

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE
3/21/01

LEASE NO.
57-5A12-1-3064

THIS LEASE, made and entered into this date by and between

██████████ Phone - ██████████ TAX ID: ██████████

whose address is ██████████
██████████

and whose interest in the property hereinafter described is that of OWNER

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

Lease shall consist of approximately 21,625 net usable square feet of office and related space to be constructed on a lot West of Country Fair Drive and South of I-72 in Champaign, Illinois. Office space will fully meet Uniform Accessibility Standards. Occupancy will occur on or before August 31, 2001. Parking for 130 vehicles will be provided.

to be used for ██████████ and ██████████ STATE OFFICES

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on AUGUST 31, 2001 through AUGUST 31, 2006, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$459,531.25 at the rate of \$38,294.27 per MONTH in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

██████████

4. The Government may terminate this lease at any time by giving at least 60 days notice in writing to the Lessor after the firm term of 8/31/01 to 8/31/06 and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after mailing. The occupancy and rental of this space is contingent upon the continuing availability of appropriations by Congress for fiscal year period from which payment may be made and shall not obligate the ██████████ or ██████████ for any portion of a fiscal year that the Congress fails to so appropriate funds for a full fiscal year period.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

██████████ renewal option is available at a cost of ██████████ ██████████ ██████████

provided notice be given in writing to the Lessor at least 120 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

1. HEAT AND ELECTRICITY
2. SEWER/WASTE REMOVAL
3. WATER (HOT AND COLD)
4. CHILLED DRINKING WATER
5. AIR CONDITIONING
6. INITIAL LAMPS, TUBES, BALLASTS AND REPLACEMENTS
7. PARKING
8. MAINTENANCE AND SNOW REMOVAL (directly after snowfall and providing a clear lot prior to opening office hours)
9. JANITORIAL SERVICES, INCLUDING CLEANING AND ALL TOILET SUPPLIES (soap, toilet paper, towels, etc.)

7. The following are attached and made a part hereof:

~~The General Provisions and Instructions (Standard Form 2 - A _____ edition),~~

GSA FORM 3516A, SOLICITATION PROVISIONS
GSA FORM 3517, GENERAL PROVISIONS
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS
GSA FORM 3517, GENERAL CLAUSES

8. The following changes were made in this lease prior to its execution:

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

BY

(Signature)

IN PRESENCE OF

(Address)

UNITED STATES OF AMERICA

BY

3/21/01

BEVERLY BARTEK
Contracting Officer
(Official title)