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9395/0141 89 001 Page 1 of 4
1998-08-18 15:55:52
Cook County Recorder 27.50

L E A S E

THIS LEASE AND OPTION made this 1st day of January, 1990, by and between ANDREWS OF OREGON, INC. hereinafter referred to as Lessor, and DOROTHY KARP, hereinafter referred to as Lessee.

CA130389

W I T N E S S E T H :

The Lessor does hereby lease to the Lessee those certain premises located on the following described real property situate in Cook County, Illinois, to-wit:

> Unit 5 at 1720 South Arlington Heights Road, Arlington Heights, Illinois, together with an undivided interest in the common elements and accumulated reserves and with approximate unit dimensions of 30 by 40 feet, together with the following personal property presently located thereon: (a) storm and screen doors and windows; (b) wall-to-wall carpeting; (c) electric plumbing and other fixtures as installed; (d) water softener; (e) refrigerator; (f) dishwasher; (g) range; (h) locks and lock hardware; (i) garage and storage.

upon the following terms and conditions:

1. TERM: The term of this lease shall be for a period corresponding with the life of the Lessee, so long as she chooses to reside at the property; provided, however, that if she chooses not to reside at the property for four consecutive months, the Lessor may terminate this lease upon giving her fifteen (15) days written notice. The term of this lease shall commence on the 1st day of January, 1990.

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2. RENT: The rental for the premises shall be One Dollar ($1.00) per year, payable in advance.

3. CARE OF PROPERTY: Lessee has inspected the premises and knows the condition thereof, and the same are now in good condition. Lessee shall at all times keep the premises in as good, clean and satisfactory condition as the same are now in, and upon the termination of this lease Lessee shall return the premises to the Lessor in as good condition as the same now are in, less reasonable wear and tear. Lessee further agrees not to commit any waste upon the premises or damage the same, not permit waste or damage by others.

4. UTILITIES: Lessee agrees to pay all charges for water, heat, lights, power and any other utilities which may be required or used in connection with Lessee's use of the leased premises.

5. MAINTENANCE AND REPAIRS: Lessee shall maintain the entire interior and exterior of the premises including heating, plumbing, air conditioning and structural repairs.

6. ASSIGNMENT AND SUBLETTING: Lessee shall not sublet the whole or any part of the leased premises nor assign this lease or any interest herein without the prior written consent of the Lessor. This lease shall not be assignable by operation of law.

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6. DESTRUCTION OR DAMAGE OF PREMISES: In the event the leased premises are destroyed or damaged by fire or other casualty, and if the premises are not repaired and restored within a reasonable time, this lease shall be terminated without liability to either Lessor or Lessee by reason of such termination.

8. INDEMNITY: Lessee agrees to indemnify and save the Lessor harmless from all liability which may arise or grow out of Lessee's use and occupancy of the premises and shall save the Lessor harmless from any claim or damage arising from the condition of the sidewalks.

9. INSURANCE AND TAXES: Lessee shall pay all real estate taxes, assessments and hazard insurance premiums for the full insurable value of said premises as the same shall fall due.

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AKA
DK

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EXECUTED on this 1st day of January, 1990.

LESSOR:

Annelise K Andreus, Pres

Andreus Oregon Inc

LESSEE:

Dorothy Kaup

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I certify that I know or have satisfactory evidence that ANNELIESE K. ANDREUS is president of ANDREUS OF OREGON, INC. signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED 1/1, 1990.

MAIL TO

NOTARY PUBLIC in and for the State of Washington, residing at Yakima. My appointment expires 3/6/94.

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