

**Rider attached to industrial building lease dated DATE
by and between
West Town Chicago Chamber of Commerce (lessor) and NAME OF LESSEE (lessee)
for the property commonly known as 1821 W. Chicago Ave Chicago, IL**

R-1. Conflict.

If a conflict between the provisions of this Rider and the provisions of the Lease to which this Rider is attached and made a part shall occur, the provisions of this Rider shall govern.

R-2. Initial Term.

The Initial Term of the Lease shall mean the period of time commencing on DATE the “Commencement Date” and continuing for **90 DAYS**. Lessor will be granted the right to terminate this Lease during the Term if at such time the Leased Premises becomes damaged by any means, falls into disrepair or is otherwise unusable. The Lessor at its own discretion may decide to not repair said damage to the Leased Premises and the Lessor will be granted to the right to terminate the Lease by giving Lessee thirty (14) days prior written notice of the intention to terminate.

R-3. Rent.

Rent. Commencing on DATE Rent (“Rent”) shall be paid by Lessee to Lessor in the following installments:

All Rent shall be payable monthly in installments, in advance promptly on the first day of every calendar month of the Term and a pro-rated sum shall be payable for fractions of any month if the Term shall commence or expire on any day other than the first or last day of a month.

Charges	Monthly Rate	Daily Rate	x Days	= Total
Security Deposit	\$1,000	X	X	\$1,000
Damage Deposit	\$800.00	X	X	\$800.00
1st Full Month’s Rent	\$1,000	X	X	\$1,000
Pro-rated Rent	X	1,000 / 30(31)	rate x days =	\$???.00
Total	TOTAL DUE AT LEASE SIGNING			

R-4. Insurance.

A. Lessor shall keep in full force and effect insurance under policies issued by responsible insurers qualified to do business in Illinois on the Premises in amounts not less than the full replacement cost thereof (without depreciation) against fire and such other risks may be included in standard forms of fire and extended coverage insurance available from time to time (base amount). If the Lessor’s insurance rate increases because of the nature of the Lessee’s inventory or utilization of premises, Lessee shall pay that increase in the premium above the “Base Amount” thirty days after written notice to Lessee of the premium increase.

B. Upon execution of this Lease and thereafter during the term of the Lease, Lessee, at its own expense, shall provide and keep in force comprehensive general public liability insurance against claims from personal injury, death, or property damage occurring on or in or about the Premises, such insurance to provide a combined single limit of liability of \$1,000,000.00 (one million dollars).

C. All insurance carried by Lessee as required by this paragraph R-4 shall name (West Town Chicago Chamber of Commerce 1819 W. Chicago Ave. Chicago IL 60622) as an additional insured. Such insurance may also include as named insured any holders of mortgages or deeds of trust on the Premises, as their interest may be and shall provide that the coverage cannot be canceled, modified, reduced or otherwise materially changed except after 30 days written notice to Lessor.

R-5. Maintenance, Repairs and Replacements.

Lessor will be responsible for the following maintenance, repairs and replacements:

A. All repairs and maintenance will be performed by the Lessor. If repairs are required due to negligence of Lessee, Lessee shall then be responsible for repair costs that will be charged as additional rent.

B. Lessor hereby agrees to secure all ingresses and egresses of the Leased Premises in order that only Lessee and Lessor have access to the Leased Premises.

C. In case of a City of Chicago Building Violation lodged against the Leased Premises, the Lessor reserves the right to fix or repair violation or terminate the Lease.

Lessee will be responsible for the following maintenance:

1. Lessee is responsible for cleaning and sanitizing the space.
2. Lessee is responsible for all janitorial supplies

R-6. Landlord’s Work

Rented space is rented as is / where is.

R-7. Alterations

1. If the Lessee desires to make alterations to the interior of the Leased Premises the Lessee must request in writing permission from the Lessor. This notice of improvement and or alteration must clearly state the improvements and or alterations to be made. Lessor will not unreasonably withhold permission to make appropriate improvements and or alterations.
2. At the termination of this Lease by lapse of time or otherwise, all signs, equipment, trade fixtures, and other improvements, however attached to or incorporated in the Premises installed by or belonging to Lessee, shall at Lessor's option be removed, by Lessee or third-party from the Premises, subject to the obligation to pay for the repairs of any damage to the Premises caused by such removal.

R-8. Access to Premises.

Notwithstanding Paragraph 9 of this Lease, Lessor's access to the Leased Premises shall be made upon Lessor's discretion with notice to Lessee; Lessee may not change the locks or keys to the Leased Premises at any time during the term of this Lease.

R-9. Default.

A. Lessee shall not be considered in default under this Lease until and unless one of the following events shall occur:

1. The failure of Lessee to make any payment of rent or any other payment required to be made by Lessee hereunder, as and when due, where such failure shall continue for a period of five (5) days after receipt of written notice of non-payment.
2. The failure by Lessee to observe or perform any of the covenants or conditions of this Lease to be observed or performed by Lessee, where such failure has continued for a period thirty (30) days after written notice thereof by Lessor to Lessee (provided, however, if such default by its nature may not be cured within thirty (30) days, if Lessee commences to diligently attempt to cure and failure with said thirty (30) day period and notifies Lessor of the actions taken or to be taken, Lessee shall have such additional reasonable time as may be necessary in which to cure said default so long as Lessee continues to diligently attempt to cure same).

R-10. Signs.

Lessee shall not place any shade, awning, fence, sign, address, identification or other writing or information or any structure or device upon or above the exterior of the Leased Premises or upon doors, entrances, or interior or exterior windows of the Leased Premises (but not the roof of the Leased Premises) in any manner which may detract from, obstruct, interfere with or otherwise impair, limit or disturb the visibility of any signs or advertising on the building west of and adjacent to the Leased Premises. Subject to the forgoing and other terms contained herein, Lessee shall be allowed to place signage on the subject property for the purposes of business identification of the Lessee only and the location and size must be expressly pre-approved by Lessor in its sole and absolute discretion.

R-11. Permitted Uses

- A. Lessee shall use the Leased Premises solely for the purpose of running a retail, marketing or office based business (no warehousing and distribution of goods) of any legal sort.
- B. Lessee will not use or permit or suffer the use of the premises or any part thereof for any other business or purpose or violate any zoning ordinance or impair the reputation of the building.
- C. Further limitations for the space include the following:
 1. No operation between the hours of: **8pm - 8am**
 2. No events of any kind. This space is not licensed for any type of events.
 3. No alcohol, tobacco, or cannabis consumption is permitted to be sold, served or consumed on premises at any time.
 4. No live music.
 5. No ticket sales.
 6. No audio at any time.
- D. Lessor must approve all marketing and advertising for use of space open to the public

Condition of Premises.

Lessee has examined and knows the condition of the premises and agrees to accept the condition of the premises.

R-12. Security and Damage Deposits:

- A. Prior to taking possession of the Premises, Lessee shall deposit with Lessor a security deposit in the amount of **\$1,000.00** for the performance of each and every covenant and agreement to be performed by Lessee under this Lease. Lessor shall have the right but not the obligation, to apply the security deposit in whole or in part as payment of such amounts as are reasonably necessary to remedy Lessee's defaults in the payment of Rent or in the performance of the covenants or agreements contained herein. Lessee's liability is not limited to the amount of the security deposit. Upon the expiration of the Term, the security deposit if any remaining after the set-off of above shall be returned to Lessee. Lessee may not elect to apply security deposit toward final month's rent.
- B. Prior to taking possession of the Premises, Lessee shall deposit with Lessor a damage deposit in the amount of **\$800.00** for the performance of each and every covenant and agreement to be performed by Lessee under this Lease. Lessor shall have the right but not the obligation, to apply the damage deposit in whole or in part as payment of such amounts as are reasonably necessary to remedy Lessee's defaults in the payment of Rent or in the performance of the covenants or agreements contained herein. Lessee's liability is not limited to the amount of the damage deposit. Upon the expiration of the Term, the damage deposit if any remaining after the set-off of above shall be returned to Lessee. Lessee may not elect to apply damage deposit toward final month's rent.

R-13. Representations, Warranties and Covenants.

Lessor hereby represents and warrants to, and covenants with Lessee (which representations, warranties and covenants shall be deemed remade upon the execution of the Lease) as follows:

A. The Premises, including without limitation all mechanical, heating, plumbing, electrical and other systems located thereon, are currently, and shall be delivered to Lessee, (i) in good working order, and (ii) in full compliance with all governmental laws, codes rules and ordinances (including, without limitation, those relating to health or the regulation of the environment).

R-14. Time of Essence.

Time is of the essence of the Lease and all provisions herein.

R-15. Incorporation of Prior Agreements & Amendments.

This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertain to any such matter shall be effective. This Lease may be modified in writing only signed by the parties in interest at the time of the modification.

R-16. Opt Out/Buy Out Clause

A. Lessee after **fourteen (14) days** from the commencement of the Term may opt out of the remaining Term upon paying to Lessor **\$500** and providing to Lessor **fourteen (14) days** written notification of the Lessee's intent to opt out of the remaining Term.

B. After **fourteen (14) days** from commencement of the Term Lessor may buyout the Lessee's remaining Term upon paying Lessee **\$500** and providing Lessee **fourteen (14) days** written notification of Lessor's intent to Buyout Lessee's remaining Term.

R-17. Attorney's Fees.

In the event of any dispute which arises hereunder, the prevailing party shall be reimbursed by the other party of its reasonable costs, including but not limited to attorneys fees and expenses, incurred in enforcing the covenants and agreements of this Lease.

R-18. Notices.

All notices to be given hereunder shall be in writing and may be delivered, at the election of the party delivering such notices, either (i) by personal delivery of an original copy of the notice; (ii) by registered or certified mail, return receipt requested, with postage prepaid; or (iii) by delivery to an acceptable overnight air freight delivery service providing daily service to the Chicago area (for purposes hereof, the parties hereby approve Federal Express as an approved delivery service). All notices shall be addressed to the parties as follows (or to such other or further addresses as the parties may hereafter designate by like notice similarly sent):

A. If intended for Lessee:

(Note) Add personal address where lessee is located and mail can be personally delivered

B. If intended for Lessor:

1819 W. Chicago Avenue
Chicago, Illinois 60622

Notices delivered by U.S. mail shall be deemed to have been given on the date at the time set forth on the registry receipt by the U.S. Postal Authorities and notices provided by air freight carriers.

R-19. Lease Termination

Reasonable accommodation must be made to allow the Lessor to show the space in an effort to re-let the premises. The Damage Deposit will be returned within one month of vacating premises provided there is no rent due, no late fees or other charges due, and the premises is left in a broom swept condition with all furniture & goods removed by Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Rider as of the date and year first above written.

LESSEE:

LESSOR:

By: _____

By: _____

Date: _____

Date: _____