

LEASE AGREEMENT BETWEEN THE CHAMPAIGN COUNTY EXECUTIVE'S OFFICE
AND THE ILLINOIS STATE TREASURER

This lease agreement is made and entered into this 1st day of September 2026, by and between the Champaign County Executive's Office (hereinafter referred to as "Landlord") and the Illinois State Treasurer's Office (hereinafter referred to as "Tenant")

ARTICLE I

PREMISES

1. Landlord does hereby Lease to Tenant 360 square foot of office space located on the fifth floor of the Bennett Administration Center (rooms # 528 & # 530). Which is located at 102 E. Main Street Urbana IL. 61802. Common conference room located on the fifth floor of the Benett Administration Center will be made available to Tenant by Landlord with reasonable prior notice to Champaign County Administrative Services at the Bennett Administration Center.

ARTICLE II

TERM

1. This lease agreement shall commence September 1, 2026 and will continue through and including September 1, 2027, unless terminated earlier or extended further as provided below or as otherwise provided by written agreement of the parties.
2. Tenant may terminate this lease early by providing Landlord at least 180 day's prior written notice. The termination shall become effective upon the date specified in the notice, provided that Tenant has paid all rent due through the effective date.
3. Landlord may terminate this lease upon 180 day's written notice to the Tenant if Landlord proposes or is required, for any reason, to remodel, remove, or demolish the Bennett Administration Center or any substantial portion of it; if Landlord decides to sell the Bennett Administration Center and the land under it. Such termination shall become effective and conclusive by Landlord's written notice to Tenant not less than 180 days prior to the 1st day of the month fixed in the notice. No money or other consideration shall be payable by Landlord to Tenant for this right. The right reserved by Landlord shall inure to all purchasers, assignees, lessees, transferees, and ground or underlying lessees, as the case may be. And is in addition to all other rights of Landlord. Landlord shall, within 30 days of Tenant's last day of occupancy of the premises, make a pro rata refund to Tenant of any

portion of monthly rent previously paid for the Tenant for unused portion of the final month of the lease.

ARTICLE III

RENT

1. From September 1, 2026, to September 1, 2027 - \$19,800.00 annually payable in equal monthly installments of \$1650.00, in advance, on the first day of each calendar month.
2. The annual rent will increase every year by 2.5% or the Annual Consumer Price Index (CPI).

ARTICLE IV

UTILITIES

1. At no additional cost to Tenant, Landlord shall provide electricity, plumbing, 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 LEASE PREMISES

1. Tenant shall use and occupy the said lease premises as a business office for the Illinois State Treasurer's Office and shall not use or occupy the said lease premises for any other purpose whatsoever without the prior written consent of the Landlord. Tenant shall not use or permit the lease premises or any part thereof to be used for any disorderly, unlawful, or extra hazardous purpose.
2. Tenant(s) shall commit no act of waste and shall take good care of the said lease premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the lease premises. Conform to all laws, orders, and regulations of the federal, state, and municipal or local government or any or their departments. Tenant further agrees to hold Landlord harmless from any fines, penalties and cost incurred by Tenant's violation or non-compliance with the said laws, orders, and regulations.
3. Tenant(s) shall not use or permit the use of machinery or equipment which shall cause an unreasonable consumption of utilities within the said lease premises

beyond that made known to Landlord at the time of the execution of this lease agreement.

4. Tenant shall not use any equipment or engage in any activity on that said lease premises which shall cause an increase in liability insurance rate of the Bennett Administration Center, or which shall create or cause undue expense to the Landlord for maintenance or utilities.
5. At the expiration or termination of this lease agreement, if there is no written extension agreement of the said lease agreement, Tenant shall surrender and deliver the said lease premises to the Landlord in as good a condition as when Tenant first received possession of the lease premises, ordinary wear and tear and damage by elements, fire and other unavoidable casualty excepted. Tenant shall serve upon Landlord within ninety (90) days of the commencement of this lease agreement written notice specifying what part, if any, of the said lease premises are not in good order.

ARTICLE VI

SUBLETTING AND ASSIGNMENT

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

ARTICLE VII

ALTERATIONS

1. Tenant shall not make any alterations, installations, changes, replacements, additions, or improvements (structural or otherwise) in or to the said lease premises or any part thereof without the prior written approval of Landlord of the design. Plans and specifications, therefore. Tenant shall keep the said lease premises and the building and grounds of which it is free and clear of liens arising out of any work performed. Materials furnished, or obligations incurred by Tenant(s), including mechanic's liens.
2. It is specifically understood that all alterations, installations, changes, replacements, additions, or improvements upon the said lease premises shall, at the election of the Landlord. Remain upon the said lease premises and be surrendered by the Tenant with the said lease premises at the expiration of this lease agreement without disturbance or injury. Shall Landlord require Tenant to remove any or all alterations, Installations, changes, replacements, additions or improvements upon the said lease premises upon termination of this lease agreement or any extension thereof. Tenant

agrees to remove those items so designated by Landlord at the sole cost and expense of Tenant. Shall Tenant fail to remove those items so designated by Landlord for the cost of such removal. Together with any and all damage which Landlord may suffer and sustain by reason of the failure of the Tenant to remove the same.

3. Maintenance and repair of any items installed by Tenant as outlined in this article shall be the sole responsibility of Tenant, and Landlord shall have no obligation to maintain or repair the said items.
4. Tenant shall promptly repair any and all damages caused to the said lease premises or to the building and grounds of which the said lease premises are a part which are occasioned by the installation or removal of any alteration made pursuant to this article.

ARTICLE VIII

PARKING

1. At no additional cost to Tenant(s), Tenant's employees may park in the designated spaces in the adjacent parking lot. Parking spaces are assigned to each employee/Tenant. A parking placard is given to each employee/Tenant with a designated spot. If the placard is lost, damaged, or stolen it is the responsibility of the employee/Tenant to notify HR and report it. It is also the employee/Tenant's responsibility to pay the \$10 replacement fee if this has occurred.
2. Tenant's temporary business guests and visitors shall be permitted to use the visitors' reserved parking spaces available on Main Street, immediately south of the property on which the premises are located. Parking spaces are available on a first-come, first-served basis.
3. The Illinois State Treasurer shall be provided with access to the lower-level parking area for secured entrance to the building. When here, their vehicle should use one of the handicapped spots directly across from the building entrance.
4. Public parking is labeled and available for occasional staff or visitors on the upper deck of the Bennett parking area.

ARTICLE IX

SIGNS, NOTICES AND ADVERTISEMENTS

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

ARTICLE X

SERVICES

1. At no additional cost, Landlord agrees to furnish custodial services to Tenant that are customary in the building of which the said lease premises is a part. Landlord shall furnish adequate lavatory supplies, and normal and usual maintenance, Monday through Friday, except legal holidays.

ARTICLE XI

INSURANCE

1. Tenant is a Constitutional Officer of the State of Illinois and, as such, is self-insured for liability.
2. Any injuries to Tenant's employees occurring at work would fall under the Tenant's workers' compensation and insurance and the County will not be held liable.

ARTICLE XII

PERSONAL PROPERTY

1. Tenant shall be solely responsible for insuring its personal property and the personal property of its employee to the extent damages are not proximately caused by Landlord's own negligence or willful or wanton misconduct. Landlord shall not be liable for damages to, or theft of property of Tenant or its employees; Landlord shall not be liable for damages to property of Tenant or its employees resulting from the use or operation of the heating, cooling, electrical, or plumbing apparatus, water, steam, or other causes; and Tenant expressly releases Landlord from any liability incurred or claimed by reason of damage to Tenant's or its employee's property.

ARTICLE XIII

DAMAGE TO LEASE PREMISES

1. If through no fault of Tenant, the said lease premises are damaged by fire or other casualty to such extent that the said lease premises are totally destroyed, or if the damage occurs during the last six months of the term of this lease agreement, this lease agreement shall cease. And Tenant shall be entitled to a refund of any rent paid for the period subsequent to the time of the damage, in all other cases when the said lease premises are damaged by fire or other casualty through no fault of Tenant, Landlord shall repair the damage as soon as practicable. And if the damage has been rendered the said lease premises untenable in whole or in part. Tenant shall be entitled to a rent abatement until

Landlord has repaired the damage. Should the said lease premises not be restored to Tenantable conditions within three months from the date of the said damage, then Tenant may, at its option terminate this lease agreement in its entirety. In determining what constitutes repair of damage by Landlord as soon as practicable. Consideration shall be given to delays caused by strike, disposition of insurance claims related to the said damage, and other caused beyond Landlords 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.

2. No compensation, claim, or diminution of rent shall be allowed or paid by Landlord to Tenant by reason of inconvenience, annoyance, or injury to Tenant's business arising from the necessity of repairing the said lease premises or any portion of the building of which the said lease premises are a part. Landlord shall not be liable for damages, for, nor shall this lease agreement be affected by, conditions arising or resulting from construction on a contiguous premise which may affect the building of which the said lease premises are a part.

ARTICLE XIV

ACCESS

1. Landlord, its agents and its employees shall have the right to enter the said lease premises at all reasonable hours and necessary times to inspect the said lease premises and to make necessary repairs and improvements to the said lease premises and the building in which the said lease premises are located. The said inspection and any repairs or improvements which are necessary to the said lease premises shall be performed at a time mutually agreeable to both parties, unless the said inspection or repairs are necessary for an emergency purpose.
2. Tenant, and its employees will be granted access to the Bennett Administration Center 5th floor executive offices during business hours, access will be granted 6:00am-7:00pm, every day of the week.
3. Additionally, Landlord will provide Tenant with three (3) keys, per office, access the spaces identified under the terms of this lease.

ARTICLE XV

APPROPRIATION OF FUNDS

1. Payments pursuant to the lease agreement are subject to the appropriation of adequate funds by the General Assembly to the Illinois State Treasurer's Office for the purpose of this lease agreement. Obligations of the Illinois State Treasurer's

Office will cease immediately without penalty or further payment being required if, at any time, sufficient funds for this lease have not been appropriated or are otherwise not unavailable.

ARTICLE XVI

PROMT PAYMENT ACT

1. Any late payments are subject to and may be paid only in accordance with the State Prompt Payment Act, 30 ILCS 540/0.01 et seq.

ARTICLE XVII

CUMULATIVE REMEDIES AND WAIVER

1. The specified remedies to which Landlord may be entitled under the terms of this lease agreement are cumulative and are not intended to be exclusive of any other remedies or means of redress to which Landlord may be lawfully entitled in case of any breach or threatened breach by Tenant as to any provision of this lease agreement. The failure of Landlord to insist on strict performance of any covenant or condition of this lease agreement, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. No waiver by Landlord of any provision of this lease agreement shall be deemed to have been made unless made in writing and signed by Landlord.

ARTICLE XVIII

PARTIAL INVALIDITY

1. Should any provision of this lease agreement be or become invalid or unenforced, the remaining provisions shall be continued to be fully effective.

ARTICLE XIX

SUCCESSORS

1. All of the terms and provisions of this lease agreement 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 XX

NOTICES AND PAYMENTS

1. All rent or other payments due by Tenant pursuant to this lease agreement shall be paid to Landlord at the Office of the Champaign County Executive, Attention:

Facilities, 102 E Main St. Urbana, IL. 61802, or such other place as Landlord may from time to time designate by written notice to Tenant.

2. 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, address to Champaign County Executive, Attention: Facilities, 102 E Main St. Urbana, IL, 61802.
3. All notices from Landlord to Tenant shall be in writing and shall be furnished by Landlord by mailing the same by certified mail addressed to
 - a. Illinois State Treasurer's Office, Attn: John Renick, Chief Operations Officer, 1 E. Old State Capitol Plaza, Springfield, IL 62706, jrenick@illinoistreasurer.gov, and
 - b. a copy to Illinois State Treasurer, Attn: Laura Duque, General Counsel, 555 W. Monroe, 14th Floor, Chicago, IL 60661.
4. All other emergent, routine, updates, and/or urgent communications related to this lease, Tenant's occupancy, the building, or office space should be directed to: Illinois State Treasurer's Office, Illinois State Treasurer, Attn: John Renick, Chief Operations Officer, 1 E. Old State Capitol Plaza, Springfield, IL 62706, jrenick@illinoistreasurer.gov; 217.782.6728.

ARTICLE XXI

GOVERNING LAW

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

ARTICLE XXII

TITLES

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

ARTICLE XIII

ENTIRE AGREEMENT

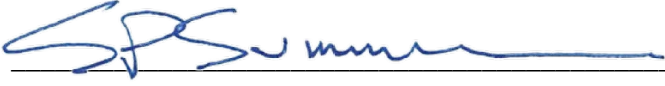
1. The terms of this lease agreement constitute the whole and entire agreement between the parties, and supersede any and all prior understandings, discussions, agreements or otherwise between the parties hereto with respect to the subject matter hereof.

ARTICLE XXIV

AMENDMENT

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

IN WITNESS WHEREOF the parties have set their hands and seals the day and year first above writing, in duplicate documents. Each of which shall be considered to be an original.



Steve Summers, Champaign County Executive

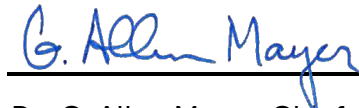
August 21, 2026

Date

Office of the Illinois State Treasurer



Michael W. Frerichs, Treasurer



By: G. Allen Mayer, Chief of Staff

Date
08/18/2026