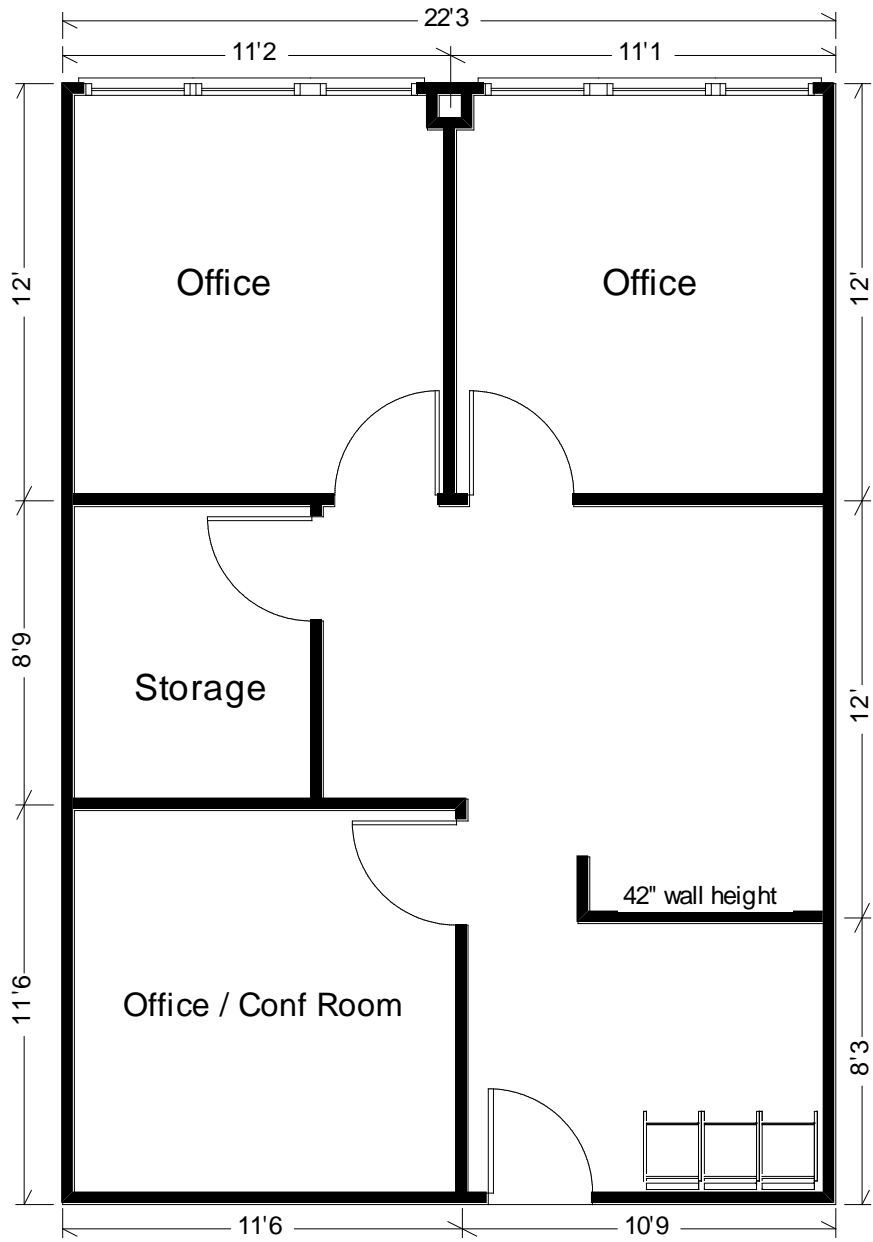


815 - Suite 206

775 RSF



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775 RSF



Bays Investment Corporation

3077 W. Jefferson Street, Suite 100, Joliet, IL 60435
Telephone (815) 741-2700 FAX (815) 741-2823

PROPOSAL FOR LEASE SPACE

Location:	LARKIN PROFESSIONAL CENTRE 815 N. Larkin Avenue Joliet, IL 60435
Premises:	Suite 206
Rentable Sq. Ft.	775
Tenant Improvements:	Standard Build Out Included
Lease Term:	5 years
Monthly Rental Rate:	\$1,195.00 (Gross Monthly Rate)
Annual Escalation:	None
Electric and Gas Expense:	Included in rental amount.
Real Estate Taxes & Operating Expenses:	Included in rental amount.
Relocation Expense:	Relocation included (up to a 15 mile radius)
Suite Garbage Removal:	Monday—Friday night trash removal

RENTAL AMOUNT ALSO INCLUDES:

Maintenance:	Overhead light bulbs, HVAC units
Tenant Accessibility:	24/7 access
Building Services:	Free Parking General Maintenance needs Parking lot maintenance Lawn Care Snow Removal Common area cleaning

Contact: Jessica Bays

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