LEASE MEMORANDUM

93015736

CICERO AVE., CHICAGO, ILLINOIS 1521: CARDINAL COURT:, MUNSTE	R, IN 46321	SURENIA: SHEFFIRE	
		LESS	OR,
LESSOR HAS LEASED TO LE PROPERTY COMMONLY KNOWN AS	SSEETHE LAUNDRY ROOM(S) 3003, 3009 97TH PLA	OR LAUNDRY AREA(S) AT THE CE, HIGHLAND, INDIANA	REAL
COUNTY OF L'AKE	, STATE OF	INDIANA	
THE LEGAL DESCRI	PTION/OF THE PROPER	TY IS-AS FOLLOWS:	
LOTS 1, 2 AND 3 AND W	Toæterne her is	AKESIDE FIRST ADDITION.	11 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -
	T OFFICIAL		
the I	cument is the prope ake County Record		
KEY NUMBER 27-344-1	CT	MAR 1 0 1999 👼	STATE
			L CAX
a second		AUDITOR LAKE COUNTY	E COLLAN
		20 S	
		# 55 E	3
REMISES COMMERCIAL LAUNDRY	WASHING AND DRYING EQUIF	, OPERATE, AND MAINTAIN ON MENT FOR USE BY THE RESIDE	ENTS
OF SAID PROPERTY, TITLE TO SAIL OCCESSORIES SUPPLIED OR INSTA	DIEQUIPMENT (INCLUDING F ALLED BY LESSEE) REMAINS	IXTURES, WIRING, PLUMBING, AT ALL TIMES VESTED SOLEL	AND Y IN
CCESSORIES SUPPLIED OR INSTA ESSEE. LESSEE DOES NOT HAY ROPERTY. THIS LEASE MEMO	VE AN OPTION TO PURCHA	SE THE ABOVE DESCRIBED I	REAL AND
ESTRICTIONS CONTAINED IN SAIL	UNRECORDED LEASE ENTE	ERED INTO BY THE ABOVE NA	MED
LOOOTI AND LEGGLE.			
Bull 2 Rus	7)	Markait 1: Tagas	
RACHEL S. RUSSO, PARTNER,	CROWN COIN METER	MARCH 11. 1993	_
COMPANY/COMMERCIAL COIN LA	NNDKI 2121EM2	AFTER RECORD	DING RETURN TO
SUBSCRIBED and SWORN to before me this day	OFFICIAL SEAL		ICERO AVE.
19	Notary Public Commen	(SEL S ADORE)	D, IL. 60641: SSED STAMPED:
Min I Por	My Commission Expires 8/5	ENVELOPE	ENCLOSED)
OTARY PUBLIC	u.c.	003	<u>งกำ</u>

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THIS DOCUMENT WAS PREPARED BY-RUSSEL G. WINICK, ATTORNEY AT LAW, 120 W. MADISON STREET, SUITE #1200, CHICAGO, ILLINOIS 60622 312/368-0088.

COMMERCIAL COIN LAUNDRY SYSTEMS herginaltor called LESSEE, and **GUREKHA SHETTY**

PAGE 2 OF 3

1521 CARDINAL COURT MUNSTER, IN-46321

horoinattor called LESSOR.

Witnesseth, that LESSOR, for and in consideration of the covenants and agreements hereinafter contained, does hereby demise and loase to the LESSEE for use only by the LESSEE, the laundry room(s) or laundry area(s) in the building(s) commonly known as:

3003 97th PLACE

HIGHLAND. IN HIGHLAND. IN containing 8 partments, (A further description or drawing of the laundry room(s) or faundry area(s) may be attached hereto as Exhibit "A") and legally described as: (Either of the parties herete reserve the right to insert the correct legal description of said Premises at any time hereafter by attaching a rider herete.)

For the following purposes:

- For LESSEE to Install, place and operate on said premises commercial laundry equipment for the use by the residents of said premises;
- For LESSEE to use and occupy said space in close proximity to the plumbing, gas, electrical and sewer fixtures and facilities in said laundry room(s) or laundry area(s) for the efficient operation of said equipment;
- For LESSEE to connect said equipment to and through the electric, water, heat, gas and sewer lines in said promises;
- For LESSOR to Jurnish, and for LESSEE to use, LESSOR's electricity, gas, heat and cold water, which may be necessary for the difficient operation of said equipment, all at LESSOR's expense.

E. To Have and to Hold the Same, for and during a term of ten years commencing SEPTEMBER 5.

In consideration of said demise and the covenants hereinalter expressed, it is covenanted and agreed nstatled shall be at the sold discountry of the sold washer and worker, that LESSEE must install at least one washer and

1. The LESSOR agroes that the residents of the building (s) described above, shall have free and uncustrated access to the deniedd promises during reasonable hours for the purpose of using such e to the afrecald latindry equipment (including lixtures, wiring, sind and accessories, supplied or lestalled by LESSEE) shall at laundry equipment installed interins Document is till lines formin yesled solely in Leasee.

- grant to LESSOR a right to use the demised premises for any purpose assential for the operation of the building(s) in which the demised promises are located, provided that such use does not interfere with the LESSEE's maintenance and operation of its laundry equipment.
- 3. LESSEE shall play to LESSOR as rent for the demised premises and for the privileges, services and utilities aforesaid, a sum equal to filteen per cent of the dollar amount of LESSEE's receipts from the alorosald laundry equipment during the period that this Lease shall continue in full force and effect. The alorosaid payments shall be made to the LESSOR semi-annually. The charges to be made to the residents of said premises for the use of said equipment, and the frequency of collections shall be determined solely by LESSEE.
- 4. LESSOR opposents and warrants that LESSOR is the owner, beneficial owner, contract purchaser, LESSEE, or duly-authorized managing agent of the alcresald premises; and that LESSOR has good right and lawful authority to enter into and execute the Leason with the block of the contract of the contract of the block of the contract under all of the forms and provisions note in section in the Lease will be binding upon LESSOR and all future owners; and their hoirs, executors, and assigns of the LESSOR. It is the intention of the parties hereto that (this Lease run, with the land, and buildings hereinabove described. LESSOR further warrants that there is no other Lease or Agreement in effect togarding the demised gremi regarding Installation and operation of faundry equipment upon the A demised premises.
- 5. LESSOR covenants and agrees that LESSOR will not install o operate, nor permit any person, firm or corporation (other that LESSEE) to Install or operate, in said premises, or elsewhere in said building(s), any laundry equipment, at any time during the period that this Lease shall continue in full force and effect. LESSOR warrants that the premises have adequate utilities and proper venting and there will be no building code violation which adversely affects the ability of LESSEE to Install, operate or maintain its laundry equipment. LESSOR shall be responsible for all junitorial and housekeeping services for the laundry room and equipment.
- 6. LESSEE covenants to equip the laundry room with commercial washing and drying equipment and to operate said laundry equipment in said premises, for use by the residents of said premises, during the period that this Agreement shall continue in full force and effect as horein provided; and during said period, to maintain said equipment on said promises in reasonably good working order for the prudent use thereof, except when unable to do so during necessary repairs or replacements or for any other reasons boyond LESSEE's reasonable control or prevention. The type, style and quantity of laundry

Swepha Sketty

LESSOR

SUREKHA SHETTY

- 2. LESSOR agrees that LESSEE shall have exclusive centrel and 0. It is further understood and agreed by and between the parties possession of the demised premises. LESSEE does hereby give and 1 period that this Lesse shall be extended for and additional period of en years from the date of its expiration unless LESSEE gives to LESSOR notice in writing by United States Certified Mail at least sixty days prior to the end of the initial term herein of LESSEE's intention not to extend this Lease. At the expiration of the additional term herein, this Lease shall continue for subsequent ten year terms unless peron, this coase shall continue for subsequent ten year forms unless terminated by either LESSEE or LESSOR effective at the expiration date of the additional term or any subsequent term heroin, by notice in writing strictly conforming to the provisions heroof by United States Certified Mail, to the other party's main office (not any regional office), one to the other, not loss than three hundred and sixty-five days and not more than four hundred and ten days prior to the one of said cititional term or any auch subsequent level to the one of said additional term or any such subsequent term herein. If property is sold or management is changed subsequent to any written notice provided herein and prior to the end of Lessee's tenancy, then said notice shall be null and vold, and shall be considered rescinded.
 - goupen termination of this lease, LESSOR will not enter into any new lease for said promises with any third party, without first sending LESSEE by Certified Mail, return receipt requested, a copy of any being led eller, and giving LESSEE sixty days thereafter to meet the firms of such offer. The notice of termination set forth in paragraph elight shall be null and vold and shall be considered rescinded unless LESSER ands to LESSEE by Conflied Mail, return receipt requested, a copy of any bona lide offer as aforestated; not more than one hundred and eighty days after LESSEE's receipt of said notice of the minimation, and thereafter gives LESSEE sold right of first rolusal.
 - LESSEE agrees to procure and carry public liability insurance coverage (in liability limits of not loss that \$500,000.00/\$500,000.00) Insuring against all claims for personal injuries and property damage arising out of the use of sald equipment. LESSOR shall provide adequate security for the Laundry Room(s) or Laundry Area(s) and for LESSEE's laundry equipment therein. In the event of a breach hereot, rent otherwise payable herounder may be withheld until LESSEE is reimbursed for any losses resulting therefrom.
 - 11. LESSEE shall give to LESSOR the sum of \$= 800 \(\frac{1}{2}\)00° which sum is to reimburse for improvements made by LESSOR to the laundry room premises leased herein.
 - 12. This Agreement shall be governed by the laws of the State of Illinois, with the courts of Cook County having sole and exclusive jurisdiction. LESSOR shall be liable for all costs, including atterneys leas, incurred by LESSEE in aniording this Lease.
 - 13. This Lease shall not take effect until accepted by LESSEE at office of LESSEE in Chicago, Illinois.

COMMERCIAL COIN LAUNDRY SYSTEMS

(SEAL)

ADDRESSED STAMP

PAGE 3 OF 3

at Chicago, lagons tartación

horeinafter called LESSOR.

Witnesseth, that LESSOR, for and in consideration of the covenants and agreements hereinafter contained, does hereby demise and lease to the LESSEE for use only by the LESSEE, the laundry room(s) or laundry area(s) in the building(s) commonly known as:

3009 97th PLACE

MUNSTER, IN 46321

HIGHLAND, (A further description or drawing of the laundry room(s) or laundry area(s) may be attached herete as Exhibit "A") and logally described as: (Either of the parties hereto reserve the right to insert the correct legal description of said Premises at any time hereafter by attaching a rider hereto.)

- For LESSEE to Install, place and operate on used premises commercial faundry equipment for the use by the residents of said premises;
- For LESSEE to use and occupy said space in close proximity to the plumbing, gas, electrical and sewer fixtures and facilities in said faundry room(s) or laundry area(s) for the efficient operation of said equipment;
- C. For LESSEE to connect said equipment to and through the electric, water, heat, gas and sewer lines in said premises;
- For LESSOR to furnish, and for LESSEE to use, LESSOR's electricity, qualitiest and cold water, which may be necessary for the efficient operation of sald equipment, all at LESSOR's expense.

E. To Have and to Hold the Same, for and during a term of ten years commencing_SEPTEMBER 5, 1990

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- 1. The LESSOR agroes that the regidents of the building above, shall have free and unobstracted access to transfer during reasonable hours for the purpose of laundry equipment installed therein.
- 2. LESSOR agroos that LESSEE shall possession of the demised premises. LESSEE does being young grant to LESSOR a right to use the demised premises for any purpose essential for the operation of the building(s) in which the demised premises are located, provided that such use does not interfere with

the LESSEE's maintenance and operation of its laundry equipment.

- 3. LESSEE shall pay to LESSOR as rout for the demised promises and for the privileges, services and utilities aforesaid, a sum equal to filteen per cent of the dellar amount of LESSEE's receipts from the aloresaid laundry equipment during the period that this Lease shall continue in full force and effect. The aloresaid payments shall be made to the LESSOR semi-annually. The charges to be made to the residents of said premises for the use of said equipment, and the frequency of collections shall be determined solely by LESSEE,
- 4. LESSOR represents and warrants that LESSOR is the owner beneficial owner, contract purchaser, LESSEE, or duly-authorized managing agent of the aloresaid premises, and that LESSON has beneficial owner contract purchaser, LESSE, or duly-authorized managing agent of the electrostate and that LESSE, but age of light and lawful authority to enter into and execute this Lesse under all of the terms and previsions herein set forth, and that this Lesse, and all future owners and their contract of the lesses and all future owners and their contract of the lesses and all future owners and their contract of the lesses and all future owners and their contract of the lesses and all future owners and their contract of the lesses and their contract of the lesses and all future owners and their contract of the lesses and provise and provise with any third party without first sending.

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- 5. LESSOR covenants and agrees that LESSOR will not install or operate, nor permit any person, him or corporation (other that LESSEE) to install or operate, in said premises, or elsewhere in said building(s), any laundry aquipment, at any time during the period that this Lesse shall continue in full force and offect. LESSOR warrants that the premises have adequate utilities and proper venting and there will be no building code violation which adversely affects the ability of LESSEE to install, operate or maintain its faundry equipment. LESSOR shall be responsible for all janiford I and housekeeping services for the laundry room and equipment.
- 6. LESSEE covenants to equip the laundry room with commercial washing and drying equipment and to operate said laundry equipment in said promises, for use by the residents of said promises, during the period that this Agreement shall continue in full force and effect as horein provided; and during said period, to maintain said equipment on sald promises in reasonably good working order for the prudent uso thereof, except when unable to do so during necessary repairs or replacements or for any other reasons beyond LESSEE's reasonable control or prevention. The type, style and quantity of laundry

10. LESSEE agrees to procure and carry public liability insurance coverage (in liability limits of not less that \$500,000.00/\$500,000.00) Insuring against all claims for personal injuries and properly damage arising out of the use of said equipment. LESSOR shall provide adequate security for the Laundry Room(s) or Laundry Area(s) and for LESSEE's faundry equipment therein. In the event of a breach hereof, rent otherwise payable hereunder may be withheld until LESSEE to reimbursed for any losses resulting therefrom.

7. Tile to the aforecald laundry equipment (including fixtures, wiring, plumbing and accessories, supplied or installed by LESSEE) shall at all times remain vested solely in LESSEE.

1. It is further understood and agreed by and between the parties hereign that this Lesse shall be extended for and additional period of lon years from the date of the expiration unless LESSEE gives to LESSEE police in wines by Lessee gives to

LESSOR notice in writing by United States Certified Mail at least sixty days prior to the end of the initial form herein of LESSEE's Intention not to extend this Lease. At the expiration of the additional term

horain, this Lease shall continue for subsequent ten year terms unless terminated by either LESSEE or LESSOR effective at the expiration date of the additional term or any subsequent term herein, by notice in writing strictly conforming to the provisions hereof by United States Certified Mail, to the other party's main effice (not any regional effice).

one to the other, not less than three hundred and sixty-five days and antimore than four hundred and ten days pilor to the end of sald additional term or any such subsequent term herein. If property is sold or management is changed subsequent to any written notice.

provided herein and prior to the end of Lessee's tenancy, then said

notice shall be null and vold, and shall be considered rescinded.

- 11. LESSEE shall give to LESSOR the sum of \$-.800.00 which sum is to reimburso for improvements made by LESSOR to the laundry room promises lessed herein.
- 12. This Agreement shall be governed by the laws of the State of Illinois, with the courts of Cook County having sole and exclusive jurisdiction. LESSOR shall be liable for all costs, including atternoys fees, incurred by LESSEE In enforcing this Lease.
- 13. This Lease shall not take effect until accepted by LESSEE at office of LESSEE in Chicago, Illinois.

LESSEE COMMERCIAL COIN LAUNDRY SYSTEMS

LESSOR **SUREKHA-SHETTY**

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Berekha M. Shethy (SEA)