

Effective this 21st day of April 1996 the contract for the purchase of the property in Hammond known as 1586-180th Place and dated 10 January 1993 between Irwin I. Kleinman, the seller, and Lorraine D. Zylus, the buyer, is canceled by mutual agreement of all parties. The legal descriptions of the property is "Beverly 5th Addition, lot 24 in the City of Hammond as per plat thereof recorded in plat book 29 page 8, in the office of the Recorder of Lake County, Indiana commonly known as 1586-180th Place, Hammond Indiana. Permanent Tax # 32-193-42"

The distribution of all funds is to be as follows:

Amount Owed to Lorraine D. Zylus by Irwin I. Kleinman \$ 0.00
Amount Owed to Irwin I. Kleinman by Lorraine D. Zylus \$ 0.00

Effective May 1, 1996 the rent of the property owed to Irwin I. Kleinman by Lorraine D. Zylus will be as is currently paid per month under the former contract. Total amount due each month will be due on the first day of the month and be considered late if received after the fifth day of the month. The terms of the rent to be the same as the original rental agreement signed by both parties with the following exceptions:

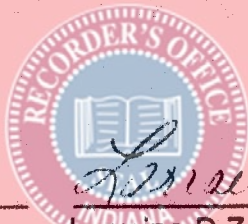
1. With due notice to the other party, the lease may be terminated by either party at any time. Exact dates of the property vacancy to be determined at the time notice is given.
2. As it is Irwin I. Kleinman's intention to place the property for sale, Lorraine D. Zylus will permit any and all Realtors and their clients and customers full access to the property upon receipt of due notice of such showing by the Sellers Agent, Kerk and Schenider Century 21 Real Estate. Fair notice will be considered as (but not limited to) 24 hours notice of such showings.
3. Lorraine D. Zylus will keep the property in condition to be shown but will not be required to perform exceptional maintenance (painting, plastering etc.) To maintain the property in a showable condition. Normal maintenance will be required.
4. Per the renter's request, Irwin I. Kleinman will not permit any "For Sale" signs to be posted on the property, nor allow any Realtors to display any signs on their own vehicles while showing the property. This will be communicated to the Sellers Agent at the time the property is listed. Other advertisements of the property by the Sellers Agent will be permitted.

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MATTHEW SCHENIDER



Irwin I. Kleinman
Irwin I. Kleinman

Lorraine D. Zylus
Lorraine D Zylus

FILED

MAY 8 1996

SAM ORLICH
AUDITOR LAKE COUNTY

Diana R. Kleinman
Diana R. Kleinman

Return to:

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