

LAKE COUNTY  
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# Attachment (A) Lease with the Option to Purchase:

**Property:** CHURCH 2457 Hendricks St. Gary In.

**Parties:** ( Bishop Phillip Williams (Full Gospel Church of Jesus Christ)  
( Elder Alan D. Gavin Sr. (Shabach Pentecostal Church of Delv.)

(Lessor)- Phillip Williams

(Lessee) - Alan Gavin

**\*Terms and Conditions:**

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**#1. This agreement is for the lease with the option to purchase the property located at 2457 Hendricks St. Gary In.**

**#2. Lease will include the entire building for the sole purpose and use of Shabach Pentecostal Church of Deliverance Inc.**

**#3. Lease shall prohibit any Joint usage of property between Lessee and Lessor. ( Lessee shall have full control and operating rights of total property.**

**#4. Lease shall include all usable furnishings ie such as pews, fixtures, chairs, tables, ect. as agreed upon by both parties.**

**#5. Lease shall include utilization of all Parking spaces belonging to property as agreed upon by both parties.**

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**#6. Lessee shall be responsible for paying all utilities including Gas, Electric, Sewer Fees, and Telephone service as agreed upon by both parties.**

**#7. Lessee shall be responsible for upkeep of grounds and inside of property ( Cleanliness and General Low Maintenance as agreed upon by both parties.**

**#8. Lessee shall pay the full rent in the amount of \$ 500.00 per month between the 1st and the 5th of each month after the 5th of each month if rent is delinquent there shall be a \$25.00 late fee due at the time rent is paid.**

**#9. Lessor has agreed that all monies paid (rent) and all monies spent on repairs, remodeling & restoration of said property by Lessee shall be credited towards the agreed upon purchase price of property, These monies shall be known as sweat equity and shall retain value dollar for dollar as per agreement.**

**#10. The final purchase price will be based on, the agreed upon assessed value of the property, less the sweat equity agreed upon for the work done by the lessee prior to purchase.**

**#11. Lessor and Lessee agree that a current appraisal of the said property will be needed to secure a purchase agreement between both parties.**

**#12. The Lessor and the Lessee both agree that this lease shall be a year to year Lease referred to as Renting with the option to Buy. At the conclusion of the 48 month period finance shall be obtained to purchase the property by the Lessee.**

**#13. The Lessor shall agree that the time allotted shall give the Lessee ample enough time to establish Banking Finance, Tenor, and Credit Worthiness TO Secure a substantial Loan.**

**#14. Fair Act Statement: Preadventure finance is not secured within the agreed amount of time allotted to secure the loan the Lessor has the option to extend the time or cancel the agreement with all rental**

monies becoming nonrefundable and noncreditable to lessee. All monies spent by lessee on the restoration, remodeling, and renovation of the property shall be credited and refundable as per agreement of fair act statement. Receipts shall be presented to the lessor to determine the amount.

#15. With all Dilligence and Honesty the Lessee shall do everything within their power to secure the finance needed to purchase the property known as 2457 Hendricks St. Gary In.

Shabach Pentecostal Church of Deliverance Inc.

Date 7-9-03

Shabach Pentecostal Church of Deliverance Inc.

Full Gospel Church Jesus Christ

Date 7-9-03

Full Gospel Church of Jesus Christ

Erin White

Notary Public

3/7/07

COMMISSION Ends

7/9/03

Date

Sign: Pastor Alan D. Mevin Sr.

Sign: Bishop Philip Williams

Witness: Tom Elb Williams Witness: Sharon L. Lewis

(Minutes)

On July 9, 2003 at Full Gospel Church of Jesus Christ, at 7:30 pm in an official business meeting with Bishop Phillip Williams, Ms. Tomella Williams, & Mother Ford, official board members of Full Gospel Church along with Pastor Alan D. Gavin Sr. and Ms. Sharon Gavin of The Shabach Pentecostal Church of Deliverance Inc.

The meeting opened up with prayer at 7:45 pm. The nature of the meeting was to discuss and finalize negotiations concerning the leaseing with option to buy the property known as 2457 Hendricks St. in conjunction with making an offer to purchase the property/church.

An offer was presented to Bishop Phillip Williams and the Church Board Members in the amount of (\$175,000) one hundred seventy five thousand dollars. This amount was agreed upon and accepted by all parties present and sealed by a faithful firm hand shake. We agreed to waive establishing an appraisal to assess the value of the property.

Bishop Williams stated that our offer was a good offer that he could not refuse as well the offer was based on the property as is and we would establish an appraisal at the end of the two year leasing agreement. Therefore all parties present reviewed the purchase agreement item by item line by line and adjourned at about 9:30 pm in full agreement of the contents there in therefore signatures were signed.

Upon signing of these documents known as : Attachment (A) Lease with the Option to Purchase therefore hereby establishes that all parties agree to all the contents as indicated line by line, and these documents become Legally Binding serving in conjunction with the Letter of intent with the Offer to Purchase Property known as 2457 Hendricks St. Gary In. 46404

Ervin White

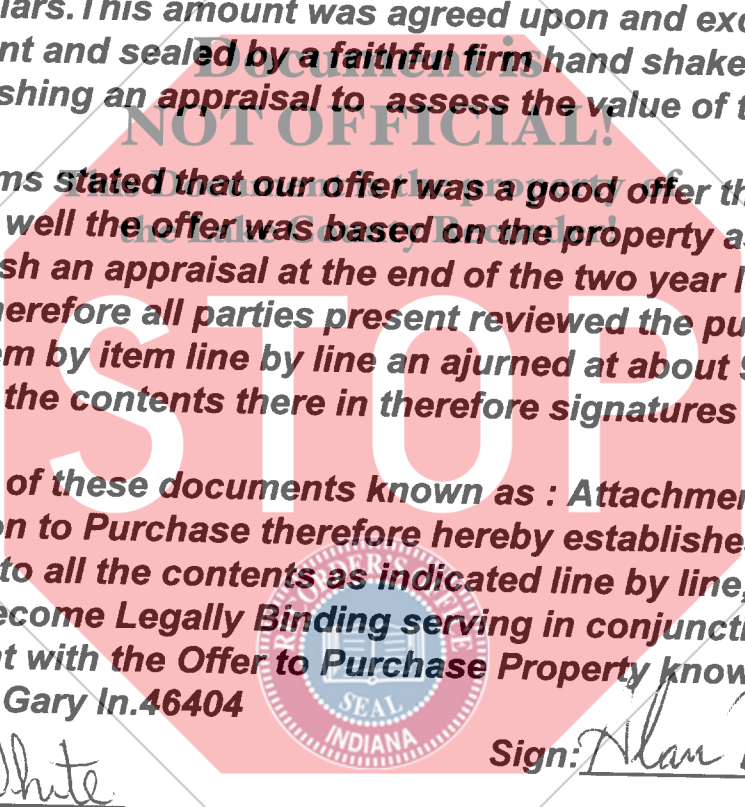
Notary Public

3/7/07

Commission Ends

Sign: Alan D. Gavin Sr.

Witness Sharon L. Gavin





Teller: 1006 Host Ser: 535770

Date: 07/14/03

Remitter: CHURCH OF DELIVERANC SHABACH

Amount: \*\*\*\*\*500.00

Payable to: TOMELLA WILLIAMS  
PURCHASE AGREEMENT  
FULL GOSPEL CHURCH - AUGUST PAYMENT

Acct #: 98556  
Description: MONEY MARKET SA

Credit Union: Tech CU  
Credit Union Service Center  
1544 W. 36th Avenue

PARCEL # (001-25-47-0301-0032

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W. Co. Wright's 3RD ADD L. 32 BL. 4

**STOP**



Mail to:

5376 Delaware St.  
Merrillville IN  
44410

