

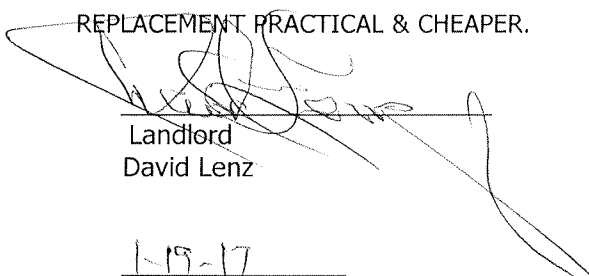
#17-09

LEASE AGREEMENT BETWEEN LENZ BROS. (LANDLORD) & MARSHALL COUNTY (TENANT)

For good consideration, it is agreed between the parties as follows:

1. Landlord hereby leases and rents to Tenant the described as follows: Basement & 1st floor area of 319 5th street in Lacon, IL. (Cilco Building) with access to toilet facilities.
2. This lease shall be in effect commencing on January 01, 2017 for a 36 month period. Rent payments are \$550 per month and are due by the 15th of each month. Tenant has option to extend lease past expiration date at current rate.
3. Tenant shall at its own expense provide telephone service and any furnishings required for its use in said property. Landlord shall at its own expense provide for utilities which include water/sewer, heat/cooling and electric.
4. Upon the expiration of the lease, the tenant will return possession of the leased premises in its present condition, reasonable wear & tear and fire casualty excepted. Tenant shall commit no waste to the leased premises.
5. Tenant shall not assign or sub-let the leased premises without the Landlord's prior written consent.
6. Tenant shall comply with all building, zoning, and health codes and other applicable laws for said leased premises.
7. Janitorial service for common area is provided by landlord and janitorial service for rented space by Tenant.
8. Real Estate taxes are to be paid by Landlord.
9. Landlord responsible for repairs & improvements on building.
10. Landlord to provide liability insurance coverage on property. Tenant responsible for renter's insurance.
11. Any county office, or any designated county affiliation, can use rental space.
12. Upon the expiration of the lease, the tenant has the right to remove the 11KW generator.

Reason: You have replaced a generator which was previously on premise. You had a choice to use or replace. Besides, in three years it is going to be out dated. Remember, some of what is part of the replacement was already there. THAT IS WHAT MADE THIS REPLACEMENT PRACTICAL & CHEAPER.



Landlord
David Lenz

1-15-17
Date



Tenant
Marshall County Chairman

1/12/17
Date