

**Standard Commercial Lease Form Abstract**

Campus Unit for which the space is leased: Division of Specialized Care for Children

Campus Unit point of contact: Tom Wilkin – (217) 558-2350, [tmwilkin@uic.edu](mailto:tmwilkin@uic.edu)  
Ellen Hamilton – (312) 996-8193, [emhamilt@uic.edu](mailto:emhamilt@uic.edu)

Address of property under lease: 7013 North Stallworth  
Peoria, Illinois

Landlord's Name, Address & Telephone #: RT 150, LLC  
Attention: Doug Hanley  
405 N. Hershey  
Suite 3  
Bloomington, Illinois 61704  
Phone: (309) 275-3559;

Lease Period: August 15, 2009 – August 14, 2014

Rental - Monthly / Annually:

Year	Base Rent PSF	Monthly Base Rent	Annual Base Rent	Annual Base Rent w/ Common Area Charge
8/15/09 - 8/14/10	\$ 17.50	\$8,195.83	\$98,350.00	\$99,218.29
8/15/10 - 8/14/11	\$ 18.00	\$8,430.00	\$101,160.00	\$103,808.28
8/15/11 - 8/13/12	\$ 18.50	\$8,664.17	\$103,970.00	\$108,487.28
8/14/12 - 8/14/13	\$ 19.00	\$8,898.33	\$106,780.00	\$113,259.72
8/15/13 - 8/14/14	\$ 19.50	\$9,132.50	\$109,590.00	\$118,130.29

Options w/cost & date of extensions:

One 5-year option to extend is included. The Base Rent for the Option Period shall be the Base Rent for the immediately preceding year plus 90% of the changes for the previous five-year (5-year) period in the Consumer's Price Index for All Urban Consumers 1982-1984=100, U.S. city average, All Items Component, non-seasonally adjusted, published by the Bureau of Labor Statistics of the U.S. Department of Labor ("CPI").

Square Foot Leased: 5,620 sf

Rent per Square Foot: Base Rent - \$17.50 psf, escalating \$.50 annually  
Base Year for T&O is 2009  
\$6.18 included in Base Rent for Year 1  
T&O increases begin January 1, 2010  
T&O annual increases limited to 5%

Cost of Tenant Improvements: \$168,000 (Funded by Landlord)

Comments (project/property description): Single story brick building constructed in 200, with 26 parking spaces.

