

LEASE

THIS AGREEMENT OF LEASE ("Lease") made and entered into this ^{30th} day of June, 2021, by and between Shapland Realty L.L.C., an Illinois limited liability company, hereinafter called "Lessor", and Champaign County Regional Planning Commission _____, hereinafter called "Lessee".

WITNESSETH:

1. **PREMISES**: Lessor, in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by Lessee and upon the conditions hereinafter set forth, does hereby lease to Lessee certain premises consisting of approximately 2,048 square feet commonly known as 2009 A Round Barn Road, Champaign, IL 61821, as shown on attached Exhibit "A" ("Premises"). Lessee and its agents, employees, invitees, and customers shall share the parking lot on the site wherein the building is situated with the other tenants of the building.

Lessee accepts the Premises in as-is condition, except that Lessor will, at its expense, provide the following improvements to the leased Premises: Premises will be cleaned (except for carpet) and painted. Bar/shelf will be removed on the wall adjacent to the kitchen area. Blinds will be installed on all the windows except the main window area in the front, where Lessee may at its own install privacy screening. Lessor shall install screens in the windows along the east side.

2. **TERM**: The term of this Lease shall commence on August 1, 2021 (the "Commencement Date") and extend for a period of one year, expiring on July 31, 2022. ("Term"; for purposes of this Lease, the word "Term" shall mean the Initial Term and any Renewal Term as provided herein.).

On the last day of the Term, or upon any earlier termination of this Lease, Lessee shall quit and surrender the Premises to Lessor in substantially the same condition that existed as of the Commencement Date (subject to any alterations that Lessor has agreed may remain in place at the time of giving its written consent in accordance with Section

11), expressly except for ordinary wear and tear, casualty and condemnation damage and repairs that are the obligation of Lessor hereunder. Lessee shall remove all of Lessee's property therefrom, except as otherwise expressly provided in this Lease. Lessee shall surrender to Lessor any and all keys, access cards, computer codes or any other items used to access the Premises.

3. **BASE RENT:** Lessee shall pay as base rent to Lessor for the premises leased, the annual rental of Twenty-Thousand Four Hundred Eighty and no/100 Dollars (\$20,480.00), payable in monthly installments of One Thousand Seven Hundred Six and 67/100 Dollars (\$1,706.67), on the first day of each month, in advance, without demand. Rent shall be made payable to "Shapland Realty L.L.C." and shall be forwarded to the following address: 495 Devonshire Dr., Champaign, Illinois, 61820 or the address designated by Lessor in writing.

4. **UTILITIES:** Lessee shall be responsible for and pay for all utilities consumed on the Premises, including but not limited to water, gas, electricity, trash hauling and the Urbana and Champaign Sanitary District sewer usage and water run-off charges. Lessee shall not discontinue any utility service without first providing Lessor a written ten (10) day notice.

5. **SUBORDINATION:** Lessee shall, upon written demand by Lessor, execute such instruments as may be required to subordinate the rights and interests of the Lessee hereunder to the lien of any mortgage at any time placed on the land of which the Premises are a part, provided, however, that such subordination shall expressly not affect Lessee's right to the possession of the Premises upon all of the terms hereof so long as Lessee is not in default hereunder. Upon request, Lessor shall use its best efforts to obtain from any mortgage holders a non-disturbance agreement in the customary form.

6. **TAXES, INSURANCE, COMMON AREA MAINTENANCE:**

(a) In addition to all other amounts set forth in this Lease, Lessee shall pay to Lessor as "Additional Rent", Lessee's pro rata share of the total real estate taxes assessed, imposed or levied on the property on which the Building is situated, and the Building

during the Term. Such Additional Rent shall be prorated to reflect the actual term of the Lease during the first and last lease years. Interest due on any real estate tax resulting from late payment shall not be included in real estate taxes for the purpose of this Section 7 unless such late payment was caused by Lessee's late payment of its pro rata share. Lessee acknowledges that Lessee is responsible for its share of the above-described real estate taxes as they are assessed during the Term, not as they become due and payable. In States where real estate taxes are paid in arrears, this means that such real estate taxes that are assessed during the Term may not become due and payable until the following calendar year. Accordingly, in the event that such real estate taxes are paid in arrears, then Lessor's determination of Lessee's share of the real estate taxes as set forth herein shall be based on the likely actual amount that will be assessed during the Term, regardless of when they are paid. Lessee acknowledges that Lessor's estimates may be based upon assessed values not yet known. Furthermore, Lessee agrees that the reconciliation of such real estate taxes may be delayed beyond the deadlines and dates set forth herein if the actual bill for the prior Subject Year (as defined below) has not yet been issued. Once the bill is issued, the parties agree to reconcile and true-up such real estate taxes within a reasonable time thereafter, not to exceed thirty (30) days. Lessor shall pay the bill for such real estate taxes directly to the taxing authority, and Lessee shall reimburse Lessor its proportionate share as part of its payment of Additional Rent. Lessee acknowledges and agrees that its obligation to pay for its share of such real estate taxes that were assessed during the last year of the Term, but will not become due and payable until after the expiration or earlier termination of the Term, shall nevertheless survive such expiration or earlier termination of the Lease and be paid to Lessor.

(b) Lessee shall also pay to Lessor as Additional Rent in every year of the Term, Lessee's pro rata share of the expenses incurred by Lessor for fire, flood, extended coverage, umbrella, public liability and property damage insurance on the Building and property on which the Building is located in each full and each partial calendar year of the Term.

(c) The common areas may be subject to reasonable rules and regulations

adopted by the Lessor. Rules and regulations pertaining to the use of the common areas of the Building and property on which the Building is located shall be determined by the Lessor from time to time and presented to Lessee. Lessee shall also pay to Lessor as Additional Rent in each year of the Term, Lessee's pro rata share of the costs of operating, maintaining, managing, protecting and repairing the Building and the property of which the Premises are a part ("CAM Expenses"). CAM Expenses to be paid by Lessee include, without limitation, the repair and maintenance of the tenant directory, landscaping maintenance, landscaping, snow removal, parking lot sealing and restriping, repairs to curbs, sidewalks, drainage and lighting facilities, painting, caulking, lighting and sanitary control, owner's association dues and assessments, and property management fees. In consideration for administering the Additional Rent payments and reimbursements hereunder, Lessor shall be entitled to a property management fee, to be paid proportionately by Lessee, as Additional Rent hereunder, in an amount not to exceed five percent (5%) of Base Rent. Notwithstanding the foregoing, Lessee shall not be responsible for reimbursing Lessor for, nor shall any of the following items be included in CAM Expenses; (i) depreciation; (ii) interest, late charges or penalties assessed to Lessor for failure to timely pay bills; (iii) attorney's fees and costs (except as specifically permitted in this Lease); (iv) any and all expenses incurred in procuring, retaining, negotiating, amending, extending, administering, or terminating leases with any other existing or prospective lessees including, without limitation, advertising, brokerage commissions, architectural engineering fees and legal fees; (v) any amounts payable under mortgages, deeds of trust or ground leases encumbering any or all of any part of the Building and/or the property; (vi) salaries of Lessor's employees or agents; (vii) marketing and advertising costs; (viii) repair or replacement of structural components of the Building; and (ix) costs for alterations or work performed by Lessor to other lessee's premises in the Building. Notwithstanding the foregoing, in no event can the Controllable CAM Expenses increase by more than three percent (3%) per year. "Controllable CAM Expenses" shall mean all expenses set forth in this Section 7 other than real estate taxes and assessments, insurance, snow removal, utilities and owner's association dues and assessments.

(d) Lessee's Additional Rent obligations set forth in this Section shall be paid in two (2) annual installments. Accordingly, two (2) times a year, Lessor shall send Lessee a bill or invoice setting forth the charges, fees, and other costs described in this section which were incurred during period of time set forth therein, for which Lessee is obligated to pay as Additional Rent hereunder, and Lessee shall pay such Additional Rent within ten (10) days after receipt of the bill or invoice. Lessee's obligation to pay its Additional Rent set forth hereunder shall survive the expiration or termination of the Lease, such that Lessee shall be responsible to pay its Additional Rent obligations incurred for the last year of the Term upon receipt of an invoice or bill from Lessor even if receipt of the same occurs after the expiration or termination of the Lease.

(e) For the purposes of this Lease, Lessee's pro rata share shall be calculated based upon a fraction, the numerator of which shall be the rentable square footage of the Premises and the denominator of which shall be the total rentable square footage of the Building, which as of the date hereof, Lessee's pro rata share shall mean 25.3%.

(f) Upon reasonable advance notice, Lessee shall have the right to audit Lessor's books and records relating to the Additional Rent, and in the event such audit reveals an overcharge to Lessee, then Lessor shall reimburse Lessee for the amount of the overcharge. In addition, should such audit reveal a discrepancy in Additional Rent, any amounts owed by one party to the other shall promptly be paid. Lessee shall bear the cost of its audit unless such audit discloses that Lessee was overcharged in any Lease Year by more than 10% in which event Lessor shall pay the cost of Lessee's audit promptly upon demand.

(g) At lease signing, the Real Estate Taxes, Insurance and Common Area Maintenance is estimated at \$3.30 per square foot.

7. **MAINTENANCE**: During the occupancy of the Premises under the terms of this Lease, Lessee shall maintain the interior of the Premises, including, without limitation, entrance doors and door jambs (both inside and outside), ceiling tile, windows and window casings and sills (both inside and outside) and plate glass, and shall be responsible for all maintenance and repairs on the mechanical equipment, including the

plumbing, heating, ventilating, air conditioning, and electrical systems and exterminating, located in or serving exclusively Lessee's Premises. Lessor shall arrange for the semi-annual maintenance of the mechanical equipment, which will be reimbursed by Lessee within 30 days of receiving invoice for payment. Lessor shall be responsible for any singular service or repair event to the mechanical systems that exceeds \$750.00 or the replacement of the mechanical systems if the repairs are not deemed financially feasible in Lessor's discretion. Lessee shall keep the Premises in good, clean condition, and at the termination of this Lease, Lessee shall deliver the Premises in good order and condition, normal wear and tear excepted. If Lessee or Lessor refuses or neglects to make repairs and/ or refuses to maintain the Premises or any part thereof in a manner reasonably satisfactory to the other, then Lessor or Lessee, as the case may be, shall have the right upon giving the other fifteen (15) days written notice of election to do so, to make such repairs or perform such maintenance on behalf of and for the account of the other. In such event, such work shall be paid for by the other within ten (10) days upon receipt of the bill therefor.

8. **WASTE:** Lessee shall not permit the accumulation of waste or refuse matter on the Premises.

9. **CONDITION OF PREMISES AND BUILDING:** On the Commencement Date, the Premises will be in broom-clean condition, and the mechanical systems, structural elements, roof and building systems of the Building will be of sound condition.

10. **ALTERATIONS:** Lessee shall not make any alterations in or additions to the Premises, or make any contract therefor without first procuring Lessor's written consent, which consent shall not be unreasonably withheld or delayed, provided that Lessee may make nonstructural alterations without Lessor's consent. All Alterations consented to by Landlord shall be performed in a good and workmanlike manner, in compliance with all legal requirements. All alterations, additions, improvements and fixtures, (except Lessee's trade fixtures, partitions, furniture, office equipment, warehouse machinery and equipment and other movable items paid for by Lessee, all of which shall remain the property of and may be removed by Lessee) shall become the

property of Lessor, and shall remain upon and be surrendered with the Premises on the expiration or earlier termination of the Lease without compensation or credit to Lessee. All trade fixtures not removed by Lessee within fifteen (15) days of the receipt of a written request from Lessor shall become the property of Lessor.

11. **WAIVER OF SUBROGATION**: Lessor and Lessee each hereby waive any and all right of recovery, claim, action or cause of action against the other, its agents, directors, officers and employees for any loss or damage (including loss of use thereof) that may occur to the Premises or any improvements, or to the building or any improvements thereto or any personal property of such party in the Premises or the building by reason of fire, the elements or any other cause which is insured against under the terms of any insurance policies regardless of cause of origin including negligence of the other party hereto, its agents, directors, officers or employees. Such waiver also applies to any such loss that would, but for the deductible, be covered by such insurance policies.

12. **CONDEMNATION**: If the whole of the Premises hereby demised shall be taken or condemned by any competent authority for any public use or purpose, then the term hereby granted shall cease on the day prior to the vesting of title in such authority, or taking of possession, (whichever occurs first) and Rent and expenses hereunder shall be paid and adjusted as of that day.

If a portion of said Premises, including the parking lot, shall be taken and, as a result thereof, there shall be such a major change in the character of the Premises as to prevent Lessee from using the same in substantially the same manner as theretofore used, then, and in that event, Lessee may either cancel or terminate this Lease as of the date when the part of the Premises so taken shall be required for such public purpose, or Lessee may continue to occupy the remaining portion, provided, however, Lessee shall give written notice to Lessor, within thirty (30) days after the date of such vesting of title, of its election. In the event Lessee shall remain in possession and occupation of the remaining portion, all the terms and conditions of this Lease shall remain in full force and effect with respect to such remaining portion, except that the Rent and expenses

reserved to be paid hereunder shall be equitably reduced according to the amount and value of such remaining space; and provided further that Lessor shall, at Lessor's own expense, promptly and with reasonable diligence (subject to strikes, lockouts, inability to procure material and labor in the free market, governmental restrictions, fire, the elements and other extraordinary conditions beyond Lessor's reasonable control) do such work as to make a complete architectural unit of the remainder of the Premises, and this Lease shall continue for the balance of its term, subject to the terms and conditions herein stated.

The entire award for damages or compensation for the Premises taken, or the amount paid pursuant to private purchase in lieu thereof, whether such condemnation or sale be total or partial, shall belong to and be the property of Lessor, and Lessee hereby assigns to Lessor any and all such award or purchase price. Nothing herein contained shall be deemed or construed to prevent Lessee from interposing and prosecuting in any condemnation proceeding a claim for the value of any trade fixtures or personal property installed in the Premises by Lessee, moving expenses, and in the case of a partial condemnation of the Premises, the cost or damage sustained by Lessee as a result of the interruption of or damage to Lessee's business.

13. **LIABILITY INSURANCE**: Lessee and Lessor shall not do anything which will in any way impair the reasonable obligation of any policy of insurance upon the Premises. Lessee shall procure and maintain at Lessee's own cost and expense policies of insurance insuring Lessee against public liability, covering the Premises and the use and operation thereof with limits of not less than \$1,000,000.00 combined single limit for bodily injury and property damage and shall be issued by an insurance company authorized to do business in the state where the Premises is located with an A.M. Best rating of A or better. Any insurance required to be procured and maintained by Lessee shall not be subject to cancellation except after ten (10) days prior written notice to Lessor through an endorsement to the insurance policy, or if such endorsement is not available, by Lessee's direct written notice to Lessor. Certificates of insurance for such policies shall be deposited with Lessor. Lessor and Lessor's mortgagee shall be included

as an Additional Insured under this policy. The deductible amount under all insurance policies required to be maintained under this Lease by Lessee shall not exceed a reasonable amount for the particular policy at issue.

14. **INDEMNIFICATION:** Lessee agrees to indemnify and save harmless Lessor from and against all claims of whatever nature arising from any wrongful act or omission or negligence of Lessee or Lessee's agents, servants or employees, for personal injury or damage to the property of any person occurring during the term hereof in or about the Premises, unless such claims arise from any act, omission, or negligence of Lessor, Lessor's agents, servants or employees or any other tenants and/or their employees, agents or customers. This indemnity and hold harmless agreement shall include indemnity against all reasonable costs, expenses and liabilities incurred in or in connection with any such claim or proceeding brought thereon, the reasonable expense of investigating the same and the defense thereof.

Lessor agrees to indemnify and save harmless Lessee from and against all claims of whatever nature arising from any wrongful act or omission or negligence of Lessor or Lessor's agents, servants, or employees or any other tenants, and their employees, agents or customers, or personal injury or damage to the property of any person occurring during the term hereof in or about the Premises, unless such claims arise from any act, omission, or negligence of Lessee, Lessee's agents, servants or employees. This indemnity and hold harmless agreement shall include indemnity against all reasonable costs, expenses and liabilities incurred in or in connection with any such claim or proceeding brought thereon, the reasonable expense of investigating the same and the defense thereof.

15. **ASSIGNMENT:** Lessee agrees not to assign, sublet, or in any manner transfer this Lease, in whole or in part, without the previous written consent of Lessor in each instance, which consent shall not be unreasonably withheld or delayed. Any such assignment or subletting without Lessor's consent shall be void and of no force or effect. Lessee shall have the right to sublease the Premises or assign this Lease to an affiliate, commonly controlled, parent or wholly-owned direct or indirect subsidiary company

without Lessor's consent, provided Lessor is given written notice within fifteen (15) days following said sublease or assignment. In the event of an assignment or subletting, Lessor agrees to accept Rent and expenses from the Lessee, its assignees, or sub-lessee, but Lessee shall remain liable for the payment of all Rent and the performance of all of Lessee's obligations under the Lease, including Operational Expenses Reimbursement.

16. **ACCESS BY LESSOR:** Lessor reserves the right to enter upon the Premises at all reasonable business hours upon prior notice to Lessee for the purpose of inspecting the same, or of making repairs, or to exhibit the Premises to prospective purchasers. Further, Lessor shall have the right to exhibit the Premises to prospective tenants during the Term. All such access shall be accorded to Lessor without unreasonable hindrance by Lessee.

17. **DAMAGE OR DESTRUCTION:** In the event the Premises shall be destroyed or so damaged by fire, explosion, windstorm, or other casualty as to be untenable, Lessor shall promptly restore the Premises. Rent and any expenses shall abate on a per diem basis during any period of restoration.

In the event the Premises shall be damaged as aforesaid but are not thereby rendered untenable, Lessor shall promptly restore the Premises, and while such damage is being repaired, Lessee shall be entitled to an equitable abatement of the Rent and any expenses. Lessor shall not be liable for any delays in rebuilding or repairing due to labor controversies, riots, acts of God, governmental laws or regulations, or inability to procure materials or labor or both, or any other causes beyond Lessor's control. Notwithstanding anything contained herein to the contrary and subject only to delays caused by Lessee, or its agents, in the event that the Premises are not restored within 240 days when rendered untenable or within 180 days when not rendered untenable, Lessee shall have the right to terminate this Lease and all obligations hereunder by providing Lessor with written notice within 30 days after the expiration of such 240 or 180 day period.

18. **DEFAULT:** Lessor may terminate this Lease upon Lessee's failure to pay an installment of Operational Expenses Reimbursement when due and Lessee's failure to

remedy the same within five (5) days written notice to Lessee, or upon the happening of any one or more of the following events and Lessee's failure to remedy the same within ten (10) days of written notice to Lessee, or if by reason of the nature thereof, said event cannot with due diligence be wholly cured within said period, if Lessee shall fail to commence the curing thereof within such ten (10) day period and thereafter proceed diligently to cure the same:

- (a) The making by Lessee of an assignment for the benefit of creditors;
- (b) The levying of a Writ of Execution or Attachment on or against the property of Lessee, and failure to have the same discharged within 30 days;
- (c) The taking of any action for voluntary dissolution of Lessee;
- (d) The doing or permitting to be done by Lessee of any act which creates a mechanic's lien or claim therefor against the land or building of which the Premises are a part, and failure to have the same discharged within 30 days;
- (e) If proceedings are instituted in a court of competent jurisdiction for the adjudication as a bankrupt or insolvent or for the appointment of a receiver of the property of Lessee, and said proceedings are not dismissed within thirty (30) days after the institution of said proceedings;
- (f) The failure of Lessee to perform any other of its covenants hereunder for thirty (30) days.

Upon the termination of the Lease, as aforesaid, Lessor may re-enter upon the Premises with process of law, and remove all persons and chattels therefrom, and Lessor shall not be liable for damages or otherwise by reason of such re-entry or termination of the term of this Lease.

19. **EXPENSES UPON DEFAULT:** In the event either Lessor or Lessee shall at any time be compelled to pay any sum of money or do any act which will require the payment of any sum of money or incurs any expense, including reasonable attorney's fees, for instituting or prosecuting any action or proceedings to enforce said party's rights hereunder, if such party prevails in any said action or proceeding, the sum or sums so

paid by said party shall be deemed damages in favor of said party against the party in default, and shall be due and payable forthwith.

20. **HOLDOVER**: Upon expiration of the term, Lessee will yield up possession to Lessor, and failing so to do, at Lessor's option, will pay as liquidated damages for each day that possession is withheld an amount equal to 150% of the amount of the daily Operational Expenses Reimbursement computed on a thirty-day month basis.

21. **NOTICES**: Any notice under this Lease shall be deemed sufficiently given if sent by certified mail to Lessee at the address of the leased premises and to Lessor at the address then fixed for the payment of Operational Expenses Reimbursement. Either party may designate a different address to which notices shall be sent by providing written notice to the other. Notices shall be deemed given the day of receipt thereof.

22. **SEVERABILITY**: If any term or provision of this Lease be invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the full extent permitted by law.

23. **ENVIRONMENTAL**: Lessor hereby warrants and represents to the best of its knowledge that, except as set forth below, neither the Premises nor the Building and/or the grounds of which the Premises are a part contain asbestos, PCB transformers, or other hazardous, toxic or contaminated materials or substances, or underground fuel storage tanks or any other material or substance which is defined or classified as hazardous or toxic under federal, state or local law (the aforementioned all of which collectively shall hereinafter be referred to as "Hazardous Materials").

Lessor hereby covenants and agrees to indemnify and hold harmless Lessee and its directors, officers, employees, successors, legal representatives and assigns from and against all claims, damages, liabilities, losses, judgments, settlements and costs (including, without limitation, reasonable attorney's fees and disbursements) in connection with Hazardous Materials arising out of, resulting from or in any way connected with or alleged or claimed to arise out of, result from or be in any way connected with (a) the use or occupancy of the Premises by the Lessor or any previous

owner/occupant/user of the Premises, or any portion thereof, prior to Lessee's occupancy of the Premises; (b) the use or occupancy of the Premises by any subsequent owner/occupant/user of the Premises, or any portion thereof, after Lessee's occupancy of the Premises terminates; (c) violations by any prior or subsequent owner/occupant/user of the Premises of local, state and/ or federal laws and regulations, including all applicable environmental laws and regulations as well as any liabilities resulting from the practices of the prior or subsequent owner/ occupant/ user whether or not such practices were or could be deemed a violation of such laws and regulations; and (d) contamination of the premises by Lessor or by its agents or employees during the term hereof.

Lessee hereby covenants and agrees to indemnify and hold harmless Lessor and its directors, officers, employees, successors, legal representatives and assigns from and against all claims, damages, liabilities, losses, judgments, settlements and costs (including, without limitation, reasonable attorney's fees and disbursements) in connection with Hazardous Materials arising out of, resulting from or in any way connected with or alleged or claimed to arise out of, result from or be in any way connected with (a) the use or occupancy of the Premises by the Lessee or any occupant/ user of the Premises, or any portion thereof; and (b) violations by Lessee or any occupant/ user of the Premises of local, state and/ or federal laws and regulations, including all applicable environmental laws and regulations as well as any liabilities resulting from the practices of Lessee or any occupant/user of the Premises whether or not such practices were or could be deemed a violation of such laws and regulations. The indemnification provided by Lessee in the preceding sentence shall not be applicable if it can be demonstrated that the Hazardous Materials found on the Premises were present on the Premises prior to the Commencement Date, nor shall it be applicable in the event that the source of any contamination is from adjacent properties or otherwise as a result of the actions of the Lessor, its agent or employees, or any other tenants, their employees, agents or customers.

24. **SUCCESSORS AND ASSIGNS:** The terms hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns, respectively of Lessor and Lessee. The reference contained to successors and assigns is not intended to constitute a consent to assignment by Lessee, but as reference only to those instances in which Lessor may later give written consent to a particular assignment as required hereunder.

25. **BROKERAGE:** Landlord and Tenant represent and warrant to the other that they have dealt with no real estate brokers, agents, finders or similar persons in connection with the negotiation and execution of this Lease or the transactions contemplated hereby.

26. **USE:** Lessee shall use the Premises only for an advocacy center and general office space; provided, however, Lessor will not unreasonably withhold its consent to a change or expansion of use that does not materially increase Lessor's exposure for risks such as, for example, environmental hazards. In addition to, and not in limitation of, any reasonable basis for Lessor to withhold the consent contemplated by the immediately preceding sentence, it shall be reasonable for Lessor to withhold such consent in the event any proposed use would violate any law or any public or private covenants, restriction or limitations which may then affect the Premises or any portion or use thereof.

27. **MERGER:** All offers, acceptances, oral representations, agreements and writings between the parties heretofore made are merged herein and shall be of no force or effect unless contained in this Lease.

28. **SIGNAGE:** Lessee, at its expense, may place signage upon the Premises and the pylon sign, subject to Lessor's approval which will not be unreasonably withheld or delayed. Lessor will trim back the tree on the east side of the building to allow for visibility of the sign. Lessee may only place such signage in locations approved by Lessor. Any township or other approvals shall be the responsibility of Lessee. All signs placed upon the Premises shall comply with all applicable laws, ordinances, rules and

regulations. Lessee shall remove all of its signage at the expiration of the Lease term and repair any damage occasioned by such removal.

29. **RENEWAL TERM:** Provided that Lessee is not in default in any of the terms of this Lease, Lessee may extend the term of this Lease and the provisions hereof for one additional year ("Renewal Term"). Lessee may exercise its renewal term option hereunder by notifying Lessor in writing at least one hundred twenty (120) days prior to the expiration of the Initial Term. The Renewal Term shall be on the same terms and conditions as herein.

30. **QUIET ENJOYMENT:** Without limiting any rights Lessee may have by statute or common law, Lessor covenants and agrees that, so long as this Lease is in full force and effect, Lessee shall lawfully and quietly hold, occupy and enjoy the Premises during the Term of this Lease without disturbance by Lessor or by any person having title paramount to Lessor's title or by any person claiming through or under Lessor.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

LESSOR:

SHAPLAND REALTY L.L.C.

By: *Jane Shapland*

Its: *Manager*

Date: *7/8/21*

LESSEE:

Champaign County

Regional Planning Commission

By: *[Signature]*

Its: *CEO*

Date: *6/30/2021*

EXHIBIT "A"



