

STORE LEASE

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Security deposit must be equal to one and one half months rent: «M_15_months_sec_dep» «sd_bal_owed_upon_renewal»«M_15_months_sec_dep» Rent payments are due on the first day of each month and must be paid through the online tenant portal http:// naked-apartments.managebuilding.com «other_additional_agreements»
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Above space for the recorder's use only

BEGINNING DATE	ENDING DATE	LOCATION OF PREMISES
«start_»	«end_»	355 N LAFLIN ST # «Unit_»
MONTHLY RENT	DATE OF LEASE	PURPOSE
«total_mo_Rent_due»		Office studio

LESSEE	LESSOR
NAME:«Tenant»	NAME: FEATHER LOFT LLC
	ADDRESS: 1658 N Milwaukee Ave #258
	CITY/STATE/ZIP: Chicago, IL 60647
PHONE: «Telephone»	PHONE: 773.322.0608
EMAIL: «email»	EMAIL: terry.zeman@gmail.com

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

LEASE COVENANTS AND AGREEMENTS

1. RENT. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.
2. ELECTRIC CHARGES. Lessee will pay electric bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted and in case said bills for electric shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid, together with any sums paid Lessor to keep the Premises in a clean and healthy condition, as herein specified, are declared to be so much additional rent and payable with the installment of rent next due thereafter.
3. SUBLETTING; ASSIGNMENT. The Premises shall not be sublet in whole or part to any person other than Lessee, and Lessee shall not assign this lease without, in each case, the consent in writing of Lessor first had and obtained: nor permit to take place by any act or default of himself or any person within his control any transfer by operation of law of Lessee's interest created hereby; nor offer for lease or sublease the Premises, nor any portion thereof, by placing notices or signs of 'To Let' or any other similar sign or notice in any place, nor by advertising the same in any newspaper or place or manner whatsoever without, in each case, the consent in writing of Lessor first had and obtained. If Lessee, or any one or more of the Lessees, if there be more than one, shall make an assignment for the benefit of creditors, or shall be adjudged a bankrupt, Lessor may terminate this lease, and in such event Lessee shall at once pay Lessor a sum of money equal to the entire amount of rent reserved by this lease for the then unexpired portion of the term hereby created, as liquidated damages.
4. LESSEE NOT TO MISUSE. Lessee will not permit any unlawful or immoral practice, with or without his knowledge or consent, to be committed or carried on in the Premises by himself or by any other person. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified. Lessee will not keep or use or permit to be kept or used in or on the Premises or any place contiguous thereto any flammable fluids or explosives, without the written permission of Lessor first had and obtained. Lessee will not load floors beyond the floor load rating prescribed by applicable municipal ordinances. Lessee will not use or allow the use of the Premises for any purpose whatsoever that will injure the reputation of the Premises or of the building of which they are a part.
5. CONDITION ON POSSESSION. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair and acknowledges that no representations as to the condition and repair thereof, and no agreements or promises to decorate, alter, repair or improve the Premises, have been made by Lessor or his agent prior to or at the execution of this lease that are not herein expressed.
6. REPAIRS AND MAINTENANCE. Lessee shall keep the Premises and appurtenances thereto in a clean, sightly and healthy condition, and in good repair, all according to the statutes and ordinances in such cases made and provided, and the directions of public officers thereunto duly authorized, all at his own expense, and shall yield the same back to Lessor upon the termination of this lease, whether such termination shall occur by expiration of the term, or in any other manner whatsoever, in the same condition of cleanliness, repair and sightliness as at the date of the execution hereof, loss by fire and

reasonable wear and tear excepted. Lessee shall make all necessary repairs and renewals upon Premises and replace broken globes, glass and fixtures with material of the same size and quality as that broken and shall insure all glass in windows and doors of the Premises at his own expense. If, however, the Premises shall not thus be kept in good repair and in a clean, sightly, and healthy condition by Lessee, as aforesaid, Lessor may enter the same, himself or by his agents, servants or employees, without such entering causing or constituting a termination of this lease or an interference with the possession of the Premises by Lessee, and Lessor may replace the same in the same condition of repair, sightlines, healthiness and cleanliness as existed at the date of execution hereof and Lessee agrees to pay Lessor; in addition to the rent hereby reserved, the expenses of Lessor in thus replacing the Premises in that condition. Lessee shall not cause or permit any waste, misuse, or neglect of the water, gas or electric fixtures.

7. ACCESS TO PREMISES. Lessee shall allow Lessor or any person authorized by Lessor free access to the Premises for the purpose of examining or exhibiting the same, or to make any repairs or alterations thereof which Lessor may see fit to make, and Lessee will allow Lessor to have placed upon the Premises at all times notices of "For Sale" and "For Rent", and Lessee will not interfere with the same

8. NON-LIABILITY OF LESSOR. Except as provided by Illinois statute, Lessor shall not be liable to Lessee for any damage or injury to him or his property occasioned by the failure of Lessor to keep the Premises in repair, and shall not be liable for any injury done or occasioned by wind or by or from any defect of plumbing, electric wiring or of insulation thereof, gas pipes, water pipes or steam pipes, or front broken stairs, porches, railings or walks, or from the backing up of any sewer pipe or down-spout, or from the bursting, leaking or running of any tank, tub, washstand, water closet or waste pipe, drain, or any other pipe or tank in, upon or about the Premises or the building of which they are a part nor from the escape of steam or hot water from any radiator, it being agreed that said radiators are under the control of Lessee, nor for any such damage or injury occasioned by water, snow or ice being upon or coming through the roof, skylight, trap-door, stairs, wafts or any other place upon or near the Premises, or otherwise, nor for any such damage or injury done or occasioned by the falling of any fixture. plaster or stucco, nor for any damage or injury arising from any act, omission or negligence of co-tenants or of other persons, occupants of the same building or of adjoining or contiguous buildings or of owners of adjacent or contiguous property, or of Lessor's agents or Lessor himself, all claims for any such damage or injury being hereby expressly waived by Lessee.

9. RESTRICTIONS (SIGNS, ALTERATIONS, FIXTURES). Lessee shall not attach, affix or exhibit or permit to be attached, affixed or exhibited, except by Lessor or his agent, any articles of permanent character or any sign, attached or detached, with any writing or printing thereon, to any window, floor, ceiling, door or wall in any place in or about the Premises, or upon any of the appurtenances thereto, without in each case the written consent of Lessor first had and obtained; and shall not commit or suffer any waste in or about said premises; and shall make no changes or alterations in the Premises by the erection of partitions or the papering of walls, or otherwise, without the consent in writing of Lessor; and in case Lessee shall affix additional locks or bolts on doors or window, or shall place in the Premises lighting fixtures or any fixtures of any kind, without the consent of Lessor first had and obtained, such locks, bolts and fixtures shall remain for

the benefit of Lessor, and without expense of removal or maintenance to Lessor. Lessor shall have the privilege of retaining the same if he desires. If he does not desire to retain the same, he may remove and store the same, and Lessee agrees to pay the expense of removal and storage thereof. The provisions of this paragraph shall not however apply to Lessee's trade fixtures, equipment and movable furniture.

10. HEAT. Where building is equipped for the purpose, Lessor shall furnish to Lessee a reasonable amount of heat, from October 1st to May 1st, whenever in Lessor's judgment necessary for comfortable use of the Premises, during customary business hours, but not earlier than 8 a.m. nor later than 6 p.m. unless specifically stated herein. Lessor does not warrant that heating service will be free from interruptions caused by strike, accident or other cause beyond the reasonable control of Lessor, or by renewal or repair of the heating apparatus in the building. Any such interruption shall not be deemed an eviction or disturbance of Lessee's use and possession of Premises, nor render Lessor liable to Lessee in damages. All claims against Lessor for injury or damage arising from failure to furnish heat are hereby expressly waived by Lessee.

11. FIRE AND CASUALTY. In case the Premises shall be rendered untenable by fire, explosion or other casualty, Lessor may, at his option, terminate this lease or repair the Premises within sixty days. If Lessor does not repair the Premises within said time, or the building containing the Premises shall have been wholly destroyed, the term hereby created shall cease and terminate.

12. TERMINATION; HOLDING OVER. At the termination of the term of this lease, by lapse of time or otherwise, Lessee will yield up immediate possession of the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will return the keys therefore to Lessor at the place of payment of rent. If Lessee retains possession of the Premises or any part thereof after the termination of the term by lapse of time or otherwise, then Lessor may at its option within thirty days after termination of the term serve written notice upon Lessee that such holding over constitutes either (a) renewal of this lease for one year, and from year to year thereafter, at double the rental (computed on an annual basis) specified in Section I, or (b) creation of a month to month tenancy, upon the terms of this lease except at double the monthly rental specified in Section I, or (c) creation of a tenancy at sufferance, at a rental of \$150.00 dollars per day, for the time Lessee remains in possession. If no such written notice is served then a tenancy at sufferance with rental as stated at (c) shall have been created. Lessee shall also pay to Lessor all damages sustained by Lessor resulting from retention of possession by Lessee. The provisions of this paragraph shall not constitute a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall receipt of any rent or any other act in apparent affirmance of tenancy operate as a waiver of the right to terminate this lease for a breach of any of the covenants herein.

13. LESSOR'S REMEDIES. If Lessee shall vacate or abandon the Premises or permit the same to remain vacant or unoccupied for a period of ten days, or in case of the non-payment of the rent reserved hereby, or any part thereof, or of the breach of any covenant in this lease contained. Lessee's right to the possession of the Premises thereupon shall terminate with or (to the extent permitted by law) without any notice or demand whatsoever, and the mere retention of possession thereafter by Lessee shall constitute a forcible detainer of the Premises; and if the Lessor so elects, but not otherwise, and with or without notice of such election or any notice or demand whatsoever, this lease shall thereupon terminate, and upon the termination or Lessee's

right of possession, as aforesaid, whether this lease be terminated or not, Lessee agrees to surrender possession of the Premises immediately, without the receipt of any demand for rent, notice to quit or demand for possession of the Premises whatsoever, and hereby grants to Lessor full and free license to enter into and upon the Premises or any part thereof, to take possession thereof with or (to the extent permitted by law) without process of law, and to expel and to remove Lessee or any other person who may be occupying the Premises or any part thereof, and Lessor may use such force in and about expelling and removing Lessee and other persons as may reasonably be necessary, and Lessor may re-possess himself of the Premises as of his former estate, but such entry of the Premises shall not constitute a trespass or forcible entry or detainer, nor shall it cause a forfeiture of rents due by virtue thereof, nor a waiver of any covenant, agreement or promise in this lease contained, to be performed by Lessee. Lessee hereby waives all notice of any election made by Lessor hereunder, demand for rent, notice to quit, demand for possession, and any and all notices and demand whatsoever, of any and every nature, which may or shall be required by any statute of this state relating to forcible entry and detainer, or to landlord and tenant, or any other statute, or by the common law, during the term of this lease or any extension thereof. The acceptance of rent, whether in a single instance or repeatedly, after it falls due, or after knowledge of any breach hereof by Lessee, or the giving or making of any notice or demand, whether according to any statutory provision or not, or any act or series of acts except an express written waiver, shall not be construed as a waiver of Lessor's rights to act without notice or demand or of any other right hereby given Lessor, or as an election not to proceed under the provisions of this lease.

14. RIGHT TO RELET. If Lessee's right to the possession of the Premises shall be terminated in any way, the Premises, or any part thereof, may, but need not (except as provided by Illinois statute), be relet by Lessor, for the account and benefit of Lessee, for such rent and upon such terms and to such person or persons and for such period or periods as may seem fit to the Lessor, but Lessor shall not be required to accept or receive any tenant offered by Lessee, nor to do any act whatsoever or exercise any diligence whatsoever, in or about the procuring of any care or diligence by Lessor in the reletting thereof: and if a sufficient sum shall not be received from such reletting to satisfy the rent hereby reserved, after paying the expenses of reletting and collection, including commissions to agents, and including also expenses of redecoration. Lessee agrees to pay and satisfy all deficiency; but the acceptance of a tenant by Lessor, in place of Lessee, shall not operate as a cancellation hereof, nor to release Lessee from the performance of any covenant, promise or agreement herein contained, and performance by any substituted tenant by the payment of rent, or otherwise, shall constitute only satisfaction pro tanto of the obligations of Lessee arising hereunder,

15. COSTS AND FEES. Lessee shall pay upon demand all Lessor's costs, charges and expenses, including fees of attorneys, agents and others retained by Lessor, incurred in enforcing any of the obligations of Lessee under this lease or in any litigation, negotiation or transaction in which Lessor shall, without Lessor's fault, become involved through or on account of this lease.

16. LESSOR'S LIEN. Lessor shall have a first lien upon the interest of Lessee under this lease, to secure the payment of all moneys due under this lease, which lien may be

foreclosed in equity at any time when money is overdue under this lease; and the Lessor shall be entitled to name a receiver of said leasehold interest, to be appointed in any such foreclosure proceeding, who shall take possession of said premises and who may relet the same under the orders of the court appointing him.

17. REMOVAL OF OTHER LIENS. In event any lien upon Lessor's title results from any act or neglect of Lessee, and Lessee fails to remove said lien within ten days after Lessor's notice to do so, Lessor may remove the lien by paying the full amount thereof or otherwise and without any investigation or contest of the validity thereof, and Lessee shall pay Lessor upon request the amount paid out by Lessor in such behalf, including Lessor's costs, expenses and counsel fees.

18. REMEDIES NOT EXCLUSIVE. The obligation of Lessee to pay the rent reserved hereby during the balance of the term hereof, or during any extension hereof, shall not be deemed to be waived, released or terminated, nor shall the right and power to confess judgment given in paragraph 16 hereof be deemed to be waived or terminated by the service of any five-day notice, other notice to collect, demand for possession, or notice that the tenancy hereby created will be terminated on the date therein named, the institution of any action of forcible detainer or ejectment or any judgment for possession that may be rendered in such action, or any other act or acts resulting in the termination of Lessee's right to possession of the Premises. The Lessor may collect and receive any rent due from Lessee, and payment or receipt thereof shall not waive or affect any such notice, demand, suit or judgment, or in any manner whatsoever waive, affect, change, modify or alter any rights or remedies which Lessor may have by virtue hereof.

19. NOTICES. Notices may be served on either party, at the respective addresses given at the beginning of this lease, either (a) by delivering or causing to be delivered a written copy thereof, or (b) by sending a written copy thereof by United States certified or registered mail, postage prepaid, addressed to Lessor or Lessee at said respective addresses in which event the notice shall be deemed to have been served at the time the copy is mailed.

20. SECURITY DEPOSIT. Landlord shall hold the Security Deposit without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that Tenant shall not consider the Security Deposit an advance payment of rent or a measure of Landlord's damages in case of default. Unless otherwise provided by law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, Landlord shall return the balance of the Security Deposit remaining after any such application to Tenant.

21. MISCELLANEOUS. (a) Provisions typed on this lease and all riders attached to this lease and signed by Lessor and Lessee are hereby made a part of this lease.
(b) Lessee shall keep and observe such reasonable rules and regulations now or hereafter required by Lessor, which may be necessary for the proper and orderly care of

the building of which the Premises are a part.

(c) All covenants, promises, representations and agreements herein contained shall be binding upon, apply and inure to the benefit of Lessor and Lessee and their respective heirs, legal representatives, successors and assigns.

(d) The rights and remedies hereby created are cumulative and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

(e) The words "Lessor" and "Lessee" wherever used in this lease shall be construed to mean Lessors or Lessees in all cases where there is more than one Lessor or Lessee, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Lessor or Lessee herein, and the necessary grammatical changes shall be assumed In each case as though fully expressed. If there is more than one Lessee the warrant of attorney in paragraph 16 is given jointly and severally and shall authorize the entry of appearance of, and waiver of issuance of process and trial by jury by, and confession of judgment against any one or more of such Lessees, and shall authorize the performance of every other act in the name of and on behalf of any one or more of such Lessees.

22. SEVERABILITY. If any clause, phrase, provision or portion of this lease or the application thereof to any person or circumstance shall be invalid, or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this lease nor any other clause, phrase, provision or portion hereof, nor shall it affect the application of any clause, phrase, provision or portion hereof to other persons or circumstances.

WITNESS the hands and seals of the parties hereto, as of the Date of Lease stated above. Please print or type name(s) below signature(s).

LESSEE:

LESSOR:

_____ (SEAL)

«Tenant»

FEATHER LOFT LLC (SEAL)

ASSIGNMENT BY LESSOR

On this _____, 20____, for value received, Lessor hereby transfers, assigns and sets over to _____, all right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to _____, 20_____.

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

GUARANTEE

On this _____, 20____, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Guarantor hereby guarantees the payment of rent and performance by Lessee, Lessee’s heirs, executors, administrators, successors, or assigns of all covenants and agreements of the above Lease.

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

FEATHER LOFT LLC LEASE RIDER #1

This Rider is attached to and made a part of the Lease between FEATHER LOFT LLC, Lessor and «Tenant», Lessee, pursuant to paragraph 21(b) of the said lease.

The Lessee shall abide by the following rules and regulation:

- The premises shall be solely used for the purpose set forth, and no one shall use said premises as a residence.
- Building is 24-hour access.
- Rent payments are due on the first day of each month and must be paid through the online tenant portal
<http://naked-apartments.managebuilding.com>
In the event that the monthly rent is received after the 5th of the month, there will be a \$50.00 Late Charge. Paying rent to Lessor after the 5th for more than two (2) months may be considered an Act of Default in the terms of the Lease and Lessor has the option to discontinue Lease Agreement immediately.
- Each unit is allowed one free rent payment per month via the tenant portal. If more than one payment is submitted per month, there will be a \$1 surcharge fee per additional payment.
- Only tenants, their employees, and professional associates shall occupy the leased space or any other portion of the building. “Tenant” will be only inclusive of the tenants listed on this Lease Agreement. Any additional projects named or otherwise must be approved, in advance in writing from Lessor. Additional rent may be mandatory upon approval. Tenant shall obtain prior approval from the Lessor in the event they desire to have an event on the premises. Failure to abide by this regulation may be considered an Act of Default in the terms of this lease.
- The Lessee shall not allow the use of any intoxicating beverages by any employee, professional associate, guest, or visitor who is under the age of 21.
- The Building entrance and the doors to leased premises shall be kept locked at all times, and keys shall remain in the possession of Lessee only, and shall not be released by Lessee to any other individuals. Gate must be kept closed at all times.
- It shall be the responsibility of the Lessee to keep all leased premises in a clean and sightly condition. All garbage bags must be tied up and placed in the outside dumpster. Lessee is responsible for purchasing a garbage container with cover at the inception of this lease. Removal of furniture and/or carpeting is the sole responsibility of Lessee, and nothing shall be removed from the premises without the written permission of the Lessor.
- Lessee shall receive one (1) key for the leased premises. A replacement key will be provided at a cost of \$50.00 per key. Lessee shall not install any lock of its own, or change any lock.
- Lessor is not responsible for any lost, stolen, or damaged property. Lessee is responsible for purchasing insurance to protect Lessee’s property.
- Tenants must obtain Renter’s Insurance. Feather Loft LLC must be named as additionally insured on policy. **Tenant must provide Lessor with proof of insurance upon move-in.**
- The building is equipped with free Wi-Fi. Wi-Fi information [networks & passwords] can be found on your tenant portal account page.

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- All utilities are included in the monthly rent WITH THE EXCEPTION OF if Tenant chooses to use an a/c unit during the summer months. If Tenant has a/c unit installed, there will be a monthly fee to cover the additional electric usage [fee was \$5/mo. in 2014]. Lessor has a/c units available for rent at a seasonal fee [fee was \$50/season in 2014].
- Lessor is to be notified of any problems [maintenance or otherwise] in writing through the online tenant portal <http://naked-apartments.managebuilding.com>
- In the event of a maintenance emergency, please call 773.322.0608.
- There will be a \$50.00 service fee for any NSF returned check. If any NSF checks are returned to the Lessor, all subsequent payments must be made in the form of a Cashier's Check or Money Order.
- Tenants are responsible for protecting the floors. Hard floor mats are recommended for desk chairs. Tarps are recommended for paint & similar mediums. If floors are damaged beyond normal wear & tear, tenant will be charged for cost of re-sanding. Re-sanding charges are typically \$1 per square foot.
- Lessee may not paint unit. If lessee paints unit anyway & does not return to original color of Benjamin Moore Linen White upon lease end, lessee agrees to forfeit security deposit.
- Absolutely no use of whiteboard paint, idea paint, chalkboard paint, etc is allowed.
- Absolutely no use of any/all high fume toxic smelling paints/sealants/etc.
- Upon move-out, Lessee is responsible for removing ALL items from the unit, sweeping & mopping the unit. Failure to do so will result in a minimum cleaning fee of \$100.00. All items must be removed from building. All move-out garbage/unwanted items must be removed from building & placed INSIDE the dumpster. If garbage items do not fit inside dumpster, then the Lessee is responsible for removing them from the property. If Lessee does not remove from property & leaves unwanted items inside unit/building, next to dumpster or otherwise on property, Lessee agrees to forfeit security deposit.
- Tenants are responsible for maintenance of Smoke/Carbon Monoxide detectors (if applicable).
- Tenants must close their windows when leaving the studio.
- Tenant is liable if water damage occurs due to a spill or rainwater coming thru an open window.
- No water-filled furniture is allowed.
- FEATHER LOFT LLC is a no smoking building.
- This lease is subject to a 30-day termination notice by Lessor.
- Tenants are responsible, if necessary, for the re-letting fee of «total_mo_Rent_due».
- Lessee does hereby acknowledge and agree to abide and comply with all of the foregoing Rules and Regulations. Failure to comply with the Terms of the Lease Agreement or any and all additions to the Lease Agreement will be considered an Act of Default in the terms of the Lease Agreement and Lessor will have the option to terminate the terms of the Lease Agreement immediately. Upon termination of the Lease Agreement, Lessee agrees to vacate the premises immediately.

«Tenant»

DATE

FEATHER LOFT LLC

DATE

