

LAKE STATION REPEATER CABINET

P 74026

THIS INSTRUMENT, made the 9th day of December

Att. John Mack
300 Riverside
Plaza
Ch. Del. J.
60606

784588

19 84, between Lake Station Church of God, Lake Station, Indiana, 46405 hereinafter called the Lessor, and the AT&T Communication of Indiana, Inc., hereinafter called the Company.

WITNESSETH, that the Lessor does hereby let, lease, and demise unto the Company, its successors and assigns, the following described property to wit:

19-81-27

A plot of ground twenty-five (25) feet in width and twenty-five (25) feet in length, located in the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Eighteen (18), Township Thirty-Six (36) North, Range Seven (7) West of the Second Principal Meridian, Lake County, Indiana; said plot being of such dimensions and located as shown on the attached Exhibit "A" which is made a part hereof

including the right of ingress and egress to said property for itself, its servants, agents, employees and assigns with the exclusive right of establishing and maintaining repeater stations and suitable housing, and the Company shall have the right, at its own expense, during the term hereof, or any extension or renewal thereof, and in such number and dimensions as its business shall reasonable require, to construct and maintain suitable fixtures for carrying wires or cables, and to run its cables, conduits and wires in, over, under, across or through said strip of land as above designated and shown on said attached Exhibit "A".

The aforesaid occupancy of the above described property is made agreed to, and accepted by the Lessor and Company under the following terms, covenants, and conditions.

STATE OF INDIANA/S.S.
LAKE COUNTY
FILED FOR RECORD
DEC 14 2 16 PM 1984
WILLIAM BIELSKI
RECORDER
FILED

FIRST

DEC 14 1984

It is agreed that this lease shall continue in force for a period of 10 years, December 1, 1984 to November 30, 1994 as specified in second paragraph. The Company shall pay \$350.00 per year in advance with the total amount of \$3,500.00.

John O. Priddy
AUDITOR LAKE COUNTY

SECOND

It is agreed that this lease shall continue in force after the expiration of the term first specified upon the same terms and conditions from year to year for successive periods of one (1) year each for 10 years unless canceled by written notice from the Company given at least thirty (30) days prior to the expiration of the said term first specified or any yearly anniversary thereof.

850
769

THIRD

And the Lessor covenants that the Company, its successors and assigns, on paying the rent in accordance herewith, and performing the covenants herein contained, shall and may peacefully and quietly have, hold and enjoy said property for the term aforesaid, or any extension or renewal thereof, but if any rent shall be due and be unpaid, or if default shall be made by the Company in any of the covenants herein contained to be by it performed, and such rent shall remain due and unpaid, or such default shall continue for thirty (30) days after written notice thereof to the Company at 212 West Washington Street, Chicago, Illinois, 60606, then and in such event it shall be lawful for the Lessor to re-enter said property and to remove all equipment therefrom.

FOURTH

It is agreed, that upon the termination of this lease or any extension or renewal thereof, the Company, its successors and assigns, shall remove said equipment, repair all damage caused thereby, and will quit and surrender said property in as good condition as reasonable use and wear thereof and damages by the elements will permit.

FIFTH

It is agreed that the Company at any time during the term hereof or any extension thereof will conform with all local, state, and federal zoning and other laws, ordinances and regulations at its own expense and will fully protect the Lessor against any loss, injury or damages to or death of any person or persons whatsoever anytime during the term hereof on account of its presence or during the course of said construction, except such loss, injury or damage which may be occasioned by the sole negligence of the Lessor. The Company agrees that it will not allow any indebtedness to accrue for labor and materials which may become liens against the premises above described.

SIXTH

It is further covenanted and agreed by and between the parties hereto that all of the covenants, agreements, conditions, limitations, and undertakings in this lease shall extend to and be binding upon the parties hereto and their respective heirs, executors, administrators, grantees, legatees, successors, and assigns.

SEVENTH

Lessee further agrees that in addition to said rent it will pay all general taxes on said Lessee's improvements which may be levied or assessed on said demised premises during the term of this lease.

EIGHTH

Lessee further agrees to construct and maintain a cyclone fence around said plot and also place suitable shrubbery.

IN WITNESS WHEREOF, the Lessors have hereunto set their hands and seals and the Company has caused these presents to be subscribed by its duly authorized representative thereunto and attested by its Secretary, the day and year first above written.

LAKE STATION CHURCH OF GOD

WITNESS Rev. James E. Leslie Alvin E. Thomason (SEAL)
Alvin E. Thomason

WITNESS _____ Gerald L. Rich (SEAL)
Gerald L. Rich

This instrument was drafted by J.S. Van de Motter
Attorney at Law, whose business address is One
South Wacker Drive, Chicago, Illinois 60606.

Marvin Adkins (SEAL)
Marvin Adkins

L. O. Givens
L. O. Givens - District Manager-Construction

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BE IT REMEMBERED that on this 9th day of December, A.D. 1984
before me, a Notary Public in and for the county and state aforesaid,
personally appeared Alvin Thomason, Gerald L. Rich and Marvin Adkins
as Trustees, respectively of Lake Station Church of God and each acknowledged
the execution of the above and foregoing instrument in behalf of said
Lake Station Church of God, for the uses and purposes set forth.

Witness our hands and seal the day and year first above written.

Phineas J. Kenilworth (SEAL)

My Commission Expires Jan. 30, 1988

