

**Standard Commercial Lease Form Abstract**

Campus Unit for which the space is leased: UIC, Mile Square Health Center

Campus Unit point of contact: Henry Taylor

Address of property to be leased: 4769 W. Cermak Rd, Suite B-3  
(Cicero and Cermak Avenues)  
Cicero, Illinois 60804

Landlord's Name, Address & Telephone #: Sterling Organization  
Hawthorne Works Center, Ltd.  
340 Royal Poinciana Way, Suite 316  
Palm Beach, Florida 33480

Attn: Gregory Moross  
561-835-1810

Lease Period: 5/1/10 – 4/30/20 (or the date that Tenant Improvements are complete)

Rental - Monthly / Annually:

Base Term			Monthly Base Rent	Annual Base Rent	Annual Base Rent with Operating and Tax
5/1/10	-	4/30/11	\$9,298.00	\$111,573.00	\$ 193,663.68
4/30/11	-	4/30/12	\$9,580.00	\$114,954.00	\$ 199,479.00
4/30/12	-	4/30/13	\$9,861.00	\$118,335.00	\$ 205,429.56
4/30/13	-	4/30/14	\$10,143.00	\$121,716.00	\$ 211,380.12
4/30/14	-	4/30/15	\$10,425.00	\$125,097.00	\$ 217,465.92
4/30/15	-	4/30/16	\$10,707.00	\$128,478.00	\$ 223,619.34
4/30/16	-	4/30/17	\$10,988.00	\$131,859.00	\$ 229,908.00
4/30/17	-	4/30/18	\$11,270.00	\$135,240.00	\$ 236,196.66
4/30/18	-	4/30/19	\$11,552.00	\$138,621.00	\$ 242,620.56
4/30/19	-	4/30/20	\$11,834.00	\$142,002.00	\$ 249,112.08

Options w/cost & date of extensions:

NONE

Sq. Ft. Leased/ Rent per Sq. Ft.:

6,762  
\$16.50 (Starting PSF Base Rent, \$28.64 with Operating and Tax included)

Cost of Tenant Improvements:

\$747,000  
Provided by federal stimulus grant

Comments (project/property description):

Mile Square Health Center (MSHC) operates two (2) satellite medical clinics at 7131 S. Jeffery (2005) and 4630 South Bishop (2008) Chicago, Illinois to augment its patient base and better serve the needs of its target patient populations.

MSHC identified a third target area meeting the requirements for a federally qualified health center (FQHC) which also met the strategic goals for the MSHC long-term planning.

Due diligence was conducted to ascertain available locations for a potential clinic, using the other satellites as the model.. The site search expanded beyond the desired project boundaries in order to generate sufficient financial data to make comparisons, and included traditional office locations as well as retail locations. Eight (8) locations were originally surveyed.

Primary considerations were:

- location within the FQHC boundaries prescribed for MSHC's license to operate;
- contiguity of space;
- first floor location in heavily trafficked area;
- availability of public transportation and adequate parking;
- lease rates; and
- condition of space and financial requirements to remodel for use.

Initial negotiations were conducted with two (2) landlords having space suitable for a medical clinic, but the Hawthorne Works location was deemed to better fit the goals of MSHC.