

9050 Columbia Ave
Munster

742620

LEASE

This Indenture, Made this 18TH day of JANUARY 19 84
by and between JACK WEICHMAN, PROFESSIONAL CORPORATION (AN INDIANA CORPORATION)

part y of the first part, and XANTON INTERNATIONAL, INC. (AN ILLINOIS CORPORATION)

part y of the second part, witnesseth: That said first part, in consideration of the covenants of said second party, hereinafter set forth, doth by these presents lease to said second part y the following described property, to-wit:

OFFICE SPACE LOCATED AT 9050 COLUMBIA AVENUE,
SUITE B, NORTHEAST ROOM, MUNSTER, LAKE COUNTY,
INDIANA.

STATE OF INDIANA
LAKE COUNTY
FILED FOR REC'D
JAN 25 11 26 AM '84
WILLIAM C. LESINSKI JR
RECORDER

To have and to hold the same to second part y, from the 1ST day of FEBRUARY 19 84, to the 31ST day of JANUARY 19 85 ;
And said second part y, in consideration therefor, covenants and agrees to pay said first part y, as rent for said premises. the sum of ONE THOUSAND FIVE HUNDRED (\$1,500.00) dollars, rent per YEAR, payable in MONTHLY installments, without relief from valuation and appraisal laws, as follows:

ONE HUNDRED TWENTY FIVE DOLLARS (\$125.00) PER MONTH
PAYABLE BY THE FIRST DAY OF EACH MONTH.

with 10% interest on each installment after the same becomes due, and attorney's fees. The said second part... further covenants, that IT will use said premises in a careful and proper manner, and commit no waste thereon; that IT will not re-lease or sub-let said premises, or any part thereof, or assign this lease, or any part of said term, or suffer said term or any part thereof to be sold on execution or other legal process, without the written consent of said first part... and that at the expiration of the time mentioned in this lease, peaceable possession of said premises shall be given to said first part... in as good condition as they now are, the usual wear and accidents by fire and the acts of Providence excepted; and that upon the non-payment of the whole or any portion of said rent at the time when the same becomes due, or upon the non-performance by the second party... of any of the covenants hereinbefore or hereafter mentioned, by IT to be kept and performed, the said first part... may, at ITS election, re-enter and take possession of said premises; and said second part... hereby waives any notice of such election, notice to quit possession of said premises; or any demand for the payment of the rent, as the same becomes due, or for the performance of any of the covenants herein; or any demand for the possession of said premises, provided however, that the failure and omission of said first part... to declare this lease forfeited upon the default of said second part... in the payment of said rent, as the same becomes due, or for non-performance of any or either of the covenants of the said second part..., hereinbefore or hereafter mentioned, shall not operate to bar, abridge or destroy the right of said first part... to declare this lease null and void upon any subsequent forfeiture or cause of forfeiture of this lease by said second part....

This Instrument Prepared by:

9050
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And it is further covenanted and agreed between said parties:

- 1) PARTY OF THE FIRST PART SHALL NOT BE LIABLE FOR ANY LEGAL OR FINANCIAL MATTERS OF THE PARTY OF THE SECOND PART.
- 2) PARTY OF THE FIRST PART SHALL NOT BE CONSTRUED IN ANY FASHION WHATSOEVER AS BEING ASSOCIATED AND RELATED TO THE PARTY OF THE SECOND PART, EXCEPT AS A LANDLORD/TENANT RELATIONSHIP.
- 3) PARTY OF THE FIRST PART SHALL HAVE INSTALLED A ONE LINE TELEPHONE SYSTEM FOR THE PARTY OF THE SECOND PART AND AT THE FULL EXPENSE OF THE PARTY OF THE SECOND PART.
- 4) PARTY OF THE SECOND PART SHALL REIMBURSE THE PARTY OF THE FIRST PART FOR ALL EXPENSES EXPENDED BY THE PARTY OF THE FIRST PART ON BEHALF OF THE PARTY OF THE SECOND PART.

The covenants herein shall extend to and be binding upon the heirs, executors and administrators of the parties of this lease.

In Witness Whereof, the said parties have hereunto set their hands and seals, this

18TH day of JANUARY 1984
XANTON INTERNATIONAL CORP. PRES. (SEAL) JACK WEICHMAN, PROFESSIONAL CORP. PRES. (SEAL)
SECTY. (SEAL) SECTY. (SEAL)

STATE OF INDIANA,

LAKE County, ss:

Before me, the undersigned, a Notary Public in and for said County, this 18TH day of JANUARY 1984, personally appeared the within named INDIVIDUALS OF THE CORPORATE

lessor and lessee, and acknowledged the execution of the within lease.
Witness my Hand and Official Seal

My Commission expires... MARCH 7, 1986 X Danette Weichman Notary Public
DANETTE WEICHMAN