



UNITED STATES
POSTAL SERVICE™

Lease (Not to Exceed \$25K)

COLFAX - MAIN OFFICE (161698-001)
115 W MAIN ST, COLFAX, IL 61728-9900

New ONE sent for
our review by JLL??

DONE NOTHING WITH THIS
HAVE NOT CONTACTED JLL
WILL NOT FOR SOMETIME



Lease (Not to Exceed \$25K)

Single-Tenant

Facility Name/Location
COLFAX - MAIN OFFICE (161698-001)
115 W MAIN ST, COLFAX, IL 61728-9900

County: McLean
Lease: Q90000753606

This Lease, by and between GANNAWAY FAMILY TRUST, ("**Landlord**") and the United States Postal Service ("**USPS**" or "**Postal Service**"), is made as of the Effective Date. The "**Effective Date**" is the date the Postal Service executes this Lease.

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. **PREMISES:** Landlord hereby leases to the Postal Service and the Postal Service leases from Landlord, the following premises (the "**Premises**") consisting of the entire building having a street address of 115 W MAIN ST, COLFAX, IL 61728-9900 (the "**Building**") situated upon the real property with an Assessor's Parcel Number of 17-03-278-007. The Premises is located on the property described in Exhibit A attached hereto and incorporated herein (the "**Property**"). The Premises consists of approximately 1,680 square feet of net interior space and 5,330 square feet of exterior space consisting of platform, ramp, reserved parking and maneuvering, access areas, driveways and drive aisles and sidewalks. The reserved parking area, if any, is shown on Exhibit B attached hereto and incorporated herein. The Premises Area is shown on Exhibit C attached hereto and incorporated herein.

If the Premises is only a portion of the Property, then the Postal Service shall have the non-exclusive right in common with other tenants, if any, of the Building to use any and all stairways, halls, toilets and sanitary facilities, and all other general common facilities in the Building as well as appurtenances and easements benefiting the Premises and the Property, and all common sidewalks, driveways, drive lanes, entrances, exits, access lanes, roadways, service areas, parking and other common areas, wherever located in or on the Property, which the Postal Service deems necessary or appropriate to support its intended use of the Premises and to exercise its rights under this Lease. Landlord shall not make any changes to the size, location, nature, use or place any installations upon, the common areas immediately adjacent to the Premises, including, without limitation the sidewalks and parking areas, which impair the accessibility to or visibility of or ease of use of the Premises by the Postal Service and/or its customers, as reasonably determined by the Postal Service.

The Landlord has supplied the following systems and equipment:

1. Heating System
2. Air Conditioning System
3. Electrical Distribution System
4. Light Fixtures
5. Water Distribution System including hot water supply
6. Sewer or Septic System

The maintenance of these items is governed by the Maintenance Rider Landlord Responsibility attached to this Lease (the "**Maintenance Rider**").

2. **TERM:** The Lease shall be effective as of the Effective Date but the term of this Lease and the obligations of the Postal Service, including the payment of any charges or rent under this Lease, shall be for a period of 5 years commencing on September 01, 2024 ("**Commencement Date**") and ending on August 31, 2029, unless sooner terminated or extended as provided herein. If this Lease is extended, then such extended period shall also be referred to herein as the "**term**."

3. **RENT:** The Postal Service will pay Landlord an annual rent of: \$14,500.00 ("**Rent**"), payable in equal installments at the end of each calendar month during the term. Rent for a part of a month will be prorated according to the number of days of the month occurring during term.



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Rent shall be paid to:
GANNAWAY FAMILY TRUST
304 GARDEN RD.
NORMAL, IL 61761-2332

4. RENEWAL OPTIONS: The Postal Service shall have the right to the following renewal options:

Period	Annual Rent
09/01/2029 08/31/2034	\$15,950.00

provided that the Postal Service send notice of exercise of each such renewal option is sent in writing, to the Landlord at least 30 days before the end of the initial Lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

5. OTHER PROVISIONS: When used herein the term "lease" or "Lease" includes all of the following additional provisions, modifications, riders, layouts, and/or forms which were agreed upon prior to execution and made a part of this Lease.

- General Conditions to USPS Lease
- Exhibit A (Legal Description of Property)
- Exhibit B (Parking Area)
- Exhibit C (Premises Area)
- Utilities and Services Rider
- Maintenance Rider Landlord Responsibility
- Tax Rider Reimbursement of Paid Taxes

6. TERMINATION: There shall be no early termination rights, except as otherwise provided in this Lease.

7. CONFLICT OF INTEREST. To avoid actual or apparent conflicts of interest, the Postal Service requires the certification set forth on the signature page from Landlord. The Postal Service will be relying on the accuracy of the statements made by you in this certification. If Landlord's certifications below are false, or Landlord breaches the certification and fails to notify the Postal Service Contracting Officer as provided below, then the Postal Service may exercise any or all of the following remedies: (i) withhold Rent and all other payments and reimbursements due or to become due under this Lease until Landlord remedies the misrepresentation or the Postal Service waives such conflict of interest, (ii) terminate the Lease on a date set forth in the notice to Landlord without penalty, or (iii) exercise any other remedy it may have for damages or injunctive relief.

[Conflict of Interest/Signature Page Follows]

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Exhibit C**Premises Area**

Lease Defined Space Measurements	Sq ft
Rentable SF:	1,680
Total USPS Leased SF:	1,680
Total Property Site SF:	7,010
Exterior, Platform and Ramp:	80
Customer Parking Spaces	Sq ft
Exterior Parking SF:	5,250

Area Comments

one story, brick/block building

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Exhibit A

[Legal Description of Property]

Lot 11 in Block 7 in the Village of Colfax, situated in the County of McLean, in the State of Illinois. 11 W. Main Colfax, IL PIN: 17-03-278-007

