

Standard Commercial Lease Form Abstract

Campus Unit for which the space is leased: Consortium of Academic and Research Libraries (CARLI)

Campus Unit point of contact: Susan Singleton

Address of property under lease: Trade Center South
100 Trade Center Drive Suite 303
Champaign, Illinois 61820

Landlord's Name, Address & Telephone #: KDB III Enterprises, LLC
c/o Ramshaw Real Estate
1817 S. Neil Street
Champaign, Illinois 61820

Lease Period: March 1, 2008 thru February 28, 2013

Rental - Monthly / Annually:

Year	Monthly Base Rent	Annual Base Rent	Annual Rent with Common Area Charge
2008 - 2009	\$9,673.86	\$116,086.32	Common Area Charge included in Rent
2009 - 2010	\$9,915.71	\$118,988.48	
2010 - 2011	\$10,163.60	\$121,963.19	
2011 - 2012	\$10,417.69	\$125,012.27	
2012 - 2013	\$10,678.13	\$128,137.58	

Options w/cost & date of extensions:

Year	Monthly Base Rent	Annual Base Rent	Annual Rent with Common Area Charge
2013 - 2014	\$10,945.09	\$131,341.02	
2014 - 2015	\$11,218.71	\$134,624.54	
2015 - 2016	\$11,499.24	\$137,990.90	
2016 - 2017	\$11,786.66	\$141,439.90	
2017 - 2018	\$12,081.33	\$144,975.91	

Square Foot Leased: 7,812 SF

Rent per Square Foot: \$14.86/SF for first year

Cost of Tenant Improvements: \$333,280 less \$75,000 Allowance

Comments (project/property description): Relocation of CARLI from academic building