

**Standard Commercial Lease Form Abstract**

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

Campus Unit point of contact: Thomas Wilkin

Address of property to be leased: 500 Waters Edge  
Lombard, Illinois 60521

Landlord's Name, Address & Telephone #: SMII Oak Creek,/LP, L.P.  
c/o KBS Realty Advisors  
700 Commerce Drive, Suite 650  
Oak Brook, Illinois 60523  
(630) 573-1279

Lease Period: 8/1/08 –7/31/13

Termination Provision: None

Rental - Monthly / Annually:

Year	Base Rent PSF	Monthly Base Rent	Annual Base Rent	Annual Base Rent w/ Common Area Charge
8/1/08 - 7/31/09	\$ 17.00	\$8,861.25	\$106,335.00	\$152,121.60
8/1/09 - 7/31/10	\$ 17.50	\$9,121.88	\$109,462.50	\$156,622.70
8/1/10 - 7/31/11	\$ 18.00	\$9,382.50	\$112,590.00	\$161,165.00
8/1/11 - 7/31/12	\$ 18.50	\$9,643.13	\$115,717.50	\$165,749.75
8/1/12 - 7/31/13	\$ 19.00	\$9,903.75	\$118,845.00	\$170,378.22

Options w/cost & date of extensions: One (1) five year option to renew, at market, including normal market concessions.

Sq. Ft. Leased/ Rent per Sq. Ft.: 6,255  
\$17.00 (Starting PSF Base Rent, \$24.32 with common area cost included)

Cost of Tenant Improvements: Landlord's Contribution \$206,415 (\$33.00 PSF)  
If unused in tenant construction, Tenant may credit up to \$31,725.00 towards first four (4) months' Base Rent

Comments (project/property description):

DSCC currently operates a regional office located in 4,200 SF in Darien, Illinois, with a lease expiring July 31, 2008. DSCC's operation have outgrown this space, and a space search was conducted for office space in the general vicinity containing approximately 6,000 SF.

A formal RFI was not required, but an informal written solicitation of landlords in the area yielded 3 responses. The Darien landlord declined to respond because it did not have adequate space to meet this need.

The other two locations proposed gross rents of \$30.06 and \$30.35 PGSF respectively.

**PROPOSED LOCATION - \$24.32 PGSF**