

AGREEMENT No. 2022-07

Agreement # 23LA010



ADMINISTRATIVE OFFICE OF THE ILLINOIS COURTS LEASE AGREEMENT FOR OFFICE SPACE

The parties mutually agree to lease the described premises on the following terms and conditions of this instrument.

1. **Parties:** The parties to this lease are:
 - A. The State of Illinois, Office of Statewide Pretrial Services, through its authorized agent, the Administrative Office of the Illinois Courts, hereinafter referred to as Lessee.
 - B. The Office of Government of Franklin County, Illinois, hereinafter referred to as Lessor.
2. **Address of Parties:**
 - A. **Lessee's address:**
 - (1) **Authorized agent's address:**
Administrative Office of the Illinois Courts
3101 Old Jacksonville Road
Springfield, Illinois 62704-6488
Telephone (217) 558-4490
 - (2) **Office of Pretrial Services address:**
100 Public Square
Benton, IL 62812
 - B. **Lessor's address:**
County of Franklin
100 Public Square, Benton, IL 62812
Phone: 618-439-3743
Fax: 618-439-3741
www.franklincountyil.gov
 - C. **Lessor's managing agent's address:**
Gayla Prather, Administrative Assistant
100 Public Square, Benton, IL 62812
Phone: 618-439-3743
Fax: 618-439-3741
gaylasink@franklincountyil.org
3. **Description of Premises:**
 - A. Lessor leases to Lessee the premises on the lower level floor, south wing, of the Campbell building located at 100 Public Square, in the city of Benton, in the county of Franklin, in the State of Illinois and further described as follows: The offices shown on the diagram attached to this lease as Exhibit B.
 - B. The total square feet of the building is 26,000.
 - C. The total rentable square feet of Lessee's leased premises is approximately 2,500 square feet.
4. **Term:**
 - A. The term of the lease will be for five year(s), from July 1, 2022 to June 30, 2027.
 - B. Lessee shall have the option to terminate this lease by giving 30 days' written notice to Lessor of its intention to exercise this option.
 - C. Lessee shall have the right to renew the lease for a further term of 5 years or any portion of such period upon the same terms and conditions provided Lessee shall give 90 days' notice to Lessor of its intention to exercise such option.
5. **Rental:**
 - A. Obligations of the State shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or federal funding source fails to appropriate or otherwise make funds available for the lease. Payments are to be sent to:
Franklin County Treasurer's Office, 901 Public Square, Benton, Illinois, 62812.

Rental for periods less than one full month shall be prorated on a daily basis.
 - B. Lessee shall pay gross rent (which includes base rent, real estate taxes, all costs associated with common area maintenance, insurance, any other assessments, utilities, cleaning and scavenger services in common areas) according to the following schedule.

For July 1-31, 2022: \$5,000.00

From August 1, 2022 through June 30, 2027: \$2,500.00/month

- C. If the judicial branch tenant is funded by sources other than appropriations from the General Assembly, Lessor may only look to the tenant for payment of rent or other charges. The Illinois Supreme Court and the Administrative Office of the Illinois Courts are not responsible for payment unless the judicial branch tenant is funded by appropriations from the General Assembly.
6. **Fiscal Funding:** If the lease extends beyond June 30th of any year, the lease is subject to sufficient funds being made available by the General Assembly.
7. **Use of Demised Premises:** –Office of Statewide Pretrial Services, or any tenant substituted pursuant to the paragraph on “Assignments,” shall use the premises.
8. **Improvements:** The parties agree that there are no specifications for improvements at this time.
9. **Care and Maintenance:** Lessee accepts the demised premises 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 elsewhere in this lease.

Lessor shall provide and pay all costs related to the following:

- A. Power as required to supply heating, cooling and ventilation to maintain leased premises at or below 78 degrees Fahrenheit during cooling season and at or above 68 degrees Fahrenheit during heating season.
- B. Power as required by Lessee for all necessary fixtures and equipment.
- C. Necessary fixtures for heating, cooling, water, electricity, internet and all maintenance and repairs.
- D. Installation and maintenance of an adequate ventilating system to maintain air exchange levels in conformance with all applicable codes.
- E. Adequate lighting and all necessary repair or replacement expenses related to such lighting.
- F. Hot and cold running water and sewer as required by Lessee.
- G. Common area maintenance, cleaning service and scavenger service limited to the common shared areas only and to keep common shared premises clean, healthful and sightly.
- H. Comprehensive exterminating service.
- I. Elevator service where applicable.
- J. Service and maintenance of fire extinguishers.
- K. Snow and ice removal from sidewalks and parking area.
- L. Maintenance of lawn and shrubs.
- M. Cleaning and painting of common shared areas as needed and lessee areas to be evaluated at the end of the lease.
- N. Ample public parking for 4-6 vehicles. General maintenance of public parking lot.
- (1) Address of parking lot location: East side of Campbell Building.
- O. All general maintenance and repairs not caused by Lessee's negligence.
- P. Real Estate Taxes and Insurance.
- Q. Furniture, fixtures, and equipment described in Exhibit C.

Lessee shall pay all costs related to the following: Internet/phone, janitorial and scavenger service services within the leased premises if paid by lessee.

10. **Holdover:** If, after the expiration of the lease, Lessee shall retain possession of the premises, the lease shall continue in full force and effect on the same terms and conditions except the lease shall be on a month-to-month basis until terminated, but in no case may the lease continue on a month-to-month or other holdover basis for a total of more than 6 months. Rent shall be paid monthly on a prorated basis at the rate paid during the last expired lease term.
11. **Accessibility:** Lessor acknowledges that this lease is in compliance with the pertinent handicapped accessibility laws where applicable.
12. **Prevailing Wage:** All Tenant improvement work completed on behalf of or for the use of the Lessee shall be performed at not less than the prevailing hourly wage rate as determined by the Illinois Department of Labor in the Prevailing Wage Act. Lessor is responsible for obtaining any periodic revisions to the wage rates from the Department of Labor. See 820 ILCS 130/0.01 *et seq.*
13. **Quiet Enjoyment:** Lessor and/or parties signing on behalf of Lessor covenant and certify that they have full right and power to execute and perform this lease and to commit to all described covenants. Authority and eligibility for corporations, partnerships and trusts is shown on the attached Real Estate Lease Form Disclosure Statement. Lessee will have full use of the premises free from harassment, disturbance or eviction by Lessor or any person or entity. If Lessor has given a mortgage on the premises, Lessor shall provide that default or foreclosure will not affect the lease.

14. Occupancy and Surrender: Lessee will be entitled to occupancy on the date of commencement of the term. If for any reason occupancy is delayed, Lessee will not be liable for rent until Lessee has taken occupancy, and rental will be prorated from date of occupancy. If occupancy is not given within 30 days of the commencement of the lease term for reasons other than the delay by causes beyond the reasonable control of Lessor (inability to acquire adequate financing shall not be considered sufficient cause for delay), then Lessee at its own option may terminate this lease.

Lessee will return the premises in the same condition as existed on the first day of the term, reasonable wear and tear; repairs and replacements; loss by fire, casualty and other causes beyond Lessee's control; improvements permitted or required excepted. No property of Lessee may be retained by Lessor for any reason. Lessee may remove all state-owned or paid-for equipment, fixtures and improvements.

15. Assignment: The Administrative Office of the Illinois Courts may substitute judicial branch tenants at any time. Such substitute tenant shall be responsible for all or part of the leased premises. The substitute tenant would be responsible for all future obligations unless otherwise specified by the Supreme Court of Illinois through its authorized agent, the Administrative Office of the Illinois Courts.

16. Condemnation: If, during the term of this lease or any renewal, the whole or part of the premises is condemned so as to make the premises unusable or undesirable, Lessee may terminate the lease by giving at least thirty (30) days written notice. Lessee will be entitled to a portion of any award to the extent of any unamortized improvement costs paid for directly or indirectly by Lessee.

17. Untenantability: If the premises become untenable because of casualty or Lessor's act or neglect, Lessee may declare the lease terminated and may vacate if the problem is not cured by Lessor within a reasonable time. Lessee may choose to remain in possession after terminating the lease, paying at the monthly rate, until suitable substitute premises are available.

18. Insurance: Lessor shall maintain fire and other casualty insurance on the premises in an amount sufficient to repair damage caused by fire or other casualty. Lessee understands that such insurance will not cover Lessee's equipment or office furnishings. Lessee is self-insuring. A copy of Lessee's self-insurance policy or certificate will be provided.

19. Breach: Failure of Lessor 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. Lessee shall have the option of curing the breach by having the work done and deducting actual costs plus a reasonable administrative fee from rental payments or terminating the lease. If the lease is terminated, Lessee may remain in possession, making payment at the current monthly rate until suitable substitute premises are available. Rental periods of less than one full month shall be prorated on a daily basis.

20. 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 Administrative Office of the Illinois Courts.

21. Examination of Records: Lessor agrees to allow Lessee to examine all records pertaining to this lease, to verify compliance with this lease and costs associated with the lease. Lessor shall maintain, for a minimum of 5 years after the completion of the lease, adequate books, records, and supporting documents to verify the amounts, recipients, and passing in conjunction with the lease; the lease and all books, records, and supporting documents related to the lease shall be available for review and audit by the Auditor General of the State of Illinois and other State entities as required by law; and Lessor agrees to cooperate fully with any audit conducted by the Auditor General and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this paragraph shall establish a presumption in favor of the State for the recovery of any funds paid by the State under the lease for which adequate books, records, and supporting documentation are not available to support their purported disbursement.

22. Signature: Representatives of the Supreme Court of Illinois execute this document in their official capacity only and not as individuals.

23. Notices: Notices to Lessor shall be sent to the addresses shown on page one of this lease. Notices to Lessee shall be sent to the tenant's address indicated on page one of this lease and to the Administrative Office of the Illinois Courts at 3101 Old Jacksonville Road, Springfield, IL 62704-6488.

24. Laws of Illinois: This lease is governed by the laws of the State of Illinois and will be interpreted in accordance with Illinois law.

25. Non-discrimination: Lessor and its employees and subcontractors 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.

26. Authority to Execute: Parties signing this lease on behalf of Lessor certify that they have authority to execute this lease and to commit to all described covenants.

27. Disbursements: Lessor understands that disbursements from appropriations by the State Comptroller are contingent upon the lease being properly filed pursuant to 30 ILCS 105/9. Any reasonable delay in disbursement pursuant to this provision shall not be deemed to be a breach. Lessor agrees that payment made under this lease will be made in accordance with current financial practices of the State of Illinois. Late payment charges, if any, may not exceed the amounts provided under the provisions of the Prompt Payment Act. See 30 ILCS 540/1 *et seq.*

28. Ownership: Lessor covenants and warrants that record title to the demised premises is held by Lessor or that Lessor has lawful authority and the requisite site control to enter into this lease agreement by virtue of other contractual agreements with the record title owner or

subsequent transferee, assigns or successors in interest (i.e., Lessee, Sublessee, Contract Purchaser, Optionee, etc.). Failure by Lessor to fully and accurately complete the provisions of Exhibit A, the Real Estate Lease Form Disclosure Statement, attached hereto and incorporated by reference herein, shall constitute a material breach of this Lease.

It is acknowledged that in the event of such a material breach by Lessor, its assigns, transferees, or other successors in interest, Lessee shall be entitled to immediately terminate this lease and vacate the demised premises. In the alternative, Lessee may elect to declare the material breach but retain possession for the balance of any term remaining, and as liquidated damages and not as a penalty, to reduce rental payments and other charges due hereunder by twenty-five percent (25%) for the entire term of this lease, including any extensions thereto or periods of holdover, or until the material breach is cured by full and complete disclosure, whichever occurs first. The foregoing reductions represent a reasonable endeavor by the parties hereto to estimate a fair compensation for the foreseeable losses to Lessee that might result from such breach.

- 29. Change of Ownership or Beneficial Interest:** The Administrative Office of the Illinois Courts must be notified in writing by Lessor of any change in ownership and/or beneficial interest of a trust within thirty (30) days of the event. All assigns, transferees, or other successors in interest to Lessor shall be required to comply with any and all disclosure requirements of applicable Illinois law, or regulations governing real estate lease transactions. It is understood and agreed by the parties that any subsequent assigns, transferees, and other successors in interest to Lessor shall be specifically subject to the liquidated damages provisions of the preceding provision for material breach in failing to comply with disclosure requirements.
- 30. Entire Agreement:** This lease, including its addenda and exhibits, contains 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.
- 31. Severability:** If any provision of this agreement should be found illegal, invalid or void, it shall be considered severable. The remaining provisions shall not be impaired and the agreement shall be interpreted as far as possible to give effect to the parties' intent.
- 32. Modifications:** Any modification, change or amendment subsequent to the execution of this agreement may be made only by an instrument in writing executed and signed by the parties.
- 33. Waiver:** The failure of any party to enforce any provision of this agreement 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.
- 34. 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 Lessee.
- 35. Time is of the Essence:** Time is of the essence of this lease, and of each and every covenant, term, condition and provision hereof.
- 36. Disclosure:** The following exhibit(s) are made a part of this lease:
- Exhibit A - Disclosure Form
 - Exhibit B - Area Floor Plan – Shaded Leased area .
 - Exhibit C - Furniture listing
- 37. Certifications:**
- A. Conflict of Interest.** Lessor certifies that neither he/she, his/her spouse or minor child, is an elected official in this State, holding a seat in the General Assembly, or appointed to or employed in any of the offices or agencies of State government for which he/she, his/her spouse or minor child receives compensation in excess of 60% of the salary of the Governor of the State of Illinois, or that he/she, his/her spouse or minor child is an officer or employee of the Capital Development Board or the Illinois Toll Highway Authority. Lessor further certifies that no person listed herein is entitled to receive (i) more than 7½% of the total distributable income of any firm, partnership, association, or corporation or (ii) an amount in excess of the salary of the Governor. Further, Lessor certifies that no person listed herein, together with his/her spouse or minor children is entitled to receive (i) more than 15%, in the aggregate, of the total distributable income or (ii) an amount in excess of 2 times the salary of the Governor. See section 50-13 of the Judicial Branch Procurement Code (same as section 50-13 of the Illinois Procurement Code (30 ILCS 500/50-13)).
- B. Bid-rigging or Bid-rotating.** Lessor certifies that he/she/it has not been barred from contracting with the State as a result of a violation of section 33E-3 or 33E-4 of the Criminal Code of 1961. See 720 ILCS 5/33E-3, 33E-4.
- C. Educational Loan Default.** If the Lessor is an individual, he or she certifies that he or she is not in default on an educational loan. See 5 ILCS 385/3.
- D. Anti-bribery.** Lessor certifies that he/she/it is not barred from being awarded a contract or subcontract under section 50-5 of the Judicial Branch Procurement Code (same as section 50-5 of the Illinois Procurement Code (30 ILCS 500/50-5(a))). Section 50-5 prohibits a contractor or subcontractor from entering into a contract with a State agency if the contractor or subcontractor has been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, or if the contractor or subcontractor has made an admission of guilt of such conduct which is a matter of record. Lessor further acknowledges that the AOIC Director may declare this lease void if this certification is false.
- E. International Anti-Boycott Certification.** Lessor certifies that neither Lessor nor any substantially-owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act.

- F. Debt Delinquency.** Lessor certifies that he/she/it, or any affiliate, is not barred from being awarded a contract under section 50-11 of the Judicial Branch Procurement Code. Section 50-11 of the Judicial Branch Procurement Code prohibits a contractor from entering into a contract with the judicial branch if the contractor knows or should know that he/she/it, or any affiliate, is delinquent in the payment of any debt to the State unless the contractor or affiliate has entered into a deferred payment plan to pay off the debt. Lessor further acknowledges that, under section 50-60 of the Judicial Branch Procurement Code, the AOIC Director may declare the lease void if this certification is false or if Lessor is determined to be delinquent in the payment of any debt to the State during the term of the lease.
- G. Collection and Remittance of Illinois Use Tax.** Lessor certifies that he/she/it, or any affiliate, is not barred from being awarded a contract under Section 50-12 of the Judicial Branch Procurement Code. Section 50-12 of the Judicial Branch Procurement Code prohibits a contractor from entering into a contract with the judicial branch if he/she/it, or any affiliate, has failed to collect and remit Illinois Use Tax on all sales of tangible personal property into the State of Illinois in accordance with the provisions of the Illinois Use Tax Act (35 ILCS 105/1 et seq.). Lessor further acknowledges that, under Section 50-60 of the Judicial Branch Procurement Code, the AOIC Director may declare the lease void if this certification is false or if Lessor, or any affiliate, is determined to be delinquent in the payment of any debt to the State during the term of the lease.
- H. Prohibition of Goods Produced by Forced Labor.** Lessor certifies that no foreign-made equipment, materials, or supplies furnished to the State under the lease have been produced in whole or in part by forced labor, convict labor, or indentured labor under penal sanction. See 30 ILCS 583/10.
- I. Prohibited Bidders and Contractors.** Lessor certifies in accordance with Section 50-10.5 of the Judicial Branch Procurement Code that no officer, director, partner or other managerial agent of the contracting business has been convicted of a felony under the Sarbanes-Oxley Act of 2002 (Pub. L. No. 107-204) or a Class 3 or Class 2 felony under the Illinois Securities Law of 1953 (815 ILCS 5/1 et seq.) for a period of five years prior to the date of the lease. Lessor acknowledges that the AOIC Director may declare the lease void if this certification is false.
- J. Corporate Accountability.** Lessor certifies this lease is in compliance with the requirements of the Corporate Accountability for Tax Expenditure Act (20 ILCS 715/1 et seq.), which requires development assistance agreements to contain specific recapture provisions. Lessor acknowledges that the AOIC Director may declare the lease void if this certification is false.
- K. Environmental Protection Violations.** Lessor certifies that he/she/it, or any affiliate, is not barred from entering into this lease under Section 50-14 of the Judicial Branch Procurement Code. Section 50-14 prohibits entering into an agreement with the judicial branch by a person or business found by a court or the Pollution Control Board to have committed a willful or knowing violation of Section 42 of the Environmental Protection Act for a period of five years from the date of the order. Lessor acknowledges that the AOIC Director may declare the lease void if this certification is false.
- L. Prohibition of Goods Produced by Child Labor.** Lessor certifies that no foreign-made equipment, materials, or supplies furnished to the State under this lease have been produced in whole or in part by the labor of any child under the age of 12. See 30 ILCS 584/10.
- M. Drug Free Workplace.** If Lessor is an individual, or an individual doing business in the form of a sole proprietorship, Lessor certifies that Lessor will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of this lease. See 30 ILCS 580/4.
If Lessor is a corporation, partnership, or other entity with 25 or more employees, Lessor agrees that it will provide a drug free workplace by:
1. Publishing a statement:
 - (a) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in Vendor's workplace.
 - (b) Specifying the actions that will be taken against employees for violations of such prohibition.
 - (c) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
 - (i) abide the terms of the statement; and
 - (ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction.
 2. Establishing a drug free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) the grantee's or Vendor's policy of maintaining a drug free workplace;
 - (c) any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) the penalties that may be imposed upon an employee for drug violations.
 3. Providing a copy of the statement required by subparagraph (1) to each employee engaged in the performance of the lease and to post the statement in a prominent place in the workplace.
 4. Notifying the contracting or granting agency within 10 days after receiving notice under part (ii) of paragraph (c) of subparagraph (1) above from an employee or otherwise receiving actual notice of such conviction.
 5. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by section 5 of the Drug Free Workplace Act.
 6. Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.
 7. Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act. See 30 ILCS 580/1 et seq.
- N. Registration as a Business Entity.** Lessor certifies that (1) he/she/it is not required to register as a business entity with the State Board of Elections pursuant to Section 20-160 of the Judicial Branch Procurement Code (same as section 20-160 of the Illinois Procurement Code (30 ILCS 500/20-160)) or (2) he/she/it has registered as a business entity with the State Board of Elections and acknowledges a continuing duty to update the registration pursuant to Section 20-160 of the Judicial Branch Procurement Code (same as section 20-160 of the Illinois Procurement Code (30 ILCS 500/20-160)). Lessor acknowledges that the AOIC Director may declare the lease void if this certification is false.
- O. Felons.** Lessor certifies that he/she/it is not barred from being awarded a contract under 30 ILCS 500/50-10. Section 50-10 prohibits a contractor from entering into a contract with a State agency if the contractor has been convicted of a felony and 5 years have not

passed from the completion of the sentence for that felony. Lessor further acknowledges that the AOIC Director may declare the lease void if this certification is false.

38. Legal Status Disclosure by Lessor: Under penalties of perjury, I certify that the name, taxpayer identification number, and legal status listed below are correct.

Vendor and/or Business Name: County of Franklin

Taxpayer Identification Number

SSN: _____ **or** **EIN: 37-6000838**

(If you are an individual, enter your name and SSN as it appears on your Social Security Card. If completing this certification for a sole proprietorship, enter the owner's name followed by the name of the business and the owner's SSN. For all other entities, enter the name of the entity as used to apply for the EIN and the EIN.)

Legal Status (check one)

- Individual
- Owner of sole proprietorship
- Partnership
- Tax-exempt
- X Government entity**
 - Corporation providing or billing medical and/or health care services
 - Corporation NOT providing or billing medical and/or health care services
 - Nonresident alien individual
 - Estate or legal trust
 - Foreign corporation, partnership, estate, or trust
 - Limited Liability Company (select applicable tax classification)
 - D = disregarded entity (if checked, lessor must provide a copy of the IRS EIN assignment letter)
 - C = corporation (if checked, lessor must provide a copy of the IRS acceptance letter)
 - P = partnership (if checked, lessor must provide a copy of the IRS EIN assignment letter)
 - Other: _____

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

LESSEE:
Administrative Office of the Illinois Courts
Kara M. McCaffrey CHIEF JUSTICE

County of Franklin

Kara McCaffrey

Signature

J. Larry Miller

Signature

Kara M. McCaffrey

Type/Print Name

J Larry Miller

Type/Print Name

Chief Fiscal Officer, Administrative Services Division

Type/Print Title

Franklin County Board Chairman

Type/Print Title

7/11/2022

Date

7-11-22

Date

LESSOR:

**** A copy of the Judicial Branch Procurement Code is available upon written request from the Administrative Office of the Illinois Courts.**

Exhibit A
Real Estate Lease Form
Disclosure Statement

Lease Control No. _____

This statement must be completed by the Lessor

Disclosure of the following information is required by Illinois law (50 ILCS 105/3.1). This lease may be declared void by the State if information is not provided. (This form has been approved by the Forms Management Center.)

I. State the name of each individual having a beneficial interest in the lease and each individual, who, together with his spouse or minor children, has a beneficial interest in the lease. (Applies to individuals, partnerships, and/or corporations.) If no one individual owns more than 7 1/2% interest in such entity or if such corporation is publicly traded and there is no readily known individual having greater than 7 1/2% interest, then the requirements of this disclosure may be met by so stating below.

N/A - Leaser is a government entity

II. For land trusts, state the name of every owner or beneficiary having an interest in the lease.

N/A

III. Are any of the persons listed above elected or appointed officials, employees of the State or the spouse or minor child of same?

No Yes If "yes", explain employment and/or relationship.

N/A

IV. I, J Larry Miller, state on oath or affirm that I am (title) Franklin County Board Chairman for of (firm/name) Franklin County Board and that the disclosure made above is true and correct to the best of my knowledge. I will provide any additional documentation requested by the State of Illinois. I further certify that Lessor has not bribed or attempted to bribe an officer or employee of the State of Illinois. I certify that the disclosure made above is correct to the best of my knowledge.

State of Illinois)
County of Franklin) SS:

I, Lanette C. Fleming, certify
on July 11th, 2022 J. Larry Miller
personally appeared before me and swore or affirmed that he signed
this document as County Board Chairman of Franklin
County Board and that the information provided was true and correct.

J. Larry Miller 7-11-22
Signature Date

Attestation (name/title) Date

Notary



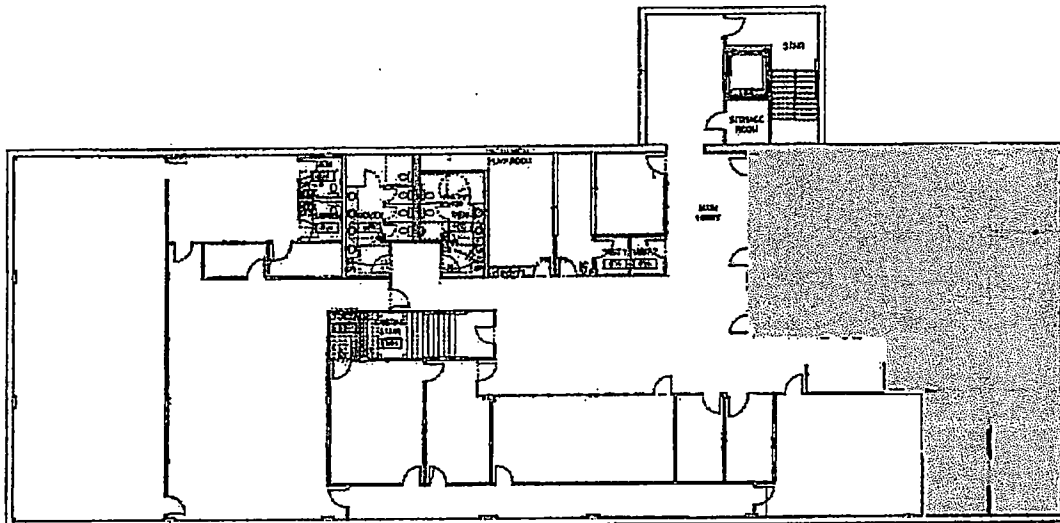
Lanette C. Fleming
Notary Public

Commission Expires 3-13-26



ADMINISTRATIVE OFFICE OF THE ILLINOIS COURTS
LEASE AGREEMENT FOR OFFICE SPACE

Exhibit B



Area to be leased depicted in yellow includes:

Private lobby area = 80 square feet

Small entry office/interview room = 150 square feet

Large common office area = 1,250 square feet

Two private offices = 170 square feet each

One Private office = 140 square feet

Private break room = 230 square feet

File vault room = 230 square feet



**ADMINISTRATIVE OFFICE OF THE ILLINOIS COURTS
LEASE AGREEMENT FOR OFFICE SPACE**

Exhibit C

Furniture, Fixtures, and Equipment Inventory

Quantity	Item	Location
3	Grey Metal Clerical Desk	Common Office Area
3	Office Chairs	Common Office Area
1	Wood Office Desk	Deputy Director's Office
1	High Back Captains Office chair	Deputy Director's Office
1	Grey Metal Clerical Desk	Middle Office
1	Office Chairs	Middle Office
1	Grey Metal Clerical Desk	Regional Chief's Office
1	Office Chairs	Regional Chief's Office
2	Wood Tables	Break Room
3	Large Rolling File Bins	File Vault
1	Large Stationary File Bin	File Vault