

Lease Agreement

1. **Parties.** This Lease Agreement, hereinafter referred to as “Lease”, is made between the County of Lake (“County”), a municipal corporation in the State of Illinois, hereinafter referred to as "Lessor", and Lake Consolidated Emergency Communications (“LakeComm”), an intergovernmental agency in Lake County and consolidated public safety answering point (PSAP) organization, hereinafter referred to as "Tenant".

2. **Description of Premises:**
 - A. The Regional Operations and Communications (ROC) Facility (hereinafter "Premises") is located at 656 W. Winchester Road, in the Village of Libertyville, in the County of Lake, in the State of Illinois.

 - B. The total square feet of the Premises is 37,545 square feet (as shown on, and more fully described in a diagram attached to this Lease Agreement as Lease Exhibit A).

 - C. Under the terms of this Lease, Tenant shall lease a total of 17,053 square feet of dedicated space for dedicated use by Tenant and the supporting Joint Emergency Telephone System Board (JETSBS) of Lake County.

 - D. Tenant shall also be responsible for paying a proportional share for the common, shared space in the Premises (Tenant portion is 9,124 square feet of common, shared space).

 - E. Lease also includes shared use of the monopole radio tower on the northwest corner of the Premises and associated structures and equipment located at 656 W. Winchester Road, in the Village of Libertyville, in the County of Lake, in the State of Illinois as shown on, and more fully described in a diagram attached to this Lease Agreement as Lease Exhibit A.

 - F. Lessor shall also furnish Tenant with preferential use of the secured parking area located on the Premises.

 - G. Tenant shall not be responsible for the portion of the Premises allocated for use by the County (Lake County Emergency Management Agency (EMA)) (total of 11,368 square feet; 7,406 square feet of dedicated space and 3,962 square feet of common, shared space).

3. **Agreement to Lease.** Tenant agrees to lease from the Lessor, and Lessor agrees to lease to Tenant, the agreed to area in the Premises upon the terms and conditions in this Lease. Any leased space cannot be occupied, transferred, or sublet without the express written consent of both the Lessor and the Tenant.

4. **Term:**

- A. The initial term of the Lease will be twenty-five (25) years, commencing upon the date of approval for occupancy by the Village of Libertyville.
- B. Following the initial term, the Lease shall automatically renew for successive five (5) year terms. Either Party may terminate the automatic renewal option by giving the other Party notice of its intent to terminate the Lease at least 18 months prior to the Lease end date.
- C. Prior to the Commencement Date the Tenant will have examined the Premises, including the parking requirements incidental thereto.

5. **Rent:**

- A. Payments are to be sent to:

County of Lake
18 N. County St.
9th Floor – Finance Department
Waukegan, IL 60085

Payments may also be made electronically, according to electronic payment instructions to be provided.

- B. Tenant shall pay rent according to the rent schedule attached and made a part of this Lease as Lease Exhibit C. Payments shall be made by LakeComm not more frequently than quarterly. Rental for periods less than one full month shall be prorated on a daily basis.
 - C. Tenant may prepay rent at any time. The amounts of any prepayment shall be first applied towards the rental payments due during the current Lease year. Additional amounts from any pre-payment may then be applied towards rental payments due during the following Lease year. There shall be no penalty to Tenant associated with the prepayment of any amount under this Lease.
6. **Use of Premises.** The Premises and the associated tower(s) shall be used for the provision of public safety communications and the operation of a consolidated primary public safety answering point (PSAP) and emergency dispatch center. Tenant shall also have 24-hour access to Premises shared spaces. All other uses are expressly prohibited without the prior written consent of the Lessor.
7. **Termination.** Lessor may terminate this Agreement and associated tenancy if Tenant defaults under the Lease Agreement, or otherwise breaches this Agreement. Prior to termination, Lessor shall provide Tenant with written notice of the default or breach, and afford Tenant, if feasible, with a reasonable opportunity to cure any default or breach. Otherwise, Lessor may terminate this Agreement and associated tenancy as provided by law. Tenant may terminate this Agreement and

associated tenancy if Lessor defaults under the Agreement, or otherwise breaches the Agreement. Prior to termination, Tenant shall provide Lessor with notice of the default or breach, and afford Lessor, if feasible, with a reasonable opportunity to cure any default or breach.

8. **Special Circumstance.** Lake County, at its sole expense, constructed the ROC Facility to be a purpose-built consolidated public safety answering point (PSAP) for use by LakeComm, among other purposes.

If the County of Lake is a LakeComm Member Agency, the Lessor reserves the right to terminate this Lease Agreement if LakeComm (Tenant) enacts policy that shifts excessive LakeComm operational costs to the County as defined by either:

- A. An annual County share amount more than three and a half (3.5) times the annual rent listed in Exhibit C when the County is a LakeComm Member Agency without the Lake County Sheriff's Office as a Member Agency, or
 - B. An annual share formula that calculates the Lake County Sheriff's Office's / County's annual share differently than any other LakeComm Law Enforcement Member Agency when both the County and the Lake County Sheriff's Office are Member Agencies.
9. **Utilities.** Utilities and standard building maintenance and services are included in the Lease. Tenant is responsible for payment of any additional services and service levels not normally provided or agreed to by the Lessor.
 10. **Lessor Responsibilities:** Tenant accepts the Premises and tower as presently constituted except for noncompliance by Lessor with all applicable building, fire, and life safety codes and latent defects, and further subject to the completion of any improvements required to be made by Lessor as stated elsewhere in this Lease. Lessor shall, in a manner consistent with the Lessor's practices with the remainder of the Premises and its property, provide and pay all costs related to the following:

- A. Power as required to supply heating, cooling, and ventilation to the Premises.
- B. Utilities as required by Tenant for all normal office and communications center fixtures and equipment.
- C. Existing fixtures for heating, cooling, water, electricity, and all maintenance and repairs of those systems.
- D. Maintenance of the existing ventilating system to maintain air exchange levels in conformance with all applicable codes.
- E. Existing lighting and all necessary repair or replacement expenses related to such lighting.

- F. Lawn mowing, landscape service, and scavenger service to keep Premises clean, healthful, and sightly.
- G. Maintenance of ROC Facility and Libertyville campus towers ensuring a safe condition and in good repair.
- H. Comprehensive exterminating service.
- I. Service and maintenance of fire extinguishers and AEDs.
- J. Snow and ice removal from sidewalk, outdoor use areas and parking areas.
- K. Install computer and telecommunications wiring as required by Tenant for all normal office fixtures and equipment (to the wall or floor outlet).
- L. All general maintenance and repairs not caused by Tenant's negligence, including the availability of maintenance personnel twenty-four (24) hours per day, seven (7) days per week for emergency repairs.
- M. Lake County campus meeting and storage space use consistent with Lessor's Space Use Policy.
- N. All signage necessary to Tenant's use of the Premises.
- O. Capital Repairs and Replacements. Lease cost will fund the cost of service, maintenance, repair, and replacement of capital repairs, replacements, and renewals of the structure, roof, exterior façade, mechanical systems, electrical (to include emergency power), heating, ventilation, air conditioning, and plumbing systems of the Premises.

11. **Tenant Responsibilities.** Tenant shall comply with the terms of this Lease, and any applicable law, regulation, or rule. Furthermore, Tenant shall:

- A. Provide appropriate space and associated furnishings for the support of JETSB's operations and equipment, as necessary.
- B. At its own expense, provide a phone system for the Lake County Emergency Management Agency Emergency Operations Center (EOC) to include system running cable to/from the EOC and phone system maintenance, repairs, and upgrades. EMA is responsible for the purchase of on-desk phones / hardware. Lessor shall provide field to head end wiring, as well as server room rack space. (See Exhibit B). Lessor further agrees to participate in a cost share for proportionate allocation of non-Tenant on-desk phones / hardware.

- C. At its own expense maintain audio visual network switches in addition to: cores, firewalls, and other network gear as conceptually identified in the ROC Network Diagram provided in Exhibit B.
- D. Accept ownership and responsibility for all Communications Center and office furnishings to include the cost for repair and replacement.
- E. Accept ownership and responsibility for public safety equipment on the leased tower(s) and, at its own expense, maintain, repair, replace, and/or upgrade said equipment.
- F. Monitor Lake County EMA emergency notification phone lines after-hours, on weekends and holidays, or as requested by Lake County EMA.
- G. At its own expense, provide connection and access to CAD data/information for the Lake County EMA to monitor information in the Lake County EMA Emergency Operations Center and at its own expense, provide two MCD 5000 units to monitor radio frequencies/talk groups in the EOC and AUXCOMM areas of Lake County EMA.
- H. In coordination with Lake County EMA, provide 24/7 building access control. Tenant is responsible for the proper security and all actions of invited personnel and entities in the building.
- I. Refrain from altering or improving the ROC Facility without Lessor's prior written consent.
- J. Maintain the ROC Facility in a safe, neat, and clean condition, and properly dispose of all rubbish, garbage, debris, and other waste in a sanitary manner at reasonable and regular intervals. Lessor will provide housekeeping and janitorial services, but tenant is responsible for clean up and trash removal (to dumpster) from any special events, training sessions, or gatherings hosted by the Tenant.
- K. Properly use and operate all fixtures and appurtenances.
- L. Refrain from intentionally or negligently destroying, defacing, damaging, impairing or removing any part of the ROC Facility.
- M. Refrain from committing nuisance or common waste.
- N. Refrain from engaging in any unlawful activity at the ROC Facility.
- O. Prohibit any person or entity affiliated with Tenant, including invitees, licensees, or any person or entity under Tenant's control, from so doing and immediately notify Lessor of, and then promptly repair, at Tenant's expense, any destruction, defacement, damage, impairment, or removal of any part of the ROC caused by Tenant's acts or omissions, or the acts or omissions of any person or entity affiliated with Tenant, including invitees, licensees, or any

- person or entity under Tenant's control, upon receipt of notice from Lessor requiring such repairs, or within a shorter time if made necessary by emergency.
- P. Allow reasonable access to the Tenant spaces for routine and unscheduled maintenance, inspections for compliance with facilities safety and jurisdictional codes, and reasonable tours and publicity activities.
 - Q. Minimize disruptions caused by persons or entities that deliver goods to, or transport goods from the ROC, or otherwise provide services for the ROC, business or Tenant.
 - R. Abide by and observe all reasonable rules, which may be established by Lessor from time to time, with respect to use of the ROC and adjacent areas and ensure that any person or entity affiliated with Tenant, including invitees, licensees, or any person or entity under Tenant's control observes such rules.
 - S. Upon termination of this Lease and vacation of the ROC Facility, restore the Tenant spaces to the same condition as the ROC Facility was in at the time of initial occupancy by Tenant, except for reasonable wear and tear and changes authorized by the Lessee.
 - T. Participate in ROC Facility coordination and collaboration committees / meetings to ensure the effective, efficient, and harmonious operations of all ROC Facility agencies.

12. Antenna Tower(s) Terms and Conditions:

- A. **Grant of Rights with Respect to the Antenna Tower(s):** The Tenant, their employees, agents, invitees, or their suppliers of material or furnishers of service, or their equipment, vehicles, machinery, and other property shall have unrestricted, but reasonable, access in and to the shared antenna tower. Additionally, Tenant shall grant access to the antenna tower to any authorized agent of the Lessor as necessary for maintenance of the Lessor's property located thereon. All structures and equipment erected, modified or repaired by Tenant shall conform to all applicable laws and ordinances.
- B. **Use of Antenna Towers:** Tenant covenants and agrees to use the antenna towers solely for the operation of an antenna tower and equipment building for the dissemination of radio messages having a public safety purpose, including the testing of new public safety technologies. Additionally, the Lessor agrees to permit Tenant to sublease transmitter/receiver locations on the antenna tower and space within the equipment building to such persons and entities for authorized public purposes only and under such terms as Tenant deems appropriate, subject however, to prior approval by Lessor, which approval shall not be unreasonably withheld. Tenant agrees that it shall not sublease or permit occupancy of the Tower and equipment building without Lessor's prior written approval. Tenant further agrees that it shall not sublease to a person or entity whose use of the Tower or equipment building will interfere with Lessor's use of its property, or use, if any of the Tower and that all subtenants will comply with the provisions of this Lease and that no subtenant will be

permitted to erect any signs or commercial advertising materials on the Tower property. The Lessor covenants and agrees that Tenant may peaceably and quietly enjoy the Tower and equipment building subject to the terms and conditions of this Lease. Tenant further agrees that if any additional equipment is installed by them, or its subtenant, at the Tower, this equipment shall not cause interference or disruption to communications systems currently operated by Lessor on the Tower or adjacent communication towers. In the event of interference or disruption, the Tenant or the subtenant immediately cease the interfering or disrupting operation and remove or relocate equipment as necessary to restore the Lessor's use. Tenant shall perform all necessary Load and Interference studies of any proposed antenna alterations to ensure physical safety of tower and non-interference of radio frequencies to all users of the Premises. Any interference or interruption of area services due to additional antenna installation shall be immediately corrected.

13. **Facility Repairs.** The Lessor shall repair structural damage to or defects in the Premises, including the roof, floor, wall or foundation, and damage to or defects in the HVAC, plumbing or electrical system, to the extent that such damage or defects are not caused by Tenant's acts or omissions, or the acts or omissions of any person or entity affiliated with Tenant, including invitees, licensees, or any person or entity under Tenant's control.

14. **Insurance.** Tenant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with Tenant's operation and use of the leased Premises. Tenant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Tenant to the coverage provided by such insurance, or otherwise limit the Lessor's recourse to any remedy available at law or in equity.

A. **Minimum Scope of Insurance.** Tenant shall obtain insurance of the types described below:

1. Commercial General Liability insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 and shall cover Premises and contractual liability.
2. Property insurance shall be written on an all-risk basis.

B. **Minimum Amounts of Insurance.** Tenant shall maintain the following insurance limits:

1. Commercial General Liability insurance shall be written with limits of no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
2. Property insurance shall be written covering the full value of Tenant's property and improvements with no coinsurance provisions.

C. **Other Insurance Provisions.** The insurance policies are to contain, or be endorsed to contain, the following provisions for Commercial General Liability insurance:

1. Tenant's insurance coverage shall be primary insurance as respect the County. Any insurance, self-insurance, or insurance pool coverage maintained by the County shall be excess of Tenant's insurance and shall not contribute to it.

2. Tenant's insurance shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the County.
 - D. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII. Participation in self-insured, governmental risk pool shall satisfy the conditions set forth in this section.
 - E. **Verification of Coverage.** Tenant shall furnish the County with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of Tenant. Evidence of coverage letter shall satisfy the conditions set forth in this section.
 - F. **Waiver of Subrogation.** Tenant and County hereby release and discharge each other from all claims, losses and liabilities arising from or caused by any hazard covered by property insurance on or in connection with the Premises or said building. This release shall apply only to the extent that such claim, loss, or liability is covered by insurance.
15. **Delivery of Possession.** If the Lessor, through no fault of the Lessor, is unable to deliver possession of the Premises to Tenant, then the Lessor shall not be liable to Tenant for damages that arise from the Lessor's failure to deliver possession.
16. **Tenant Improvements.** At its own expense, the Tenant may make improvements to leased spaces with prior written approval of the Lake County Administrator.
17. **Right of Use and Entry.** After twenty-four (24) hours' notice from the Lessor (except in cases of emergency, when no notice shall be required), Tenant shall permit the Lessor and its agents, employees, and contractors to enter the Tenant's spaces. Such right of entry may include, but shall not be limited to, the right to inspect the Tenant's spaces, make repairs, alterations, or improvements, supply services, or engage in other similar activities, or exhibit the Tenant to prospective or actual purchasers, lenders, contractors or other persons or entities.
18. **Assignment & Subletting.** This Lease and related tenancies cannot be transferred without the express written consent of the Lessor. Outside of providing appropriate space for the supporting Joint ETSB of Lake County, Tenant spaces may not be sublet without the express written consent of the Lessor.
19. **Liens and Encumbrances.** Tenant shall keep the Premises free of liens and encumbrances.
20. **Destruction and Damage.** If the Tenant spaces are destroyed or partially damaged and such damage materially affects Tenant's use of the Premises, then the Lessor may, at its option, choose to restore the Premises or repair the damage or terminate this Agreement. If the Lessor chooses to restore the destroyed the Premises, then Tenant shall be entitled to rent abatement until the Premises is restored. If the Lessor chooses to repair the materially damaged Premises, then Tenant shall be entitled to rent

reduction or abatement in an amount that reasonably approximates a commensurate loss of use of a portion of the Premises. Tenant shall not be entitled to rent abatement or reduction when the destruction or damage is caused by Tenant's acts or omissions, or the acts or omissions of any person or entity affiliated with Tenant, including invitees, licensees, or any person or entity under Tenant's control.

- 21. **Signs.** Tenant shall obtain the Lessor’s written consent before installing or displaying any signs on or about the Premises. However, such consent shall not be unreasonably withheld. Any signs shall comply with applicable codes.

- 22. **Default.** Tenant shall be in default if Tenant fails to timely pay rent or other required amounts under this Agreement, vacates or abandons the Premises, becomes insolvent, files bankruptcy, is the subject of levy or execution or otherwise breaches a material provision of this Agreement. If Tenant defaults, then the Lessor shall provide written notice of the default and provide a reasonable opportunity to cure. If Tenant fails to timely cure the default, the Lessor may pursue all remedies available in contract or in law or in equity, including, but not limited to lease termination and re-entry and re-letting. If Tenant is in default with respect to the payment of rent, the Lessor may accelerate payment of rental installment payments, and upon issuance of a declaration of acceleration, the entire amount of rent due over the course of this Lease Agreement, then unpaid, shall become immediately due and payable.

- 23. **Notices.** All notices that relate to this Lease shall be personally delivered or mailed by certified or registered mail, postage prepaid to the following addresses or to such other address as either party shall specify in a written notice so given:

If to the County, addressed to:	If to Tenant, addressed to:
County of Lake County Administrator – 9th Floor 18 N. County St. Waukegan, IL 60085	LakeComm Attn: Executive Director 656 W. Winchester Road Libertyville, IL 60046

- 24. **Breach:** Failure of Lessor or Tenant to comply with this Lease, including but not limited to the failure to complete improvements in accordance with specifications or failure to make or complete in a reasonable time necessary repairs is a breach of this Lease. Each party shall have the option of curing the breach within-thirty (30) days of receiving notice of the alleged breach by having the work done and deducting, or adding, actual costs plus a reasonable administrative fee from rental payments, or terminating the Lease.

- 25. **Covenants Binding:** All covenants and representations made in this Lease are dependent, and will be binding upon, apply to, and be for the benefit of any successor in interest to the parties. No provision of this Lease may be modified, or additional requirements established without the express written approval of the Parties to this Lease.

26. **Examination of Records:** Each Party agrees to allow the other Party to examine all records pertaining to this Lease, to verify compliance with this Lease and costs associated with the Lease. The Parties shall maintain, for a minimum of five (5) years after the completion of the Lease, adequate books, records, and supporting documents.
27. **Signature:** Representatives of the Parties execute this document in their official capacity only and not as individuals.
28. **Notices:** Notices to Lessor shall be sent to the addresses identified in Paragraph 23 of this Lease. Notices to Tenant shall be sent to the tenant's address indicated in Paragraph 23 of this Lease. Either Party may designate new or additional addresses for providing notice without formal amendment of this Lease, by giving the other Party ten (10) days written notice thereof.
29. **Laws of Illinois:** This Lease is governed by the laws of the State of Illinois and will be interpreted in accordance with Illinois law. The venue for resolving any disputes concerning the Parties' respective performance, or failure to perform, under this Lease shall be the Nineteenth Judicial Circuit in Lake County, Illinois.
30. **Non-discrimination:** Lessor and Tenant and their employees agree not to commit unlawful discrimination and agree to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and section 504 of the Federal Rehabilitation Act, the Americans with Disabilities Act, the Illinois Environmental Barriers Act, and rules applicable to each.
31. **Authority to Execute:** The Parties represent and warrant that the individuals signing this Lease on behalf of each of those entities are fully authorized and empowered to enter into this Lease on behalf of the entity for which each is signing.
32. **Ownership:** Lessor covenants and warrants that record title to the Premises is held by Lessor.
33. **Entire Agreement:** This Lease, including its addenda and exhibits, contain the entire agreement of the Parties with respect to the matters covered by this Lease, and no other agreement, statement, or promise made by any Party, or to any employee, officer, or agent of any Party, which is not contained in this Lease shall be binding or valid.
34. **Severability:** If any provision of this Lease should be found illegal, invalid, or void, it shall be considered severable. The remaining provisions shall not be impaired, and the Lease shall be interpreted as far as possible to give *effect* to the Parties' intent.
35. **Modifications:** Any modification, change or amendment after the execution of this Lease may be made only by an instrument in writing executed and signed by the Parties.
36. **Waiver:** The failure of any party to enforce any provision of this Lease shall not constitute a waiver by such party of any provision. The past waiver of a provision by either party shall not constitute a course of conduct or a waiver in the future with respect to the same provision.

37. **Examination of Instrument:** Submission of this instrument for examination does not constitute a reservation of or option for the Premises. The instrument does not become effective as a Lease or otherwise until executed by both Lessor and Tenant.

38. **Time is of the Essence:** Time is of the essence of this Lease, and of each and every covenant, term, condition and provision hereof.

39. **Disclosure:** The following exhibit(s) are made a part of this Lease:

A. Blueprints or diagrams (Lease Exhibit A and B)

B. Rent and Fee Schedule (Lease Exhibit C)

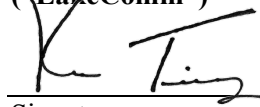
40. **Legal Status Disclosure by Lessor:** I certify that the name, taxpayer identification number, and legal status listed below are correct.

Lessor Name: County of Lake, Illinois

EIN: 36-6006600

IN WITNESS, WHEREOF, the parties have executed this Lease agreement on the date indicated below.

TENANT:
Lake Consolidated Emergency Communications
("LakeComm")



Signature

Kevin Timony
Type or Print Name

Chair, LakeComm Member Board of Directors
Title

February 19, 2025
Date

LESSOR:
County of Lake, Illinois

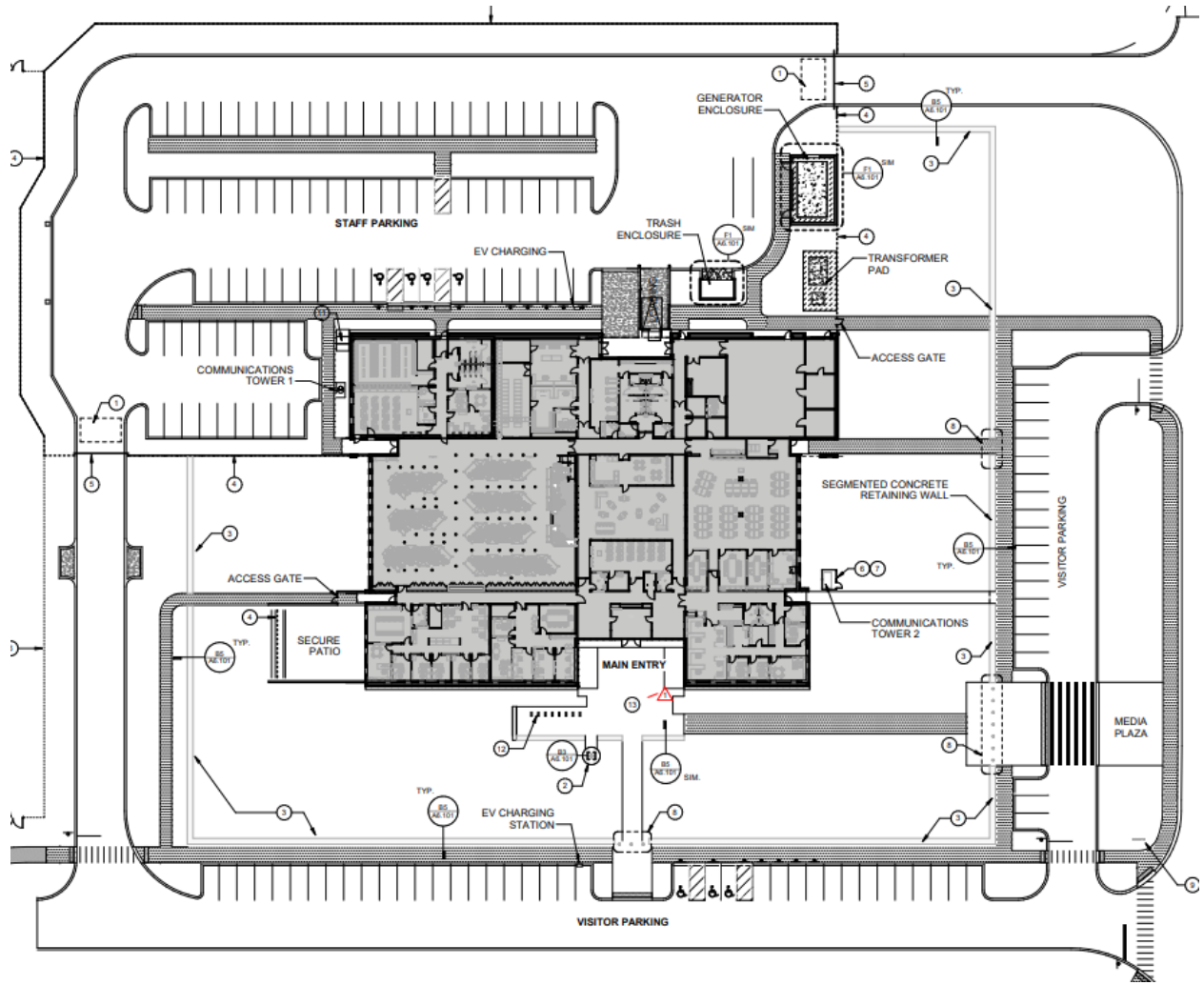
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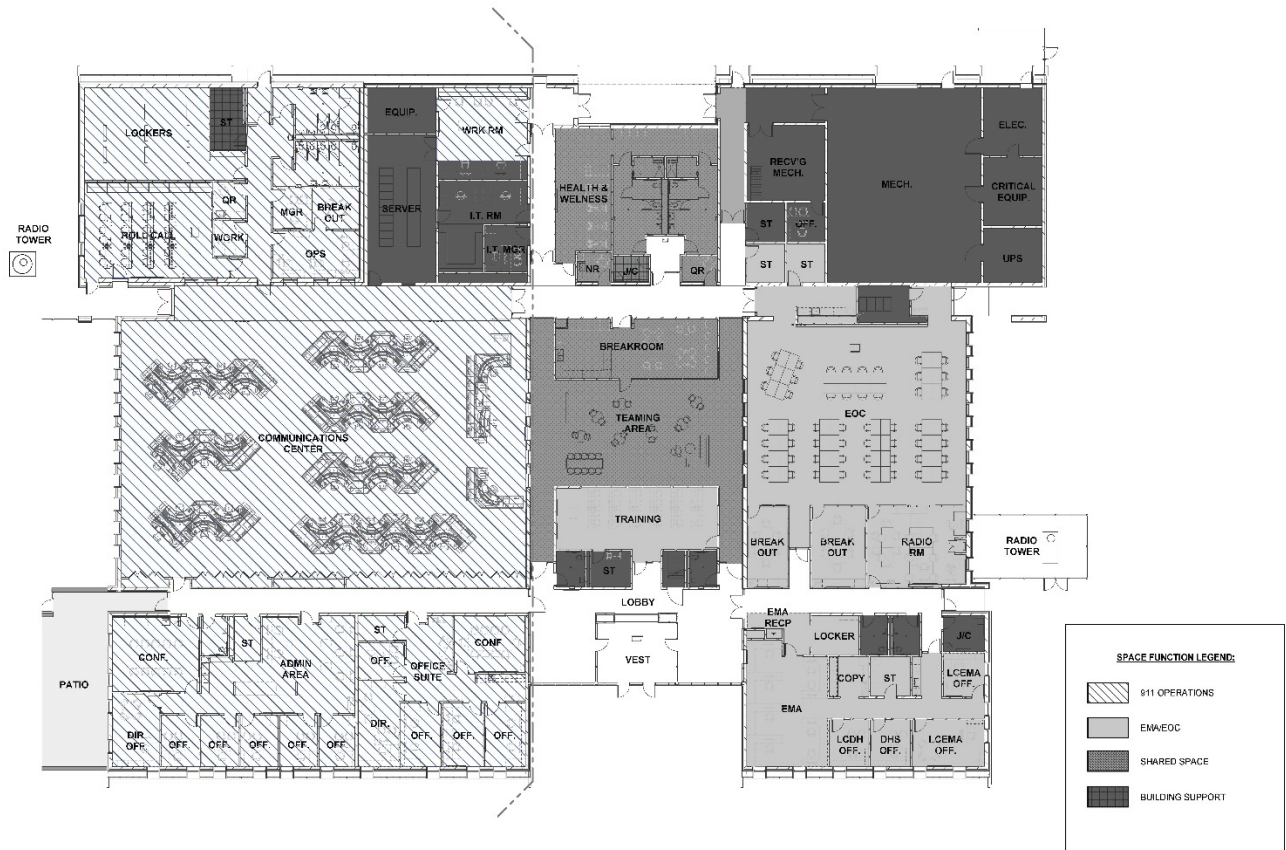
Sandy Hart
Type or Print Name

Chair, Lake County Board
Title

Date

EXHIBIT A:
REGIONAL OPERATIONS AND COMMUNICATIONS FACILITY DIAGRAM





LEASED SPACE

LakeComm and JETSB Allocation of Space: 26,177

Square Footage Calculations: Net Sq-Ft

Dedicated Space:

LakeComm & JETSB Dedicated Space: (15,324 Operations + 1,729 Hallways, etc.)	17,053
EMA Dedicated Space:	7,406

Shared Space (Total):

LakeComm & JETSB Proportion of Shared Space	9,124 (69.7%)
EMA Proportion of Shared Space	3,962 (30.3%)

Total Space Calculation:

Total LakeComm & JETSB Space:	26,177
Total EMA Space:	11,368
Total:	37,545

Note: LakeComm is responsible for providing the JETSB of Lake County operational space.

EXHIBIT B:

REGIONAL OPERATIONS AND COMMUNICATIONS FACILITY NETWORK DIAGRAMS

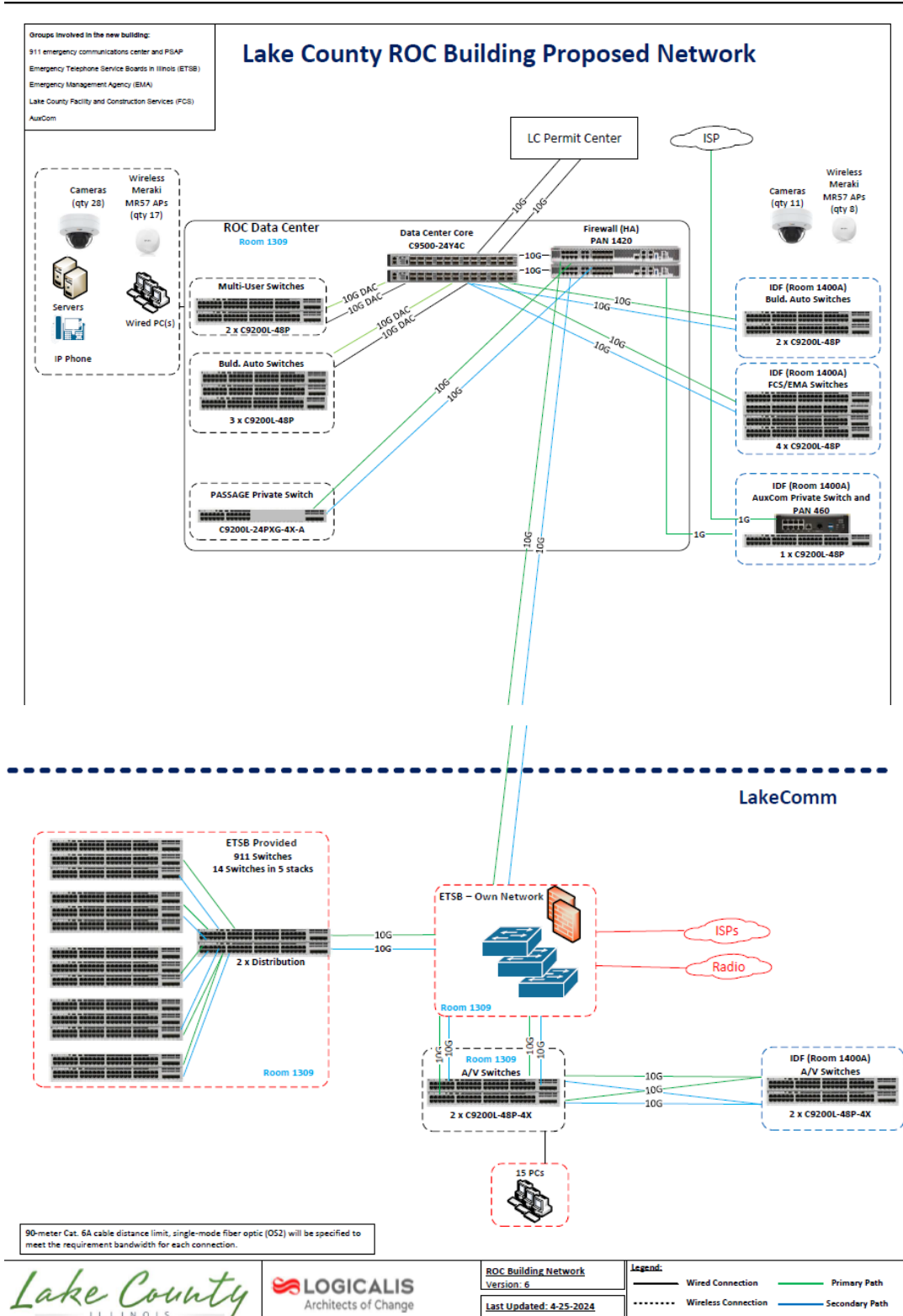


EXHIBIT C:

RENT SCHEDULE

Upon approval of the Premises for occupancy by the Village of Libertyville, Tenant may occupy the space defined by this lease and shall commence with the lease and paying the Lessor for rent according to the rent schedule below. Tenant's annual rental payment shall be in accordance with the table below, with the Lease Year's rental amount being the amount shown for the Lease Year (May 1 to April 30) with each subsequent Year's rent being the amount shown (or calculated) for the next following Lease Year.

The table is based on the Lessor's and Tenant's mutual understanding and belief that the Premises will be approved for occupancy by the Village of Libertyville prior to April 30, 2026. In the event the Village of Libertyville does not approve occupancy for the Premises before April 30, 2026, the annual rental payment schedule shall commence with Lease Year 1 (May 1, 2026) on the schedule.

Tenant shall make rental payments in four (4) equal, quarterly installments; the installments due on June 15, September 15, December 15, and March 15 of each Lease Year.

Rent Schedule

Lease Year	LakeComm Fiscal Year	Rent	Notes
0	2025 & 2026	<i>\$290,000</i>	No Rent - Initial Occupancy (Ends on April 30, 2026)
1	2027	\$290,000	First Year of Full Rent (Begins May 1, 2026)
2	2028	\$295,800	Years 2 - 5 2% annual increase applied
3	2029	\$301,716	Years 2 - 5 2% annual increase applied
4	2030	\$307,750	Years 2 - 5 2% annual increase applied
5	2031	\$313,905	Years 2 - 5 2% annual increase applied
6	2032		Years 6 - 25 annual increase based on CPI used for PTELL
7	2033		
8	2034		
9	2035		
10	2036		
11	2037		
12	2038		
13	2039		
14	2040		
15	2041		
16	2042		
17	2043		
18	2044		
19	2045		
20	2046		
21	2047		
22	2048		
23	2049		
24	2050		
25	2051		Lease Ends on April 30, 2051
Estimated Total:		\$9,288,787	Table calculated at a 2% annual increase, but will be updated annually based on the CPI used for PTELL