

FILED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD # 46-476-2

SEP 27 1996

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96 SEP 27 PM 3:34

GARY 46404

SAM ORLICH

LEASE

MARJORIE CLEVELAND  
RECORDER

AUDITOR LAKE COUNTY

INSTRUMENT, made this 18th day of September 1996  
WITNESSETH: That the house, garage, and property thereof,  
(as herein described below,) has this day been leased to:  
Mr. and Mrs. Randolph J. and Cathy L. Dillon

The house, garage and property is located at: ↗

↗ 1540 Taft Street  
RUTZ ADDN. L.3  
N 1/2 L.4

In the City of Gary, Lake County, Indiana, from October 1, 1996 through to October 31, 1997, at monthly rental of Four Hundred and Fifty Dollars (\$450.00), with a security deposit of Four Hundred and Fifty Dollars (\$450.00). The monthly rental will be payable in advance or on the 1st day of each month, paid by check or money order, and made out to the Estate of Willa Martin, and mailed to the offices of J.J. STANKIEWICZ, Attorney for the Estate of Willa Martin.

It is expressly agreed that the failure to pay said rent in advance, on the 1st day of each month shall terminate this lease, and the said landlord may at once re-enter and take possession of said premises without demanding said rent and without any notice to quit, and no holding over in case of default in payment of rent in advance shall imply any right to so hold. Tenants shall have a grace period to pay from the 1st of each month through the 15th, but shall thereon pay a late fee of \$20.00 per late payment plus 8% interest.

It is further agreed that in case the said Tenants shall commit any waste on said premises, or keep the same in a disorderly manner, the said landlord may at once terminate this lease. It is also understood that the Tenants do not and shall not have pets of any kind cats, dogs, or any other animal.

It is further agreed that in case the landlord shall sell said premises, this lease shall terminate at the end of SIXTY DAYS (60) after TEN (10) days notice of said sale shall have been given to the said lessee (Mr. and Mrs. Randolph J. and Cathy L. Dillon).

And it is also agreed that said lessee ((Mr. and Mrs. Randolph J. and Cathy L. Dillon), may, at any time, terminate this lease at the end of any month by giving to the landlord SIXTY DAYS (60) prior notice of lessee intention to do so. Each of the parties shall be entitled to reasonable attorneys fees as well as normal damages, in the event of breach. Parties also understand the property is now being offered for sale.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, this 18th day of Sept, 1996.

Randolph J. Dillon  
MR. RANDOLPH J. DILLON/LESSEE

Date: 9/18/96

Cathy L. Dillon  
MRS. CATHY L. DILLON/LESSEE

Date: 9/18/96

Marjorie Merriweather  
MARJORIE MERRIWEATHER,  
Personal Representative of Estate  
by:  
J.J. STANKIEWICZ,  
Attorney for Estate

Date: 9-18-96

Witness  
WITNESS

002615

This instrument prepared by J.J. Stankiewicz, Attorney at Law  
7870 Broadway, North Suite, Merrillville, IN 46410 219/769-1177

Date: 9-18-96

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Su  
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