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LEASE WITH OPTION TO PURCHASE HUD ACQUIRED SINGLE FAMILY PROPERTIES FOR USE BY THE HOMELESS

NOV 11 1992
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This lease is made on January 31, 1992, between Department of Housing and Urban Development, LESSOR, and TREE OF LIFE, CDC, LESSEE.

1. LESSOR agrees to lease to the LESSEE and the LESSEE agrees to rent the property known as 619 E. 49th Ave., Gary, Ind., referred to hereafter as "the property."

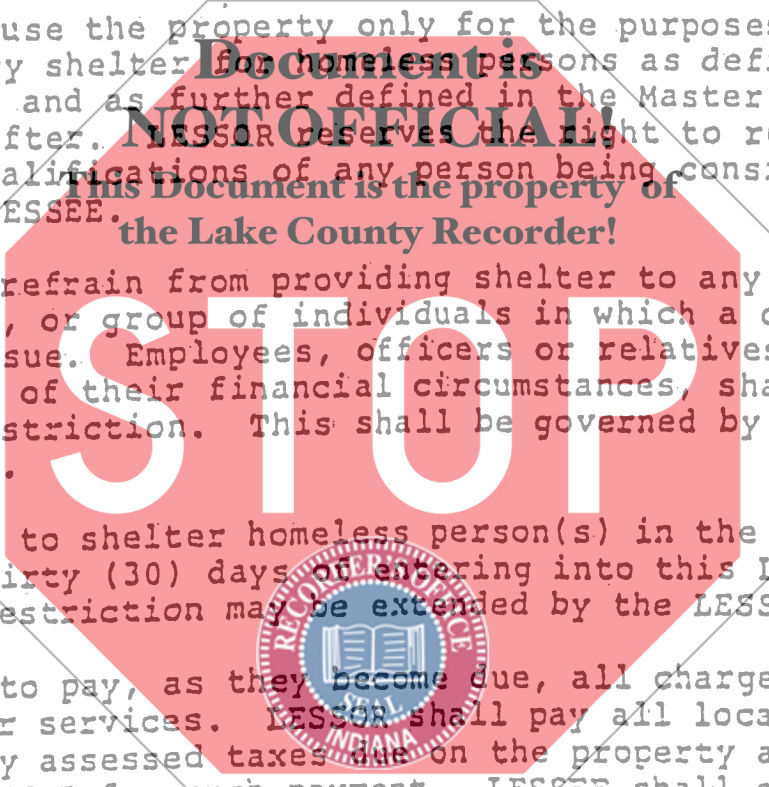
2. LESSEE shall use the property only for the purposes of providing temporary shelter for homeless persons as defined in 24 CFR Section 291.5, and as further defined in the Master Agreement incorporated hereafter. LESSOR reserves the right to review the application and qualifications of any person being considered for occupancy by the LESSEE.

3. LESSEE shall refrain from providing shelter to any individual, family, or group of individuals in which a conflict of interest may ensue. Employees, officers or relatives of the LESSEE, regardless of their financial circumstances, shall be subject to this restriction. This shall be governed by 24 CFR Section 291.140(b).

4. LESSEE agrees to shelter homeless person(s) in the subject property within thirty (30) days of entering into this Lease Agreement. This restriction may be extended by the LESSOR.

5. LESSEE agrees to pay, as they become due, all charges for utilities and other services. LESSOR shall pay all local, state, and other specially assessed taxes due on the property and LESSEE shall reimburse LESSOR for such payment. LESSEE shall establish an escrow account in a financial institution insured by the Federal Deposit Insurance Corporation (FDIC), and shall make the LESSOR a co-signer on the account. LESSEE shall provide LESSOR the name of the institution and the account number. Only payments for taxes shall be held in said account. Releases from this account must be pre-approved by LESSOR. If the lease is terminated, these expenses will be prorated between the LESSOR and the LESSEE.

6. LESSEE agrees to keep the property in a clean and sanitary condition and to comply with all federal, state and local laws and regulations, codes and ordinances, restrictive covenants, condominium declarations and by laws, and homeowners' association



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rules. LESSEE agrees to obtain an occupancy permit if required and to reimburse LESSOR for any fines, penalties and costs and all liability for violation or noncompliance with any requirements related to the property.

7. LESSEE agrees that if any damage to the property shall be caused by its acts or neglect, or its occupants' acts or neglect, the LESSEE shall repair such damage at its own expense, and should the LESSEE fail or refuse to make such repairs within a reasonable time after the occurrence of such damage, the LESSOR may at its option make such repairs and charge the cost thereof to the LESSEE, and the LESSEE shall reimburse the LESSOR for the total cost of all damages so caused. Failure or refusal by the LESSEE to cure gives LESSOR the right to terminate the lease and recover any costs.

8. LESSEE agrees to make all repairs to the property necessary to make the premises tenantable and at the end of the lease term to deliver up and surrender said property to the LESSOR in as good a condition as when this document is the property of the Lake County Recorder, including boarding up and other security. No alteration, addition, or improvements shall be made to the property without the consent of the LESSOR in writing, and all additions and improvements made by the LESSEE shall belong to the LESSOR.

9. LESSEE agrees to remove tenants, or pursue eviction proceedings, whichever may be the case, upon a conviction of such tenants for breaching the peace.

10. LESSEE agrees to maintain the property free from the illegal use, possession or distribution of illegal drugs or alcohol. Evidence of use, possession, or distribution of illegal drugs or alcohol shall result in immediate eviction of tenants by the LESSEE.

11. LESSEE shall indemnify and save harmless the LESSOR, its officers, agents, servants and employees from all liability for death or injury to any person, or loss or damage to the property of any person resulting from the use of the property by the LESSEE.

12. LESSEE shall maintain general liability insurance on the property in the amount of \$ 500,000.00 against loss by reason of death or injury to any person or loss or damage to property of any person resulting from the use of the property. The Secretary of the Department of Housing and Urban Development shall be named as a beneficiary or payee. LESSEE shall provide LESSOR a binder as proof of insurance upon the signing of this LEASE. LESSEE shall provide LESSOR a copy of the insurance policy within 30 days of the signing of this LEASE.

13. LESSEE agrees that it will not place or allow to be placed any liens on the property without the express written consent of LESSOR and further agrees to remove and to indemnify the LESSOR for any costs incurred related to the removal of any liens, including mechanic's liens, placed on the property during the period of tenancy without LESSOR's approval.
14. LESSEE agrees that the LESSOR shall have the right to enter the property at all reasonable hours for the purpose of inspecting the condition of the property.
15. LESSEE shall not assign, sublet, or part with the possession of the whole or any part of the property without first obtaining the written consent of LESSOR, except as to comply with Paragraph 25 of this LEASE. LESSEE may terminate this lease at any time without penalty upon 30-day written notice to LESSOR.
16. LESSEE agrees that if it should fail to comply with any provisions of this lease, it shall be lawful for the LESSOR, at its option, to re-enter and take possession upon 30-day written notice to LESSEE, and thereupon this lease shall terminate. LESSEE agrees to remove all sublessees from the property to adequate housing within the 10-day notice period so that the property will be vacant upon LESSOR's re-entry. The failure of the LESSOR to insist upon the strict performance of the terms of this lease shall not be construed as a waiver of the LESSOR's right to later enforce any provision of the lease.
17. LESSEE agrees not to discriminate against any individual, employee or applicant on the basis of race, color, religion, sex, national origin, handicap, age or familial status, pursuant to the requirements of the Fair Housing Act, 41 U.S.C. Section 3601-20, and to comply with the further nondiscrimination and equal opportunity requirements of 24 CFR Section 291.130.
18. LESSEE agrees that it will submit at any time to such examination of any and all of its records and accounts, including but not limited to those related to this transaction, as the Secretary of Housing and Urban Development or the Comptroller General may require.
19. All goods and chattels placed or stored in or about the property are at the risk of the LESSEE.
20. No member of, or Delegate to Congress, or Resident Commissioner shall be admitted to any share or part of this lease or to any benefit that may arise therefrom.

21. LESSEE warrants that it has not employed any person to solicit or secure this lease upon any agreement for a commission, percentage, brokerage or contingent fee. Breach of this warranty shall give the LESSOR the right to annul this lease or in its discretion to recover from the LESSEE the amount of such commission, percentage, brokerage or contingent fee in addition to the consideration herein set forth.

22. LESSEE shall have an option to purchase said property for a purchase price of \$ 31,500.00. This option may be exercised only upon LESSEE's agreement to use said property to either house low-income tenants for a period not less than ten (10) years subsequent to the date of sale, or sell property to a low-income individual. Otherwise, LESSEE agrees to purchase property at the fair market value established at date of sale, less 10 percent. If conditions outside the control of the LESSEE cause the fair market value of the property to decrease after the initiation of the lease, the property will be offered at the fair market value at the time of sales closing, less 10 percent. Any repairs to or rehabilitation of a property done by LESSEE during the lease term shall not be reflected in the purchase price. LESSEE may exercise this option at any time during the term of this lease. LESSEE may exercise this option only by execution of Form HUD-9548, Sales Contract. The property is being sold on an "as is" "all cash" basis. FHA mortgage insurance may be made available for the purchase of the property at the sole discretion of the LESSOR.

23. The term of the lease shall be for a period of one (1) year, beginning on Feb. 10, 1992, at a rent of \$1 per year. LESSEE may elect, with agreement of LESSOR, to renew the lease for four additional lease terms of one year each.

24. LESSEE may charge the homeless persons occupying the property a rental or occupancy charge at a rate appropriate to the financial means of the person(s). This charge may be the greater of either 30 percent of the family's monthly adjusted income or 10 percent of the family's monthly income, but in no event shall the occupancy charge exceed the operating costs.

25. LESSEE shall enter into a sublease agreement with each homeless person(s), with said sublease agreement including the following minimum conditions:

1) The rental agreement shall provide for month-to-month tenancy under the law of the State in which the property is located.

2) The sublease shall notify the homeless person(s) that their tenancy is subject to the continuation of LESSEE's lease with LESSOR, and will be terminated in accordance with the

requirements of State law upon any termination of LESSEE's lease, either at the initiation of the LESSEE, the end of the term of LESSEE's lease with LESSOR, or by LESSOR upon failure of LESSEE to abide by the terms of the Lease.

3) The homeless person(s) as tenant(s) agrees to refrain from using the property for unlawful purposes including, but not limited to, the illegal use, possession or distribution of drugs or alcohol.

4) The LESSEE (as Landlord) agrees to maintain the property according to local code requirements.

26. The following provisions shall only apply for properties constructed prior to 1978. LESSOR will inspect the property for defective paint surfaces and will treat any defective surfaces found. If LESSEE knows or has reason to expect that the property will be occupied by families with children under the age of seven years, LESSEE must test for lead-based paint on chewable surfaces before initial occupancy. Where lead-based paint is identified, LESSOR must abate at its own expense as required in 24 CFR Section 291.130(d). LESSEE may not permit occupancy until testing and any required abatement is completed. LESSEE must obtain certification that required abatement is completed.

This lease contains the entire agreement between the parties, except for the Master Agreement, which is incorporated by reference herein, and neither party is bound by any representations or agreements of any kind except as herein contained.

Secretary of Housing and Urban Development
LESSOR



WITNESS:

Glenda White

Joyce C. Johnson
Joyce C. Johnson, Chief Property Officer
Property Disposition Branch, 5.7HMP
Cato Brooks Jr.
LESSEE
Cato Brooks Jr. Chairman of the Board
Tree of Life CDC