

Bays Investment Corporation

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

PIONEER BUILDING PROPOSAL FOR SPACE

Location: 54 N. Ottawa Street
Joliet, IL 60432

Suite: Suite 505
Fifth Floor

Lease Term: 3 or 5 years

Rental Amount: \$1,275.00 per month

Annual Escalation: None

Electric & Gas Expense: Included in rental amount.

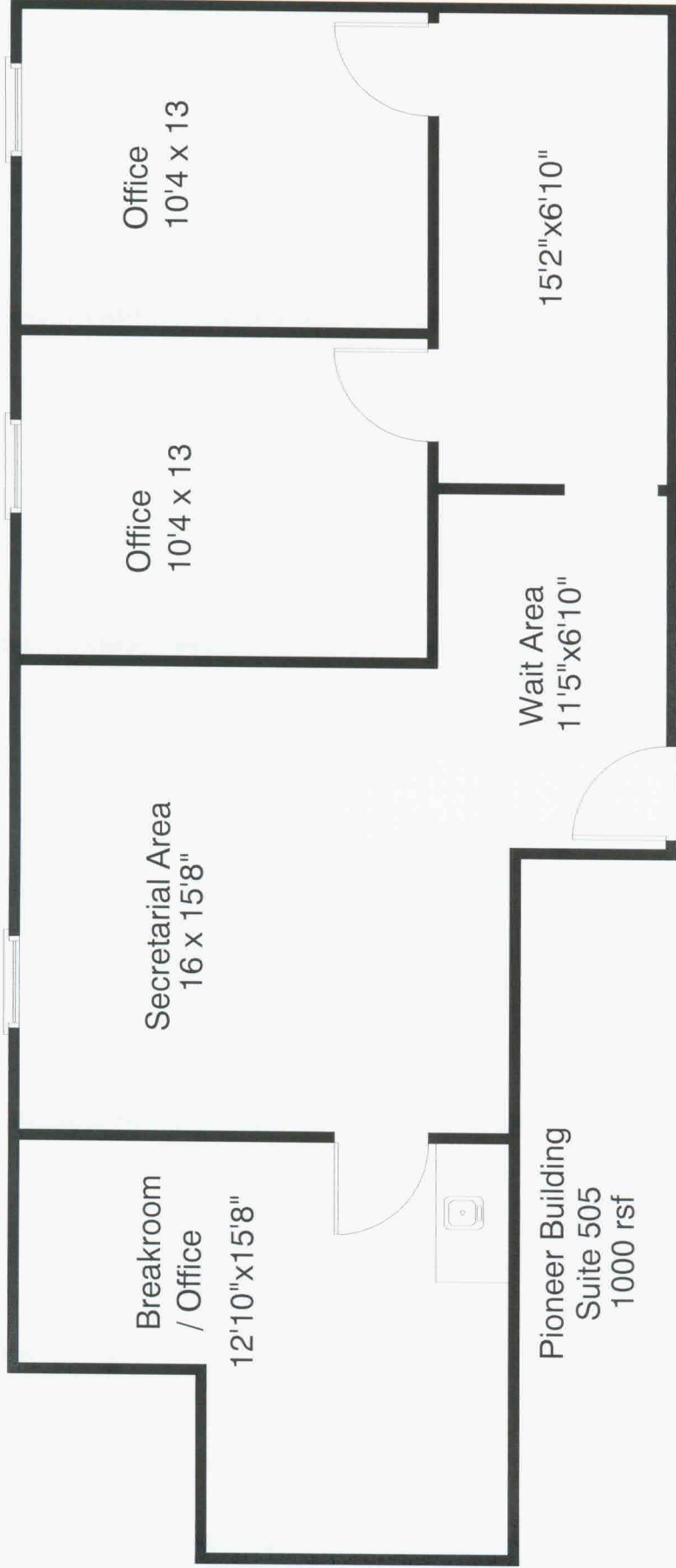
Real Estate & Operating Expenses: Included in rental amount.

Cleaning Service: Available for \$65. Per month
5-day nightly cleaning
Consisting of: vacuum, trash removal, periodic dusting

RENTAL AMOUNTS INCLUDES:

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

CONTACT: JESSICA BAYS
BAYS INVESTMENTS
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Breakroom
/ Office

12'10" x 15'8"

Secretarial Area
16 x 15'8"

Office
10'4" x 13

Office
10'4" x 13

Wait Area
11'5" x 6'10"

15'2" x 6'10"

Pioneer Building
Suite 505
1000 rsf