



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 202
Rentable Sq. Ft.	2,420
Lease Term:	5 years
Monthly Rental Rate:	\$3,735.00 (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)

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

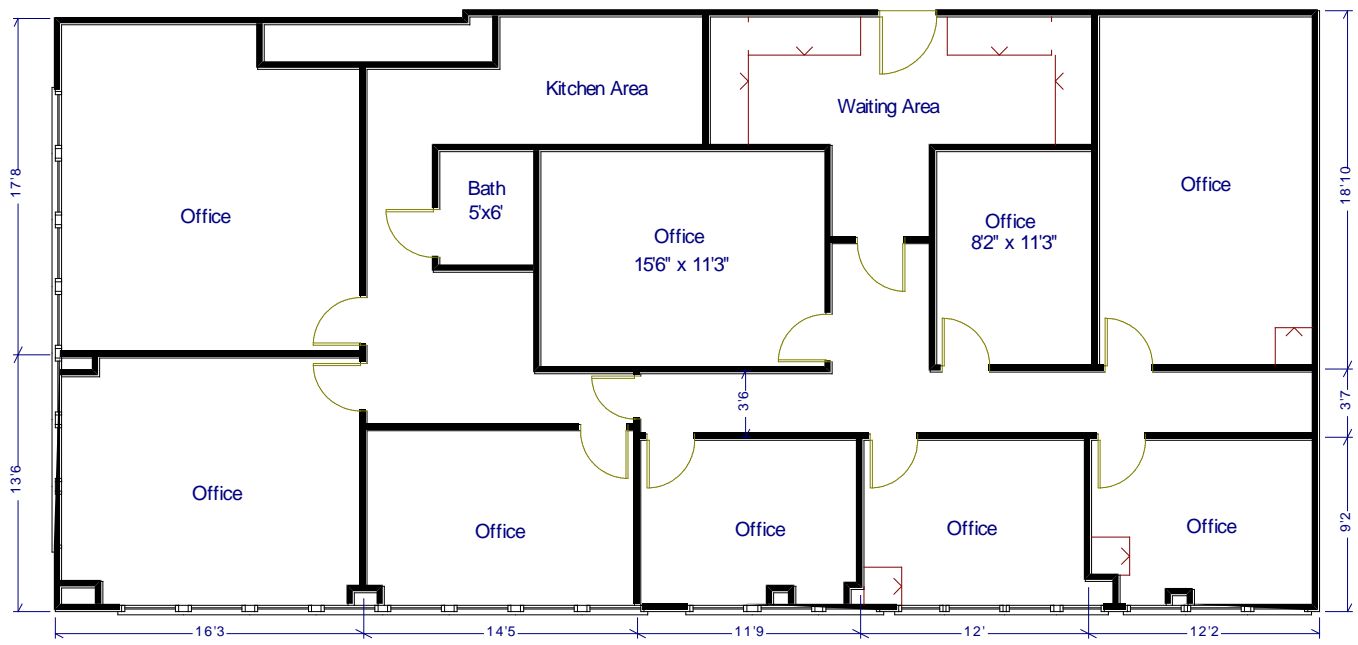
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