resconable opportunity then the inot	and upon the expiration or termination of the Lease by lapse of time or otherwise, Leased shall have the right to remove all such property from the premises.	
less than 72 hours from receipt of such notice) to repair or replace any machines in it in good working order. The selection of laundry equipment and all charges therefore shall be determined polely by Lesse. All licenses required to operate such equipment shall be	10. In the event of a breach of this Lesse by Lessor, which such breach shall continue for ten (10) days after written notice hereof by Lessee (including but not limited to the unauthorized disconnection of Lessee's laundry equipment or the installation of laundry.	
hald for by Lessee. 3. Lessee shall have exclusive control and possession of the Laundry Room except	mulginem by Lessor or any other person, firm or corporation), the parties recugnize that damages to Lessee would be difficult to compute and therefore they agree that, at the aption of Lessee, either (a) Lessor shall pay to Lessee at the expiration of such	
that Lesso; shall have the right of use and access for any purpose necessary for the operation of the Building which does not interfere with the Lesses's operation and maintenance of its isoundry equipment. The tenants of the Building shall have free and	10 devinctice period as liquidated danisges and not a penalty an aggregate sum equal to 36 curs, pur day for each apartment in the Building multiplied by the number of days remaining on the balance of the unexpired initial term or renewal thereof (such number	
unobstructed access to the Laundry Room for the purpose of using the laundry equipment. 4. As payment to Lessor for rental of the Laundry Room, Lesses shall pay to Lessor	of days set am' led from the day on which the breach occurred) plus reasonable attorneys less insured in Lessee the enforcing this agreement in which event Lessee shall have the right to remove its Puncty agripment and other property any time after such breach	
at the address indicated above or at such other address designated by Lessor in writing, either the remail stated above or a percentage equal to the rental percentage stated above of the gross coin receipts received by Lessoe from its coin operated isundry	and shall have no in other cibigation to install, maintain or operate such equipment in the subject Building or any other building or (b) Lessor consents to the entry of a temporary and/or permanent injunction to restrain any violation of this agreement by Lessor and all persons acting for him or with him, together with reseconable attorneys fees incurred	
equipment, payable at least every (6) months. Lessor shall have the right to request a field sydit from time to time during the term of the lease, provided Lessor pays to Lessee the then prevailing charges of Lessee therefor.	by Lessos in enforcing this Large (mm)	
5. Lesses may connect its taundry equipment to and through the electric, water, heat, gas and sewer lines in the Building and use such utilities at no additional charge to	11. It is further understood and igneed by and between the parties hereto that this Lease shall be extended for an auditicit." period of eight years from the date of its axpiration unless Lessee gives to Less(c) pilce in writing by United States Registered or Certified Mail at lesst sixty days prior to the eru of the term herein of Lessee's intention.	
Lesson represents that there is no other laundry equipment presently in the Laundry	not to extend this Lesse. At the expiration of the ar pitional term harsin this Lesse shall continue for additional five year terms unless term. It is given the classe or Lessor by notice in writing by United States Registered or Carlif o Mail, one to the other, three	
Room (except equipment owned and used by individual fanants and not for general use), that there is no other lease presently in effect or no other lease which will be in force or in effect upon commencement of this Lease in connection with the operation of any other mesered or non-metered teundry equipment in the Building for general use by	hundred and eixty five days prior to the end of any "ub" went terms herein. If property is sold or management is changed subsequent to the "min notice provided herein, and prior to the end of term herein, then said notice shall be mill and void and shall be	
tenants, and that Lessor will not, during the term of this Lesse or renewal hereof, install or use or permit any other person, firm or corporation to install or use any laundry squipment in the Building (except equipment owned and used by individual tenants	considered rescinded. 12. Lessor represents that it is the owner, beneficiary, lesses or duly authorized managing	
and not for general use). 7. Lessor warrants that at the time of installation there will be no building code violation.	agent of the Building and that it has good right and lawful authority to execute this lease. 13. This Lease Agreement shall be binding upon and shall inure to the benefit of the	
which adversely affects the ability of Leases to Install, operate or maintain its laundry equipment and that the premises have adequate utilities and lighting, including renting, ventilating and floor drainage. Lessor shall be responsible for all janitorial and house-	Lessor and the Lessee and their respective successors and assigns, including any future owners, beneficiaries or tessees of the Building, it being the intention of the parties that the interest granted to Lessee herein shall run with the land and Building.	
keeping services for the Laundry Room. 8. Lessor shall provide adequate security for the Laundry Room and Lessee's equip-	14. This Lease Agreement represents the entire agreement between the parties and this Agreement may not be amended, altered or modified unless in writing by both	
ment therein. In the event Lessor falls to provide such security and Lessoe's equipment is burglerized or vandalized, then Lessoe may, at its option either terminate this Lesso or withhold the rentals otherwise payable hereunder until Lessoe is reimbursed for its loss	parties. Both parties reserve the right to insert correct legal description on the reverse side.	
LESSEE:	16. This Agreement shall be governed by the Laws of the State of Illipois 16. LESSON TO KE FAID LULY THE LESSOR or Managing Agent:	
Name: ClotelMATIC	Name:	
Corporation D Partnership D Individual	□ Corp □ Partnership →□ Individual □ Trust	
By: Julie & Moren	Corp Partnership I Individual Trust	
Nin 1 of		

LOT 23 (EXCLUDING THE WEST 40 FEET 9 INCHES THEREOF) AND ALL OF LOTS 24 AND 26, BOTH INCLUSIVE AND THE WEST 20 FEET 10 INCHES OF LOT 27 IN WILLIAM M. DEVINES SECOND BIRCHWOOD BEACH SUBDIVISION IN ROGERS PARK BEING A SUBDIVISION OF BLOCK 2 IN CIRCUIT COURT PARTITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 11-32-106-002-0000

1-32-100

Proposition of Cook County Clark's Office

STANDARD LAUNDRY ROOM LEASE AGREEMENT		
NAME OF LESSOR OR MANAGING AGENT / 4/5 CA	S// L AS	
	Ala Elmulada PARI 21 60/35	
ADDRESS / S / C / C / T / A LOCATION OF BUILDING(S) 39 3) - 1/5 1/1	CORTINANO	
Number of Buildings:	Number of Apartments 12 81 2 6	
$QDH \rightarrow S$	$A(0a) \times O(a)$	
	Expiration of original term 1911 113, 70) 16	
RENTAL Of gross revenue received	<u></u>	
In consideration of the mutual covenants and conditions state	d below, the Lessor and Lessee named above agree as follows:	
1. Lessor leases to Lessee what is commonly known as the "Laundry Room" in the premises described above ("Building") for the purpose of installing, operating, servicing and repairing coin operated washing macrones and dryers. A further description or drawing of the Laundry Room may be attached here as Exhibit A. 2. Lessee shall service and maintain the laundry equipment in good working order at its	burgiarized or vandalized; then Lesseemay, at its option either teminate this Lesse or without the rentals otherwise payable hereunder until Lessee is reimbursed for its loss and damage resulting therefrom. If Lessee elects to terminate; Lessor shall refund to Lessee the promata portion of any advance rentals, construction allowances or lesselfold improvement paid by Lessee. 10. If Laundry equipment is vandalized more than once due to inadequate building security or malicious acts, Lestor agrees to split the cost with Lessee of restoring damaged equipments.	
sole expense, except for such damaged or rep irs caused by the Lessor or its agents or employees. Any claim by Lessor of inadequate funding by Lessor must be made by certified	its original condition.	
orregistered mail. Lessee shall have a reasonable opportunity thereafter (not less than 72 hours	11. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts and accessories	
from receipt of such notice) to repair or replace any machine and in good working order. The selection of leundry equipment and all charges therefore should determined solely by Lessee. All licenses required to operate such equipment shall be paid by he see.	supplied or installed by Lessee at all times remain in and be held by Lessee and upon the expiration or termination of the Lesse by lapse of time or otherwise, Lessee shall have the right to remove all such property from the premises.	
3. In the event that normal tenant services are interrupted in the 'cilding (due to rehab, fire, etc.) Lessee can suspend time from clapsing on this contract by notifying services of the pullding services have been restored, at which time this contract shall not else see in time until full building services have been restored, at which time this contract shall be near avoiced. 4. Lessee shall have the right to use and access for any purpose necessary for the operation of the Building which does not interfere with the Lessee's operation and maintenance of its law dry equipment. The tenants of the Building shall have free and unobstructed access to the Laundry Room for the purpose of using such equipment. 5. As payment to Lessor for rental of the Laundry Room, Lessee shall pay to Lessor at the	12. In the event of a breach of this Lease by Lessor, which such breach shall continue for ten (10) days after written notice hereof by Lessee (including but not limited to the unauthorized disconnection of Lessee's handry equipment or the installation of laundry equipment by Lessor or any other person, firm or corporation), the parties recognize the option of Lessee, either (a) Lessor shall pay to Lessee at the expiration of such 10 day notice period as liquidated damages and not a penalty an aggregate sum equal to 35 cents per day for each apartment in the Building multiplied by the number of days remaining for the balance of the unexpired initial term or newel thereof (such number of days determined from the day on which the breach occurred) plus reasonable attorneys fees incurred by Lessee in enforcing this agreement in which event Lessee (ital) have the right to remove its laundry equipment and other property any time after such breach	
address indicated above or at such other address designated by Lessor in writing, either the rental stated above or a percentage equal to the rental percentage stated above of the gross coin receipts received by Lessor from its coin operated laundry equipment, payable querterly. Lessor shall have the right to request a field audit from time to time during the term of the lease, provided Lessor pays to Lessee the then prevailing charges of Lessee therefor. 6. Lessee may connect its laundry equipment to and through the electric, water, heat, gas and sewer lines in the Building and use such utilities at no additional charge to Lessee. Lessor shall maintain all such utilities in good working order.	and that have no further obligation to install, maintain or operate such equipment in the subject Huilding or (b) Lessor consents to the entry of a temporary and/or permanent injuction to ".es" ain any violation of this agreement by Lessor and all persons acting for him or with him, tog throwith reasonable attorneys fees incurred by Lesso in enforcing this agreement. 13. It is further understood and agreed by and between the parties hereto that this Lesse shall be extended for an additional diperiod of eight years from the date of its expiration unless Lessoe gives to Lessor notice at the injury by United States Registered or Certified Mail at least sixty days prior to the end of the term of the discount of the end of the term of the spiration not to extend this Lesso. At the expiration	
7. Lessor represents that there is no other leundry equipment presently in the Laundry Room (except equipment owned and used by individual tenants and not for general use), that there is no other lesse presently in effect or no other lesse which will be in force or in effect upon commencement of this lesse in connection with the operation of any other metered or non-metered leundry equipment in the Building for general use by tenants, and that Lessor will not, during the term of this Lesse or renewal hereof, install or use or permit any other person, firm or corporation to install or use any laundry equipment in the Building (except equipment owned and used by individual tenants and not for general use).	of the additional term herein this Leave shall continue for additional seven years terms unless terminated by either Lessee or Lessee, y notice in writing by United States Registered or Certifled Mail, one to the other, three hundred and sixty five days prior to the end of any subsequent term herein. If property is sold or management is changed subsequent to the written notice provided herein, and prior to the end of term herein, ther sate notice shall be null and void and shall be considered rescinded. 14. Lessor represents that it is the owner, beneficiary, lessee or duly authorized managing agent of the Building and that it has good right and lawfur whority to execute this lesse.	
8. Lessor warrants that at the time of installation there will be no building code violation which adversely affects the ability of Lessoe to install, operate or maintain its laundry equipment and that the premises have adequate utilities and lighting, including venting, ventilating and floor drainage. Lessor shall be responsible for all janitorial and housekeeping services for the Laundry Room. 9. Lessor shall provide adequate security for the Laundry Room and Lessoe's equipment	15. This Lease Agreement shall be binding upon and shall it use to the benefit of the Lessor and the Lessee and their respective successors and assign. Deluding any future owners, beneficiaries or lessees of the Building, it being the intention of the parties that the interest granted to Lessee herein shall run with the land and Building. 16. This Lease Agreement represents the entire agreement between the parties and this agreement may not be amended, altered or modified unless in writing by both parties. Both parties	
therein. In the event Lersor fulls to provide such security and Lersee's equipment is	reserve the right to insert correct legal description on the reverse side. 17. This agreement shall be governed by the Laws of the State of Ulinois.	
LESSEE:	LESSOR OR MANAGING AGENT:	
NAME: Metagratic	Name:	
BY: Left to Hu	CORPORATION CARPTERSHIP CI INDIVIDUAL BY:	
- 1 Worke tal	The name of the same of the sa	

LOT 45 AND THE NORTH 20 FEET OF LOT 44 IN BLOCK 4 IN ROBERT F. SUMMER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-35-307-020-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY STANDARD LAUNDRY ROOM LEASE AGREEMENT

0,

STANDARD EAGNDRY NO		
	Date 6 5 91	
Name of Lessor or Managing Agent <u>CAPPS</u> , <u>DONALD</u> F. CO.		
Address 61 W. SCHILLER ST CHI	CA60, 14 60610	
Location of Building(s) 2932 W. NORTH AN	VE CHICAGO, IL 60647	
Number of Buildings: Number of Apartme	nts	
Lessee METERMATIC LAUNDRY SERVICES, INC.		
Lease term commences AVGUST 1, 1991 E	ixpiration of original term AVGUST 1 1994	
Rental Of gross revenue received	Andrope Dente (Dente La Linea de La Compa	
\$1400 PER WASHINE PER MONTH	Over sustain, steller (in 1997) in 1999	
in consideration of the mutual coverants and conditions stated		
 Lessor leases to Lesses what is commonly known as "p."	and damage resulting therefrom. If Lessee elects to terminate, Lessee shall refund to Lessee the pro rate portion of any advance rentals, construction allowances or lessehold improvement paid by Lessee.	
2. Lessee shall service and maintain the teundry equipment in good working order at its sole expanse, except for such damages or repairs caused by the Lessor or its opents or employees. Any claim by Lessor of insequents service by Lessee must be mid- by certified or registered mail. Lessee shall have a reasonable opportunity thereafy, not less than 72 hours from receipt of such notice) to repair or replace any machines in it in good working order. The selection of laundry equipment and all charges therefore shall be determined activity by Lessee. All iscenses required to operate such equipment shall be	9. Title to all laundry equipment and any fixtures, wiring, plumbing, ducts and accessories supplied or installed by Lesses shall at all times remain in and be held by Lesses and upon the expiration or termination of the Lesse by lapse of time or officencies, Lesses shall have the right to remove all such property from the premiers. 10. In the event of a breach of this Lesse by Lessor, which such breach shall continue for ten (10) days after written notice hereof by Lesses (including but not limited to the unsurthorized disconnection of Lesses's laundry equipment or the installation of lesses's laundry equipment or the installation of lesses.	
peld for by Lesses. 3. Lesses shall have exclusive control and possession of the Leundry Room except that Lesses shall have the right of use and access for any purpose necessary for the operation of the Building which does not interfere with the Lesses's operation and maintenance of its leundry equipment. The tenants of the Building shall have fire and unabstructed access to the Leundry Room for the purpose of using the laundry equipment. 4. As payment to Lessor for rental of the Laundry Room, Lesses shall pay to Lessor at the address indicated above or it such other address designated by Lessor in writing, either the rental stated above or a percentage equal to the rental percentage stated above of the grass coin receipts received by Lesses from its coin operated laundry equipment, payable at lesst every (6) months. Lessor shall have the right to request a field audit from time to time during the term of the tesse, provided Lessor pays to Lesses	equipment by Lessor or any other person. Ifm or corporation), the parties recugnize the reamages to Lessoe would be difficult to compute and therefore they agree that, at the reprise of the series of the septration of such 10 ½, n°-tice period as liquidated damages and not a penalty an aggregate and equal to the series of the period as a penalty and aggregate and equal to the series of the septration of the series of the unexpired initial term or renewal thereof (such number of days determined from the day on which the branch occurred) plus reasonable altorneys fees incurred the series of the seri	
the then prevailing charges of Leasee therefor. 5. Leasee may connect its laundry equipment to and through the electric, water, heat, gas and sever lines in the Building and use such utilities at no additional charge to Leaser shall maintain all such utilities in good working order	13. It is further understood and igneed by and between the parties hereto that this Lesse shall be extended for an edditic as period of eight years from the data of its application unless Lesses gives to Lesse's intice in writing by United States Registered or Certified Mail at least sixty days prior to the erg on the term herein of Lesses's Intention.	
6. Lessor represents that there is no other faundry equipment presently in the Laundry Room (except equipment owned and used by individual tenants and not for general use), that there is no other tesse presently in effect or no other tesse which will be in force or in effect upon commencement of this Lesse in connection with the operation of any other metered or non-metered taundry equipment in the Building for general use by tenants, and that Lessor will not, during the term of this Lesse or renewal hernof, install or use or permit any other person, firm or corporation to install or use any laundry equipment in the Building (except equipment owned and used by individual tenants).	not to extend this Lease. At the expiration of the ar ditional term herein this Lease shall continue for additional five year terms unless term in 30 by either Leases or Leasor by notice in writing by United States Registered or Critic Mail. one to the other, three hundred and sixty live days prior to the end of any rube uont terms herein, if oroperty is sold or management is changed subsequent to the winton notice provided hatein, and prior to the end of term herein, then said notice shall be not and void and shall be considered reacinded. 12. Leasor represents that it is the owner, beneficiarly, lesses or duly authorized managing.	
and not for general use). 7. Lessor warrants that at the time of installation there will be no building code violation which adversely affects the ability of Lessee to install, operato or maintain its laundry equipment and that the premises have adequate utilities and lighting, including renting, ventilating and floor drainage. Lessor shall be responsible for all janiforial and house-	agent of the Building and that it has good right and lawful authority to execute this lease. 13. This Lease Agreement shall be binding upon and shall inure to the benefit of the Leasor and the Lesse and their respective successors and assigns, including any future owners, beneficiarias or lessees of the Building, it being the intention of the parties that the interest granted to Lessee horsin shall run with the land and Building.	
Resping services for the Laundry Room 8. Lessor shall provide adequate security for the Laundry Room and Lessee's equipment therein. In the event Lessor fails to provide such security and Lessee's equipment is burglerized or vandalized, then Lessee may, at its option either terminate this Lesse or withhold the rentals otherwise payable hereunder until Lessee is reimbursed for its loss.	14. This Lease Agreement represents the entire agreement between the parties and this Agreement may not be amended, sitered or modified unless in writing by both parties. Both parties reserve the right to insert correct legal description on the reverse side.	
LESSEE:	LESSOR or Managing Agent:	
Name: METERMATIC LAUNDRY SERV, INC	Name: CAPPS DONALD F. CO.	
By: Partnership Individual	By:	
Title: PRESIDENT	Title: OWNER 6/8/91	

LOTS 11 AND 12 IN BLOCK 13 OF HANSBROUGH AND HESS' SUBDIVISION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST HALF (SW 1/2) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.'s: 13-36-328-033-0000; 13-36-328-032-0000; 13-36-328-036-0000.

Dropperty Of Cook County Clerk's Office