

CONDOMINIUM UNIT APARTMENT LEASE UNFURNISHED

DATE OF LEASE	TERM OF LEASE	MONTHLY RENT	SECURITY DEPOSIT
LESSEE	LESSOR		
July 27, 2011	August 1, 2011 - July 31, 2012	\$1,075.00	\$1,075.00

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor for a private dwelling the condominium unit apartment designated above (the "Premises") for the above Term, subject to all the provisions of this Lease.

ADDITIONAL COVENANTS AND AGREEMENTS (if any)

Rider attached to and made part of this lease. Rent is due on the first of each month. Late fee of \$25.00 if payment is made after the 15th of the month. No pets allowed in unit. No smoking allowed in unit. No changing of locks in unit.

1. RENT: Lessee accepts and agrees to pay the above specified rent for the Premises without setoff, deduction or reduction, in advance promptly on the first day of each month in the term. If the term begins or ends on a date other than the first or last day of a month, rent shall be paid at the current rate for the fraction of such month. Unpaid rents shall bear interest at the rate of 15% per annum or the highest legal rate of interest, whichever is lower, from the date due until paid; provided, however, that such amount shall in no event exceed the maximum amount permitted by law.

2. SECURITY DEPOSIT: Lessee has deposited with Lessor the security deposit set forth above to be retained by Lessor to ensure that Lessee faithfully performs all of the covenants and obligations as provided herein and payment of all sums due to Lessor, so much of the security deposit as remains unapplied shall be returned to Lessee, including interest, if any, as required by law. In the event Lessee fails to keep and perform provisions and covenants as provided in this Lease, then Lessor shall deduct resulting damage, sustained by Lessor and provide Lessee with an itemized statement of damage and estimated cost of repairing same. This security deposit shall not be treated as an advance payment of rent and Lessee shall not apply the security deposit as rent.

3. SERVICE: Lessee shall be entitled to the following services if and to the same extent provided to other residents in the building ("Building") of which the Premises forms a part:

(a) Janitor Service in and about the Building, but not within the Premises.
 Whenever heat is under the control of Lessor, between September 15 and the ensuing June 1 whenever heat shall be required for comfortable occupation and use of the Premises as provided by City Ordinance, Lessee shall maintain the temperature of the Premises above 50° at all times.

(C) Hot water and cold water for ordinary residential purposes, drawn through fixtures installed by Lessor or by Lessee with Lessor's prior written consent.

(d) Elevator Service if the Building is elevator-equipped.

(e) Electricity and gas if gas is connected to the Premises, for ordinary residential and laundry uses. Unless otherwise agreed in writing by Lessor, Lessee will pay directly to the utility companies for all electricity and gas consumed in the Premises including the electricity and gas used in the heating and air conditioning of the Premises.

Lessor does not warrant the quality or adequacy of supply of water, gas, electricity, refrigeration, air conditioning, janitorial service, or elevator service, and does not warrant that any of the services above mentioned will be free from interruption caused by repairs, renewals, improvements, alterations, strikes, lockouts, accidents, inability to obtain fuel or supplies, or other causes beyond the reasonable control of Lessor. Any such interruption of service shall never be deemed an eviction or disturbance of Lessee's use and possession of the Premises or any part thereof, or render Lessor liable to Lessee for damages, or relieve Lessee from performance of Lessee's obligations under this Lease.

4. CONDITION OF THE PREMISES: Lessee has examined the Premises before signing this Lease and is satisfied with the condition thereof, excepting only such alterations, improvements, repairs, decorations, and conclusive evidence as against Lessee that the Premises, including without limitation, heating, plumbing and smoke detector(s), were in good order and satisfactory condition when Lessee took possession hereunder. No promise of Lessor to alter, remodel, improve, repair, decorate or clean the Premises or any part thereof, and no representation respecting the condition of the Premises or the Building have been made by Lessor to Lessee, unless the same is contained herein or made a part hereof. At the termination of this Lease by lapse of time or otherwise, Lessee shall return the Premises and all equipment and fixtures therein in as good condition as when Lessee took possession, ordinary wear and tear excepted, failing which Lessor may restore the Premises, equipment and fixtures to such condition and Lessee shall pay the cost thereof upon request. Lessee may remove any floor covering paid for and installed by Lessee provided (a) Lessee also removes all nails, tacks, paper, glue, bases and other vestiges of the floor covering and restores the floor surface to the condition existing before such floor covering was installed, or (b) Lessee pays to Lessor, upon request, the cost of restoring the floor surface to such condition. If Lessee does not remove Lessee's floor covering, radiator covers, window blinds, and Lessee's other like equipment from the premises by the end of the term, Lessee shall be conclusively presumed to have abandoned the same and Lessee's title thereto shall pass under this lease as a bill of sale to Lessor without payment or credit by Lessor to Lessee therefrom.

5. USE OF PREMISES:

(a) Lessee acknowledges that the Premises is part of a condominium unit, and therefore Lessee's use and occupancy of the Premises is subject at all times to the terms and provisions, covenants and restrictions of the Declaration of Condominium Ownership covering the Building and all applicable rules, regulations and By-Laws of the Condominium Association, as amended or added from time to time (collectively, "Condominium Documents"), copies of which have been provided to Lessee. The failure of Lessee to perform or observe any of the duties and obligations applicable to Lessee under the Condominium Documents shall constitute a default under this Lease. Lessee shall independently Lessor and hold it harmless from and against any damages, direct or indirect, as a result of such non-performance by Lessee.

(b) Lessee will occupy and use the Premises during the term as Lessee's private residence and for no other purpose. This provision forbids socially, but not exclusively, uses such as the keeping of profession, business school, course of instruction or entertainment, and the teaching of instrumental or vocal music, dramatics, gymnastics or dancing.

(c) Lessee will not make or permit any use of the Premises which, directly or indirectly, is forbidden by public law, ordinance or governmental regulation, or which is dangerous to life, limb or property, or which tends or will tend to injure the reputation of the Premises or of the Building, or which will disturb any resident of the Building or residents of the neighborhood, or which may increase the premium cost of or invalidate any policy of insurance carried on the Building or by Lessor.

(d) The name of Lessee may be exhibited in the hall or lobby of the Building or elsewhere only in form, manner and substance approved by Lessor.

(e) Lessee shall not permit Lessee's children to play or loiter in, nor shall Lessee use for storage of baby carriages, bicycles, scooters, sleds or other articles, or for any purpose other than ingress or egress, the sidewalks, entrances, porches, halls, vestibules, elevators and stairways of the Building.

LESSOR'S COPY

(f) No dog, cat, reptile, bird or other animal shall be brought into or permitted to be in the Premises or in the Building or any part of it without the prior written consent of Lessor. If Lessor grants permission to keep a pet, Lessee shall abide by all applicable provisions of the Condominium Documents. Such consent, if given, may be revoked at any time without liability of Lessor to Lessee. If written consent is granted, Lessee agrees to pay any costs relating to the keeping of the pet, including, at the termination of the occupancy, any costs of having the Premises cleaned if needed as a result of the pet's presence on the Premises. Failure to insist upon compliance with this paragraph (f) of Section 5 for any period of time shall not constitute a waiver of Lessor's right to require compliance by Lessee from and after notice to comply.

(g) Lessee shall not make or permit any noise, odor, light that is objectionable to other occupants of the Building to emanate from the Premises and shall not create or maintain a nuisance or disturbance other occupants of the Building.

(h) Lessee shall not install or maintain any radio, television, musical instrument or other device in a manner that disturbs other occupants of the Building.

(i) Lessee shall not use or install on the roof of the Building without the prior written consent of Lessor. Lessee shall not operate any radio, aerial, wires or equipment outside the Premises or on the roof of the Building without the prior written consent of Lessor. Lessee shall obtain from Lessor the safe capacity of the electric wiring in the Premises and shall not use more than such safe capacity.

(j) Lessee shall not use or install any water or liquid filled beds, furniture, recreational or therapeutic pools or appliances in the Premises without the prior written consent of Lessor.

(k) Lessee shall not change or add any locks or other similar devices on any door or window of the Premises without Lessor's prior written consent. No keys for any door other than keys provided by Lessor shall be made or used. If more than two keys for one lock are desired by Lessee, Lessor may provide the same upon payment by Lessee.

(l) Laundry work shall be done only in the area provided for such purpose.

(m) Lessee shall not display or permit to be displayed any signs, posters or pictures visible outside of the Premises without the prior written consent of Lessor.

(n) Lessee shall not alter, restrict or interfere in any way with any part of the heating, lighting, plumbing, security, electrical, ventilating, cooling system, equipment or other apparatus in or about the Premises or the Building.

(o) Water closets and other water apparatus shall not be used for any purpose other than that for which they are designed, and no sweeping, rubbish, rags, matches, razor blades or other injurious substances shall be placed therein. Damages and costs of repairs and cleaning resulting from violation of this paragraph (o) of Section 5 shall be paid for by Lessee.

(p) Without Lessor's prior written consent in each and every instance, Lessee Shall not install or operate in the Premises any machinery, refrigeration or heating devices, or air conditioning apparatus, or use any illumination other than electric light, or use or permit to be brought into the Premises or the Building any flammable article, substance or fluid, such as gasoline, kerosene, naptha and benzene, or explosives or article, substance or fluid deemed hazardous to life, limb or property.

(q) Lessee shall indemnify Lessor and hold Lessor harmless from any and all liability under the Illinois Liquor Control Act of 1934, as amended, arising out of the use or consumption of alcoholic liquors in the Premises.

(r) In addition to all other liability for breach of any covenant of this Section 5, Lessee shall pay to Lessor all damages resulting from such breach and an amount equal to any increase in insurance premiums resulting from such breach.

7. UNTERANTABILITY: If the Premises or the Building become untenantable due to fire or other casualty, Lessor may elect (a) to terminate this Lease as of the date of the fire or casualty by notice to Lessee within thirty days after that date, or (b) to repair, restore or rehabilitate the Premises at Lessor's own expense and under the supervision and control of Lessor, keep the Premises or the Building any flammable article, substance or fluid, such as gasoline, kerosene, naptha and benzene, doors, paint, plaster, plumbing, cabinetry, woodwork, light fixtures, hardware, glass, kitchen range, refrigerator, dishwasher, heating, air conditioning and ventilating appliances and all other fixtures and equipment therein or appurtenant thereto in good order, condition and repair and in a clean, sanitary and safe condition, shall replace all broken and damaged items with others of the same quality, shall repair and maintain all smoke detector(s) in the Premises, including battery replacement as necessary, and shall maintain the Premises as required by law.

8. ALTERATIONS: Lessee shall not make any alterations in or additions to the Premises without Lessor's prior written consent in each and every instance. Lessor's decision to refuse such consent shall be conclusive. Lessor's consent may be conditioned upon the furnishing by Lessee of such documents, security, and insurance as Lessor may require in order to protect Lessor from Mechanic's Liens and liability for personal injuries and damage to property and to assure Lessor that the work will be performed in a lawful and workmanlike manner and with proper materials. All additions, hardwares, fixtures and improvements, temporary or permanent, except movable furniture and equipment belonging to Lessee, in or upon the Premises whether installed by Lessor or Lessee, shall be Lessor's property and shall remain upon the Premises upon termination of the term or by lapse of time or otherwise, all without compensation, allowance or credit to Lessee.

9. SUBLETTING OR ASSIGNMENT: Lessee shall not cause or permit any transfer of this Lease or any interest under it or any lien upon Lessee's interest by operation of law. Lessee shall not assign or

convey this Lease or any interest, either in whole or in part, or occupy or otherwise use or occupy the Premises or any part thereof, or any portion of the Premises or any other portion by any one other than lessor without written consent of lessor.

During the term of this lease, Lessee shall be responsible for all such costs of removal as may be incurred by Lessee in removing any fixtures, equipment, or personal property from the Premises or the Building, and Lessor shall be responsible for the amount of such costs of removal as may be incurred by Lessor in removing any fixtures, equipment, or personal property from the Premises or the Building.

11. WARRANTY: Lessor and Lessor's agents and servants shall not be liable to Lessee or to any other person or party for damage to the Building or any part of it, or for any damage to the Premises resulting from the Building or any part of it, or for any damage to the Premises resulting from any accident or for any damage to the Building or any part of it, or for any damage to the Premises resulting directly or indirectly from any act or neglect of any agent of the Building or by any other person. This Section 11 shall apply especially, but not exclusively, to damage caused by water, snow, frost, steam, excessive heat or cold, sewage, gas, tons or noise or damage to the premises or damage to heating, cooling, lighting, fixtures, and shall apply equally whether any such damage results from my act or neglect or from the acts or omissions of other residents, occupants or servants of the Building or of any other person, or from such other things as may be reasonably foreseeable.

12. HOLDING OVER: Lessee shall pay to Lessor as liquidated damages, double the amount of rent stipulated in this Lease, and interest thereon, for the time during which Lessee retains possession of the Premises, all such liability or claims, if any whatsoever, being hereby expressly waived by Lessee.

13. SUBORDINATION: Lessor's title is and always shall be paramount to the interest of Lessee. Lessee shall not do any act which shall or may encumber or cloud Lessor's title. If Lessor voluntarily or involuntarily causes or is responsible for any claim, lien or cloud upon Lessor's title, Lessor may, at his sole option, take such steps and expand such remedies as may be necessary promptly to discharge such claim or remove any such lien or cloud, and Lessee will pay to Lessor upon demand the costs and expenses of Lessor's costs and expenses. Lessee shall not do anything which would constitute a renewal of this Lease for one year. Lessor's acceptance of any rent after holding over begins to constitute a new lease. This provision does not waive Lessor's rights of re-entry or any other right hereunder.

14. EMINENT DOMAIN: If the Building or any portion thereof which includes a substantial part of the Premises, shall be taken or condemned by any competent authority for any public use or purpose, or if the terms of this Lease shall end upon, and not before, the date when the possession of the part so taken shall be required for such use or purpose, and without apportionment of the land under it, if the grade of any street or alley adjacent to the Building is changed by any competent authority and such change of grade makes it necessary or desirable to remodel the Building to conform to the changed grade, Lessor shall have the right to cancel this Lease upon not less than ninety days notice prior to the date of cancellation, and Lessee shall have no right to share in the condemnation award or in any judgment or damages with respect to matters set forth in this Section.

(c) If Lessee abandons the Premises or otherwise entities Lessor to terminate Lessee's right to possession only without terminating this Lease, and lessor so elects, Lessor may, at Lessor's option, enter into the Premises, remove Lessor's property and other evidence of tenancy, and take and hold possession of the Premises therefrom as in paragraph (b) of this Section 15, without such entry and possession terminating Lessor's right to possession of the Premises, in whole or in part, from Lessee's obligation to pay the rent given to Lessor hereunder or by operation of law.

SIGN THIS
TENANT (SEAL)
LESSOR (SEAL)

Assignment by Icoso

In consideration of \$1,00 to the undersigned in hand paid, and of other good and valuable consideration, the undersigned, the Lessor described in the above Lease, hereby transfers, assigns and sets over to John W. Hause, his heirs, executors, administrators, successors and assigns, all the right, title and interest which he now has or may have in and to the above described premises.

_____ day of _____ 20____

GUARANTY

In consideration of the making of the above Lease by Lessor with Lessee at the request of the undersigned and Lessor's reliance on this Guaranty, the undersigned hereby guarantees the payment of the rent to be paid by Lessee and the performance by Lessee of all the terms, conditions, covenants and agreements of the lease, and the undersigned promises to pay all Lessor's expenses, including reasonable attorney's fees, incurred by Lessor in enforcing all obligations of Lessee under the lease or incurred by Lessor in enforcing this Guaranty, Lessor's consent to any assignments, Lessor's consent to any assignments by Lessee and Lessee's assigns, of this Lease, made either with or without notice to the undersigned, shall in no way affect or release the undersigned from liability as guarantor.

(SEAL) _____ (SEAL) _____

卷之三