

Bays Investment Corporation

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PIONEER BUILDING

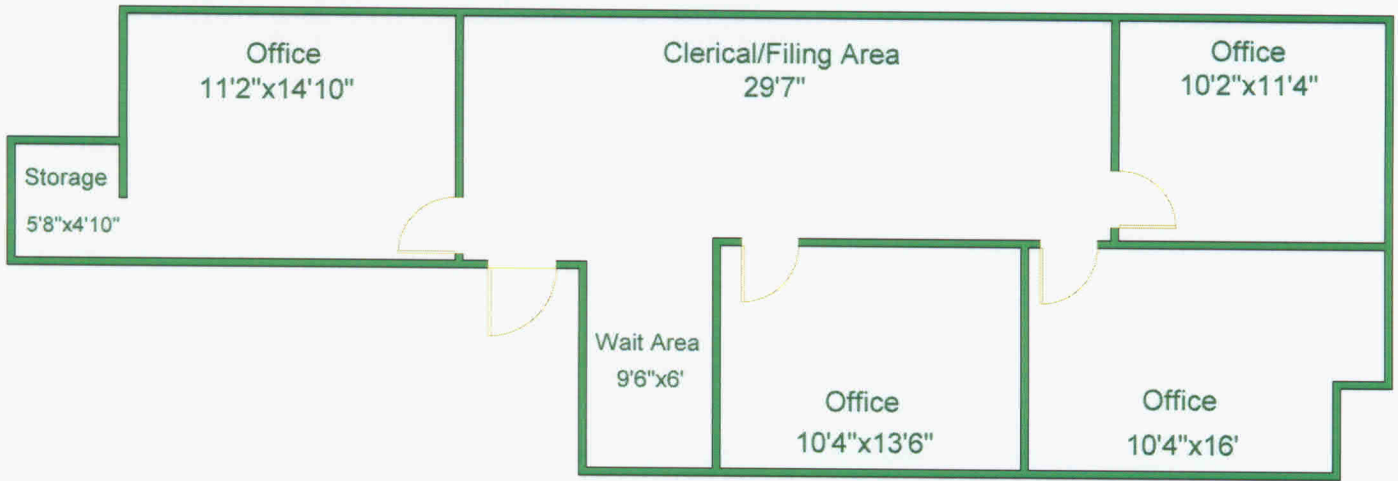
PROPOSAL FOR LEASE SPACE

CONTACT: JESSICA BAYS

Location:	54 N. Ottawa Street Joliet, IL 60432
Space:	210
Lease Term:	3 years
Rental Amount:	\$1,277.50 per month
Annual Escalation:	None
Electric & Gas Expense:	Included in rental amount.
Real Estate Taxes & Operation Expenses:	Included in rental amount.
Cleaning Service:	Available at a cost of \$65 per month.

RENTAL AMOUNTS INCLUDES:

<u>ALL UTILITIES</u>	(excluding telephone)
Maintenance:	Overhead light bulbs, HVAC units
Tenant accessibility:	24/7 automatic door security
Real Estate Taxes	
Building Services:	Courtyard maintenance
	Snow Removal
	Common area cleaning



PIONEER BUILDING
SUITE 210
1,022 Rentable Sq. Ft.