

March, 2021

LEASE AGREEMENT

This Agreement is made by and between the following parties, Theresa Renik and Ken Burzynski d/b/a Rend Investments LLC, Lessors, and The Franklin County Board on behalf of the County of Franklin, Illinois, Lessee.

1. The Lessors agree to lease the parking lot located at 308 East Church St, Benton, Illinois, with the exclusion of the building.
2. That the Lessee agrees to pay \$900.00 a month in rent for consideration to the Lessors for the duration of this lease.
3. The Lease period for this agreement shall begin on September 1, 2020 and last for 16 months and, if needed this agreement shall become a month to month lease after 16 months at the same agreed to price of \$900.00 a month.
4. If the lease is extended to a month to month lease then Lessee shall provide Lessors with at least 30 days written notice before they plan to end the lease agreement.
5. This Lease covers the Use of parking area located at, 308 East Church St., Benton, Illinois for parking for the contractors, staging of materials, staging of equipment, and staging of the jobsite trailer if it does not fit on the courthouse property.
6. The County or its contractors agree as part of the lease to remove brush from the parking area, but not to disturb any trees on this property.
7. Furthermore, the County or its contractors are required to make any necessary repairs to the property for damage and wear caused by the contractors and subcontractors and to reapply gravel to the parking area upon completion.
8. Lessee agrees to name Rend Investments LLC as additionally insured under Franklin County Government Liability Insurance Policy and provide them with a certificate of such.
9. Lessor is not responsible for any upgrades to utilities or electricity being ran to the property for the Lessee or its contractors or subcontractors to use. Lessee shall be responsible for the payment of these upgrades or utilities if they are needed by the contractors.
10. All payments from the Lessee to the Lessor should be made payable to Rend Investments LLC.
11. Parking spaces adjacent to the west side of building will be reserved for tenants should the building be rented or leased during this lease agreement

Kandall Cook
Lessee - County Board Chairman

7-27-20
Date

Theresa Renik
Lessor - Theresa Renik

7-27-2020
Date

Ken Burzynski
Lessor - Ken Burzynski

7-24-2020
Date