

**WILMETTE PARTNERS**

P.O. Box 733 | 724 12<sup>th</sup> Street | Wilmette, IL | 60091  
(847) 251-1111 phone | (847) 251-0293 fax

**LEASE / APPLICATION**

|                       |   |
|-----------------------|---|
| <b>Date:</b> _____    | <b>Lessor:</b> <u>Wilmette Partners</u> |
| <b>Lessee:</b> _____  | <b>Address:</b> <u>PO Box 733</u>       |
| <b>Address:</b> _____ | <u>Wilmette, IL 60091</u>               |
| <b>Phone:</b> _____   | <b>Phone:</b> <u>(847) 251-1111</u>     |
| <b>Fax:</b> _____     | <b>Fax:</b> <u>(847) 251-0293</u>       |
| <b>Term:</b> _____    |   |
| <b>Space:</b> _____   |   |
| <b>Rent:</b> \$ _____ |   |

- 1. RENT:** Lessee shall pay Lessor as rent for the premise the sum stated above, in advance of the date hereof and quarterly hereinafter until termination of this Lease, at Lessor’s address stated or such other address as Lessor may designate in writing.
- 2. CONDITION OF PREMISES:** Lessee has examined and knows the condition of the premises and has received the same in good working order and repair. Lessor reserves the right to enter upon the premises for the purpose of maintaining, improving, cleaning or building maintenance.
- 3. SECURITY & LESSEE’S OBLIGATION:** Upon entering and leaving the building, Lessee shall cause all doors to be kept closed and locked except for such times as reasonably necessary for Lessee to enter and leave.
- 4. USE:** Lessee will not allow premises to be used for any purpose that will increase the cost or rate of insurance therein, nor for any purpose other than as a private garage space for an automobile and no other use. No auto repairs are allowed on the premises. No automobiles can be left running accept to enter or exit the garage. Lessee agrees to keep auto covered.
- 5. HOLDING OVER; REMOVAL OF PROPERTY:** At the termination of this lease, by lapse of time or otherwise, Lessee shall yield immediate possession to Lessor. Upon termination of this lease, Lessee shall return to Lessor all openers, keys or other items delivered to Lessee for the purpose of access to and from the premise. In the event of default by Lessee hereunder, Lessor shall have the right to deny Lessee access to premises.
- 6. PAYMENT OF COSTS:** Lessee will pay and discharge all reasonable costs, attorney’s fees and expenses that shall be made and incurred by Lessor in enforcing the covenants and agreements of this lease.
- 7. LIMITATION OF LIABILITY:** Lessor and the Village Centre Condominium Association shall not be liable for damages to Lessee or to any persons claiming through Lessee, nor shall rent be abated for damage to or loss of property or for any injury, occurring in or about the premises, from any cause whatsoever, all claims for such damage or injury being expressly waived by Lessee.

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- 8. **TERMINATION:** Lessee acknowledges and agrees that:
  - a. The building was constructed to provide parking for the 724 12<sup>th</sup> Street Building.
  - b. At the time this Lease was entered into, the garage parking spaces exceeded the demands of the building.
  - c. If within the sole discretion of the Lessor, the Lessor has the right to notify the Lessee that this Lease is canceled and Lessee agrees to vacate the premises and surrender possession to the Lessor.
  - d. Lessee shall within seven days of said notice of termination vacate the premises.
  - e. Lessee agrees that said termination may be verbal notice and not in writing.
  - f. Lessor agrees to refund and prepaid rent for the unused portion of the Lease.
  
- 9. **INSURANCE:** It shall be the Lessee's sole responsibility to insure any vehicle or person occupying the premises.
- 10. **ASSIGNED PARKING:** Lessor reserves the right to substitute alternate parking spaces for the same term and rent.
- 11. **DISCOUNT:** Lessee has the right to take a 10 percent discount if rent is paid annually.

Lessee: \_\_\_\_\_ Lessor: \_\_\_\_\_  
Richard A. Keefe, General Partner  
Wilmette Partners

Date: \_\_\_\_\_ Date: \_\_\_\_\_