

**Standard Commercial Lease Form Abstract**

Campus Unit for which the space is leased: Psychological Services Center

Campus Unit point of contact: Carol Toler

Address of property under lease: 503-505 E. Green (3<sup>rd</sup> Floor Suite 313)  
Champaign, Illinois

Landlord's Name, Address & Telephone #: Jeffrey Hartman, Michael Hartman, & Stephen  
Hartman d/b/a JSM Apartments  
505 South Fifth Street  
Champaign, Illinois

Lease Period: July 1, 2008 through June 30, 2013

Rental - Monthly / Annually: First year rent shall be \$10.50/SF with annual 3% or  
CPI increases. The table below assumes a 3% annual  
increase.

Year	Monthly Base Rent	Annual Base Rent	Annual Rent with Common Area Charge
2008-2009	\$8,313.83	\$99,766.00	N/A
2009-2010	\$8,563.25	\$102,759.00	N/A
2010-2011	\$8,820.17	\$105,842.00	N/A
2011-2012	\$9,084.75	\$109,017.00	N/A
2012-2013	\$9,357.33	\$112,288.00	N/A

Options w/cost & date of extensions: One Five year option to renew with annual 3% or CPI  
increases commencing July 1, 2013 and expiring June  
30, 2018.

Square Foot Leased: 9,501.53 SF

Rent per Square Foot: \$10.50/ SF (for first year)

Cost of Tenant Improvements: N/A

Comments (project/property description): University has occupied this space since 7/1/98