

Standard Commercial Lease Form Abstract

Campus Unit for which the space is leased: UI College of Medicine – Urbana-Champaign

Campus Unit point of contact: Jim Cagle – (217) 244-6881 jcagle@illinois.edu
Ellen Hamilton – (312) 996-8193, emhamilt@uic.edu

Address of property under lease: 611 West Park Street
Urbana, Illinois

Landlord's Name, Address & Telephone #: The Carle Foundation
611 West Park Street
Urbana, Illinois

Phone: (217) 383-4800

Lease Period: August 1, 2009 – July 31, 2019

Rental - Monthly / Annually:

Year	Base Rent PSF	Monthly Base Rent	Annual Base Rent	Annual Base Rent w/ Common Area Charge
7/1/09 - 7/31/14	\$ 22.90	\$13,614.05	\$163,368.60	\$250,000.00
7/1/14 - 7/31/19	\$ 22.90	\$13,614.05	\$163,368.60	CAM and Tax Additional at Market

Options w/cost & date of extensions:

None

Square Foot Leased: 7,134 sf

Rent per Square Foot: Base Rent - \$22.90 PSF, no escalation
CAM and Tax for 1st 5 years - \$12.14 PSF
CAM and Tax for 2nd 5 years at market

Cost of Tenant Improvements: \$21,000 estimated, re-carpeting (Funded by Landlord)

Comments (project/property description): Medical clinic and office space, constructed in 1998, part of Carle Hospital complex