

Standard Commercial Lease Form Abstract

Campus Unit for which the space is leased: Macon County Cooperative Extension Office

Campus Unit point of contact: Wayne Mosser

Address of property under lease: 3351 North President Howard Brown Blvd.
Decatur, Illinois

Landlord's Name, Address & Telephone #: Richland Community College
One College Park
Decatur, Illinois 62521

Lease Period: June 1, 2009 through June 30, 2014

Rental - Monthly / Annually:

Year	Monthly Base Rent	Annual Base Rent	Annual Rent with Common Area Charge
2009 – 2010	\$12,500	\$150,000	\$150,000
2010 - 2011	\$12,500	\$150,000	\$150,000
2011 - 2012	\$12,500	\$150,000	\$150,000
2012 - 2013	\$12,500	\$150,000	\$150,000
2013 – 2014	\$12,500	\$150,000	\$150,000

Options w/cost (assuming 3% annual increase) & date of extensions:

Year	Monthly Base Rent	Annual Base Rent	Annual Rent with Common Area Charge
2014 - 2015	\$12,875.00	\$154,500	\$154,500
2015 - 2016	\$13,261.25	\$159,135	\$159,135
2016 - 2017	\$13,659.09	\$163,909	\$163,909
2017 - 2018	\$13,068.86	\$168,826	\$168,826
2018 - 2019	\$14,490.93	\$173,891	\$173,891

Square Foot Leased: 10,827 square feet

Rent per Square Foot: \$13.85 per square foot during the initial five year term

Cost of Tenant Improvements: N/A

Comments (project/property description): _____