

## LEASE AGREEMENT BETWEEN THE COUNTY OF CHAMPAIGN AND DISPUTE RESOLUTION INSTITUTE, INC

THIS LEASE AGREEMENT is made effective as of August 1st, 2025, by and between the County of Champaign (hereinafter referred to as "Landlord") and the Dispute Resolution Institute, Inc (hereinafter referred to as "Tenant").

### ARTICLE I - Premises

Landlord does hereby lease to Tenant space numbered A301 and A322 located in POD #300 of the Champaign County Brookens Administrative Center, which is located at 1776 East Washington Street, Urbana, Illinois. The Tenant will lease 444 square feet of space on the first floor during the period of August 1, 2025-July 31, 2026. The space leased is identified in the floor plan of the Brookens Administrative Center, which is attached as Appendix A.

### ARTICLE II -Term

This lease agreement terminates on July 31, 2026. Either party may terminate this lease agreement, for any reason, with written notification of at least sixty days (60) days.

After July 31, 2026, the contract moves to month-to-month for 6 months with the same termination requirements.

### ARTICLE III - Rent

Rent for said premises shall be \$14.62 per square foot or \$540.94 per month until July 31, 2026. If tenant chooses the month-to-month option for the following 6 months, the monthly rental cost is \$595.03.

### ARTICLE IV - Utilities

At no additional cost to Tenant, Landlord shall provide electric current, plumbing, internet, and heat and air conditioning during the appropriate seasons. Landlord shall not be liable for failure to furnish or for suspension or delays in furnishing any utilities caused by breakdown, maintenance or repair work, strike, riot, civil disturbance, or any cause or reason whatsoever beyond the control of the Landlord.

### ARTICLE V - Use of Premises

Tenant shall use and occupy the leased premises for recreational and related activities consistent with Tenant's organizational mission for the citizens of Urbana and Champaign County, and for no other purpose whatsoever without the prior written consent of Landlord. Tenant shall not use or permit the leased premises or any part thereof to be used for any disorderly, unlawful, or extra hazardous purpose.

Tenant shall commit no act of waste and shall take good care of the leased premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the leased premises, conform to all laws, orders, and regulations of the federal, state and municipal or local governments or any of their departments. Tenant further agrees to save Landlord harmless from all fines, penalties, and costs for violations or of noncompliance with the same.

Tenant shall not use or permit the use of machinery or equipment which shall cause an unreasonable consumption of utilities within the leased premises beyond that made known to Landlord at the time of execution of this lease.

Tenant shall not use any equipment or engage in any activity on the leased premises which shall cause an increase in the insurance rate of the Brookens Administrative Center, or which shall create or cause undue expense to Landlord for maintenance and/or utilities.

While the lease is in effect, the Tenant has use of the community breakroom and two community meeting rooms within the expected policies and procedures of usage.

At the expiration or other termination of this lease, Tenant shall surrender and deliver the leased premises in as good a condition as when Tenant first received possession of the leased premises, ordinary wear and tear, and damage by the elements, fire, and other unavoidable casualty excepted. Tenant shall serve upon Landlord within ninety (90) days of commencement of this lease written notice specifying what parts, if any, of the leased premises are not in good order.

#### ARTICLE VI - Insurance

Tenant shall, at its expense, maintain public liability and property damage insurance with the liability limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate, and property limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 aggregate insuring against liability of Landlord and its authorized representatives arising out of and in connection with Tenant's use of occupancy of the leased space.

The County of Champaign shall be named as an additional insured on the insurance policy. All insurance required under this lease shall:

Be issued by insurance companies authorized to do business in the State of Illinois, with a financial rating of at least A+ #A status as rated in the most recent edition of Best's Insurance Reports;

Be issued as a primary policy;

Contain an endorsement requiring 30 days' written notice from the Insurance Company to both parties before cancellation or change in the coverage, scope, or amount of any policy;

Be renewed no less than 20 days before the expiration of the term of the policy.

Each policy, or a certificate of the policy, together with evidence of payment of premiums, shall be deposited with the Landlord at the commencement of the term and on each renewal of the policy.

#### ARTICLE VII - Subletting and Assignment

Tenant shall not, without first obtaining the written consent of Landlord, assign, mortgage, pledge, or encumber this lease, or sublet the leased premises or any part thereof.

#### ARTICLE VII - Alterations

Tenant will not make any alterations, installations, changes, replacements, additions or improvements (structural or otherwise) in or to the leased premises or any part thereof, without the prior written approval of Landlord of the design, plans and specifications therefore, which approval shall not be

unreasonably withheld. Tenant shall keep the leased premises and the building and grounds of which it is a part free and clear of liens arising out of any work performed, materials furnished, or obligations incurred by Tenant, including mechanic's liens.

It is distinctly understood that all alterations, installations, changes, replacement, additions, or improvements upon the leased premises made by the Tenant pursuant to (a) herein, shall, at the election of Landlord, remain upon the leased premises and be surrendered with the leased premises at the expiration of this lease without disturbance or injury. Should Landlord elect that same be removed upon termination of this lease or any extension thereof, Tenant hereby agrees to cause same to be removed at the sole cost and expense of Tenant. Should Tenant fail to remove same, then Landlord may cause same to be removed, and Tenant hereby agrees to reimburse landlord for the cost of such removal together with any and all damages that Landlord may suffer and sustain by any reason of the failure of Tenant to remove the same.

Maintenance and repair of any items installed pursuant hereto shall be the sole responsibility of Tenant, and Landlord shall have no obligation in connection therewith.

Tenant shall promptly repair all damage caused to the leased premises or to the building and grounds of which the leased premises are a part occasioned by the installation or removal of any alteration made pursuant hereto.

#### ARTICLE IX - Parking

Appendix B identifies Brookens Administrative Center Parking Lots A, B, C, and D.

At no additional cost to Tenant, Tenant's employees may park in non-reserved spots in Parking Lot D and guests may park in Parking Lot A, C, and D. Parking spaces shall be available on a first-come-first-served basis. See Appendix B.

#### ARTICLE X - Signs. Notices. Advertisements. Etc.

Tenant shall not inscribe, print, affix, or otherwise place any sign, advertisement, or notice on the grounds, or the exterior or interior of the building of which the leased premises is a part, except on the doors of leased premises and only in a size, color and style approved by Landlord.

#### ARTICLE XI – Damage to Premises

If, without the fault of Tenant, the leased premises is damaged by fire or other casualty to such extent that the leased premises is totally destroyed, or if such damage occurs during the last six (6) months of a one-year term of this lease agreement, this lease agreement shall terminate and rent shall be abated beginning the day after the casualty event. In all other cases when the leased premises is damaged by fire or other casualty, without the fault of Tenant, Landlord shall repair the damage with reasonable dispatch, and if the damage has rendered the leased premises untenantable, in whole or in part, there shall be an apportionment of the rent until the leased premises is wholly tenantable. However, should the leased premises not be restored to tenantable condition within three (3) months from the date of said damage, then Tenant may, at its option, cancel and terminate this lease in its entirety. In determining what constitutes reasonable dispatch, consideration shall be given to delays caused by strikes, adjustment of insurance, and other causes beyond landlord's control. If the damage results from

the fault of Tenant, or Tenant's agents, servants, visitors, or licensees, Tenant shall not be entitled to any abatement or reduction of rent.

No compensation, claim, or diminution of rent shall be allowed or paid by landlord, by reason of inconvenience, annoyance, or injury to business, arising from the necessity of repairing the leased premises or any portion of the building of which it is a part, however the necessity may occur.

Landlord shall not be liable for damages for, nor shall this lease be affected by, conditions arising or resulting from construction on contiguous premises which may affect the building of which the leased premises is a part.

#### ARTICLE XII - Access

Landlord, its agents and employees, shall have the right to enter the leased premises at all reasonable hours and necessary times to inspect the premises and to make the necessary repairs and improvements to the premises and the building in which the premises is located.

#### ARTICLE XIII - Landlord's Remedies on Default

If Tenant defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions of this lease agreement, Landlord may give Tenant notice of the default. Rent default shall be cured within 15 days of the notice, and other defaults shall be cured within 21 days of the notice.

Landlord may extend the time to cure if tenant fails to cure within the required time, and shall extend the time to cure so long as Tenant is diligently pursuing cure of its default. On the date specified in the notice, or on the date specified by the Landlord's extension of time to cure, this lease agreement will terminate, and Tenant will then quit and surrender the premises to Landlord, and the Tenant will remain liable for any deficiencies in rent or damage to the property. If the lease is terminated because of Tenant's default, Landlord may at any time thereafter resume possession of the premises by any lawful means and remove Tenant or other occupants and its or their effects.

#### ARTICLE XVI - Cumulative Remedies and Waiver

The specified remedies to which either party may resort under the terms of this lease are cumulative and are not intended to be exclusive of any other remedies or means of redress to which a party may be lawfully entitled in case of any breach or threatened breach by the other of any provision of this lease.

The failure of a party to insist on strict performance of any covenant or condition of this lease or to exercise any option herein contained in any one instance shall not be construed as a waiver of such covenant, condition, or option in any other instance. No waiver by either party of either any provision of this lease shall be deemed to have been made unless expressed in writing and signed by the other party.

#### ARTICLE XVII - Partial Invalidity

Should any provision of this lease become or be declared to be invalid or unenforceable, the remaining provisions shall continue to be fully effective.

#### ARTICLE XVIII - Successors

All the terms and provisions of this lease shall be binding upon and inure to the benefit of and be enforceable by and upon the representatives, successors, and assigns of Landlord and Tenant.

#### ARTICLE XIX - Notices and Payments

All rent or other payments under this lease shall be paid to Landlord at Champaign County Treasurer's Office, 1776 East Washington Street, Urbana, Illinois, 61802, or at such other place as Landlord may from time to time designate by written notice to Tenant. All notices required or desired to be furnished to Landlord by Tenant shall be in writing and shall be furnished by mailing the same by certified mail to Landlord addressed to Champaign County Executive/Facilities & Procurement, 1776 East Washington Street, Urbana, Illinois 61802. All notices to Tenant shall be in writing and shall be furnished by Landlord by mailing the same by certified mail addressed to Dispute Resolution Institute, Inc, PO Box 1136, Carbondale, IL 62903.

#### ARTICLE XX - Governing Law

This lease shall be construed, enforced, and considered made in accordance with the laws of the State of Illinois.

#### ARTICLE XXI - Titles

All titles, captions, and headings contained in this lease are for convenience only and shall not be taken into consideration in any construction or interpretation of this lease or any of its provisions.

#### ARTICLE XXII - Entire Agreement

The terms of this lease constitute the whole and entire agreement between the parties and supersede all prior understandings, discussions, agreements or otherwise between the parties hereto with respect to the subject matter hereof.

#### ARTICLE XXIII - Amendment

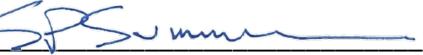
No amendment to this lease shall be effective unless it is in writing and signed by the parties hereto.

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written, in duplicate documents, each of which shall be considered an original.

Landlord:

COUNTY OF CHAMPAIGN, ILLINOIS

Signature: 

Date: July 24, 2025

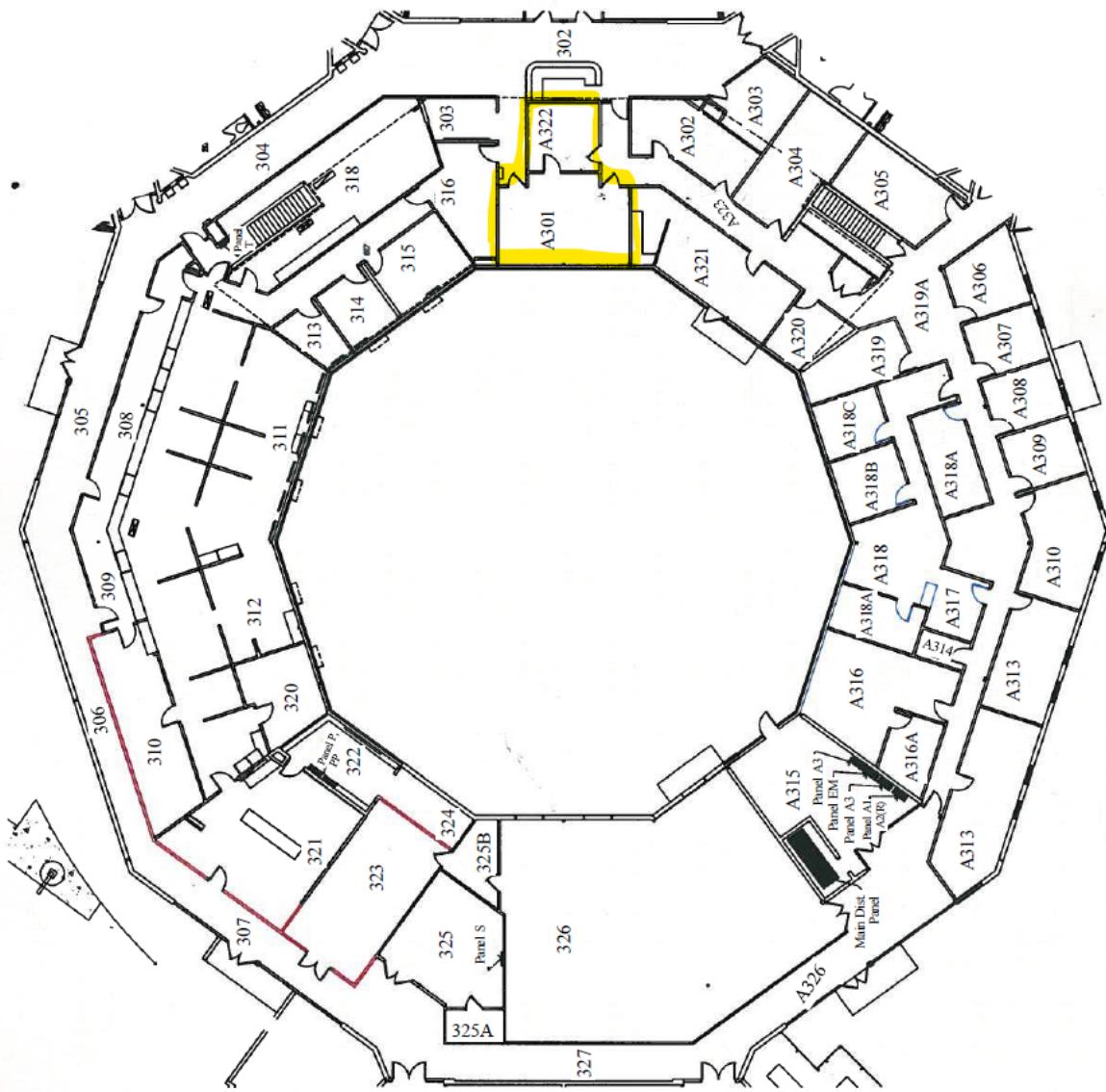
Steve Summers, Champaign County Executive

Tenant:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## APPENDIX A – RENTAL SPACE



APPENDIX B – PARKING

