

## LEASE FOR LEGISLATIVE DISTRICT OFFICE SPACE

THIS LEASE is made between Village of Romeoville 1050 W Romeo Rd. Romeoville, IL 60446 ("LESSOR")  
(Name, Address, Zip Code)  
and the Illinois House of Representatives ("LESSEE") by its agent, State Representative Natalie Manley  
("REPRESENTATIVE"), not individually but in his or her official capacity, pursuant to the General Assembly Compensation Act, 25  
ILCS 115/1, et seq.

### ARTICLE I. PREMISES AND TERM

1. From January 14, 2021 until January 11, 2023, LESSOR agrees to lease to LESSEE, for use as REPRESENTATIVE'S State legislative district office, the following described premises (Street Address, City, Zip Code, Other Description):

1050 W. Romeo Rd. Romeoville, IL 60446  
Suite 101

### ARTICLE II. RENT

1. LESSEE agrees to pay LESSOR as rent \$150<sup>00</sup> dollars per month, mailed to LESSOR at the following address:

1050 W. Romeo Rd. Romeoville, IL 60446

2. LESSEE shall not be considered in default of this Lease for failure to pay rent for any month in which the LESSEE has submitted a voucher for payment of that month's rent to the State of Illinois Comptroller. LESSEE shall provide a copy of any such voucher upon request of the LESSOR.
3. Payment for obligations pursuant to the Lease shall be solely from sums appropriated to the Illinois General Assembly for such purposes pursuant to the General Assembly Compensation Act, 25 ILCS 115/1, et seq. Obligations of the State shall cease immediately without penalty or further payment being required if, in any fiscal year, funds are not appropriated or otherwise made available for this Lease. LESSEE shall provide proof of appropriation authority upon request of the LESSOR.

### ARTICLE III. USE

1. LESSEE agrees that, during the term of this Lease, the above-described premises will be used as a state legislative district office.

### ARTICLE IV. POSSESSION

1. LESSEE shall be entitled to possession on the first day of the term of this Lease. Should LESSOR be unable to give possession on the first day of the term of this Lease, LESSEE shall not be liable for rent unless and until possession is delivered and rent shall be prorated from the date of occupancy.

### ARTICLE V. UTILITIES

1. Utilities are the responsibility of LESSOR or check here ☒ if obligation is that of LESSEE.

### ARTICLE VI. IMPROVEMENTS & MAINTENANCE

1. Permanent improvements are the responsibility of LESSOR unless agreed to in a codicil, amendment, rider, or other written agreement signed by LESSOR and LESSEE.
2. LESSOR shall provide and maintain air conditioning and heating systems.
3. LESSOR shall be responsible for repairs to and maintenance of the interior of the premises and all structural and other components of the premises, including, but not limited to, roofs, ceilings, walls (interior and exterior), floors, windows, doors, foundations, fixtures, and all mechanical, plumbing, electrical and air conditioning and heating systems or equipment serving the premises, except for repairs to and maintenance of the LESSEE's personal property.

- LESSOR agrees that neither LESSEE nor any of LESSEE's officers or employees will indemnify or hold harmless LESSOR against any liability of LESSOR to any third party that may arise during or as a result of this Lease or LESSEE's tenancy.

#### ARTICLE XIV. NO CONFESSION OF JUDGMENT

- LESSEE does not confess judgment in any suit brought in any court by virtue of executing this Lease.

#### ARTICLE XV. COURT OF CLAIMS

- Any claim or disputed issue arising out of this Lease must be filed exclusively with the Illinois Court of Claims.

#### ARTICLE XVI. INSURANCE

- LESSOR shall maintain in full force and effect at its sole cost and expense but for the mutual benefit of LESSEE (i) an "all-risk" property insurance policy for the premises and LESSOR'S personal property located in the premises in the amounts of the full replacement values thereof and (ii) a comprehensive general liability insurance policy on an occurrence basis with limits of not less than \$2,000,000 per occurrence.

#### ARTICLE XVII. CERTIFICATIONS

- Drug Free Workplace. LESSOR certifies that it will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of this Lease. *See* 30 ILCS 580/1, et seq.
- Americans with Disabilities Act (ADA). The Americans with Disabilities Act and the regulations promulgated thereunder prohibit discrimination against persons with disabilities by the State, whether directly or through contractual agreements, in the provision of any aid, benefit, or service. As a condition of receiving this Lease, LESSOR certifies that the premises and services provided under this Lease are and will continue to be in compliance with the American with Disabilities Act. *See* 42 U.S.C. 12101; 28 CFR 35.130.
- Forced Labor. LESSOR certifies that in accordance with the State Prohibition of Goods from Forced Labor Act that no foreign made equipment, materials, or supplies furnished to the State under the Lease have been or will be produced in whole or in part by forced labor, convict labor, or indentured labor under penal sanction. *See* 30 ILCS 583/1, et seq.
- Child Labor. LESSOR certifies that in accordance with the State Prohibition of Goods from Child Labor Act that no foreign made equipment, materials, or supplies furnished to the State under the Lease have been or will be produced in whole or in part by the labor of any child under the age of 12. *See* 30 ILCS 584/1, et seq.
- Environmental Barriers Act. This Lease is subject to the Environmental Barriers Act. *See* 410 ILCS 25/5(c).
- Educational Loans. LESSOR certifies that neither it, nor any of its principals, is in default on an educational loan as provided in the Educational Loan Default Act. *See* 5 ILCS 385/3.
- International Anti-Boycott Certification Act. LESSOR certifies that neither it, nor any of its principals or substantially-owned affiliated company is participating in or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act. *See* 30 ILCS 582/5.
- Illinois Human Rights Act. LESSOR certifies that it is in compliance with all applicable provisions of the Illinois Human Rights Act and any rules adopted thereunder. *See* 775 ILCS 5/2-105.
- Bribery. LESSOR certifies that neither it nor any of its principals has been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor have the LESSOR or its principals made an admission of guilt of such conduct which is a matter of record. *See* 30 ILCS 500/50-5.
- Bid Rigging/Bid Rotating. LESSOR certifies that neither it, nor any of its principals, has been barred from contracting the State or a unit of local government as a result of a violation of Sections 5/33E-3 and 33E-4 of the Criminal Code of 1961. *See* 720 ILCS 5/33E-11.
- Delinquent Payments. LESSOR certifies that it is not delinquent in the payment of any debt to the State. *See* 30 ILCS 500/50-11.

## TAXPAYER IDENTIFICATION NUMBER

I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), **and**
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, **and**
3. I am a U.S. person (including a U.S. resident alien).

Name: Village of Romcoville

Taxpayer Identification Number:

Social Security Number \_\_\_\_\_

or

Employer Identification Number 36-6009349

*(If you are an individual, enter your name and SSN as it appears on your Social Security Card. If completing this certification for a sole proprietorship, enter the owner's name followed by the name of the business and the owner's SSN or EIN. For all other entities, enter the name of the entity as used to apply for the entity's EIN and the EIN.)*

Legal Status (check one):

☐ Individual

☐ Sole Proprietor

☐ Partnership/Legal Corporation

☐ Tax-exempt

☐ Corporation providing or billing medical and/or health care services

☐ Corporation NOT providing or billing medical and/or health care services

☐ Other: \_\_\_\_\_

☒ Governmental

☐ Nonresident alien

☐ Estate or trust

☐ Pharmacy (Non-Corp.)

☐ Pharmacy/Funeral Home/Cemetery (Corp.)

☐ Limited Liability Company (select applicable tax classification.)

☐ D = disregarded entity

☐ C = corporation

☐ P = partnership

Signature: Chris Fann

Date: 10/15/2020

Lease No. \_\_\_\_\_

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**REAL ESTATE LEASE FORM  
DISCLOSURE STATEMENT**

**THIS STATEMENT MUST BE COMPLETED BY THE LESSOR AND SIGNED BY  
AN OWNER, AUTHORIZED TRUSTEE, CORPORATE OFFICIAL, OR MANAGING AGENT**

You are required by Illinois Law to complete this form (50 ILCS 105/3.1) The purpose of this form is to determine all of the name(s) of the owner(s) and beneficiary having any interest in the property real or personal of the leased premises. Furthermore, you must disclose the names of any shareholders entitled to receive more than 7 1/2% of the total distributable income of any corporation with an interest in the lease. **FAILURE TO ACCURATELY PROVIDE ALL INFORMATION REQUESTED ON THIS FORM AND TO PROVIDE UPDATED INFORMATION WITHIN 30 DAYS OF ANY CHANGE OF OWNERSHIP MAY RESULT IN A MATERIAL BREACH OF THE LEASE AND/OR CRIMINAL SANCTIONS.**

- I A. Address of Premises 1050 W. Romco Rd., Suite 101 Romeoville, IL 60446  
B. Real Estate Tax Index Number 36-6009349

II **INDICATE LESSOR'S INTEREST IN PROPERTY BY CHECKING ALL APPLICABLE BOXES AND COMPLETING PARAGRAPH(S) AS INSTRUCTED. IF ADDITIONAL SPACE IS NEEDED TO PROVIDE THIS INFORMATION, PLEASE ATTACH A SEPARATE SHEET TO THIS FORM.**



**FEE SIMPLE (SOLE OWNER, JOINT TENANTS, TENANTS BY THE ENTIRETY, TENANTS IN COMMON)**

INSTRUCTIONS: PLEASE LIST NAMES OF ALL OWNERS.

Village of Romeoville, An Illinois Municipal Corp.



**LEASE HOLDER OR SUBLESSEE**

INSTRUCTIONS: PLEASE LIST THE NAMES OF THE LESSOR (AND LESSEE IF YOU ARE A SUBLESSEE). PLEASE INDICATE THE BEGINNING AND ENDING DATES OF TERM OF LEASE OR THE SUB-LEASE

Village of Romeoville, An Illinois Municipal Corp. is LESSOR Jan. 14, 2021 - Jan. 11, 2023



**LAND TRUST OR OTHER TRUST**

INSTRUCTIONS: PLEASE LIST THE COMPLETE NAME AND NUMBER OF TRUST AND TRUSTEE'S ADDRESS AND NAMES OF ALL BENEFICIARIES. IF THE PROPERTY IS HELD IN A LAND TRUST, YOU MUST ALSO COMPLETE A LAND TRUST BENEFICIAL INTEREST DISCLOSURE APPLICATION.



**OPTION TO PURCHASE, CONTRACT TO PURCHASE OR SIMILAR INTEREST**

INSTRUCTIONS: DESCRIBE YOUR INTEREST IN THE PROPERTY FULLY. PLEASE LIST THE PARTIES WHO CURRENTLY OWN THE REAL ESTATE.



**OTHER (PLEASE DESCRIBE)**

INSTRUCTIONS: LIST THE NAME OF ALL PARTIES WHO HAVE AN OWNERSHIP INTEREST IN THE PROPERTY.

REAL ESTATE LEASE FORM - DISCLOSURE STATEMENT

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III IF CORPORATION OR PARTNERSHIP HAS AN INTEREST IN THE LEASE, PLEASE COMPLETE THE APPROPRIATE PARAGRAPH

CORPORATION - INSTRUCTIONS: PLEASE LIST

1. The names of the president and secretary: \_\_\_\_\_
2. The name and address of the registered agent: \_\_\_\_\_
3. The names of all shareholders entitled to receive more than 7 1/2% of the total distributable income of the corporation: \_\_\_\_\_
4. The name of the person (s) authorized to execute the contracts on behalf of the corporation: \_\_\_\_\_

NOTE: IN COMPLETING THIS SECTION, IF THERE IS NO READILY KNOWN INDIVIDUAL HAVING GREATER THAN 7 1/2% INTEREST IN THE CORPORATION AND THE CORPORATION IS PUBLICLY TRADED THEN THE REQUIREMENTS OF THE DISCLOSURE MAY BE MET BY SO STATING.

PARTNERSHIP - INSTRUCTIONS: PLEASE LIST

1. The names of all partners (include limited partners if applicable): \_\_\_\_\_
2. If limited partnership, the names and addresses of all general partners: \_\_\_\_\_

IV THIS PARAGRAPH MUST BE COMPLETED BY ALL PARTIES

ARE ANY OF THE PERSONS LISTED ABOVE ELECTED OR APPOINTED OFFICIALS, EMPLOYEES OF THE STATE OR THE SPOUSE OR MINOR CHILD OF SAME?

☒ NO ☐ YES If "YES", explain employment and/or relationship.

V THIS PARAGRAPH MUST BE COMPLETED BY ALL PARTIES

I, Dawn Caldwell, \_\_\_\_\_, state on oath or affirm that I am (title)  
Interim Village Manager (firm/name) Village of Romeville and that the  
disclosure made above is true and correct. I will provide any additional documentation requested by the State of  
Illinois. I further certify that Lessor has not bribed or attempted to bribe an officer or employee of the State of Illinois.

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Title

NOTARY:

STATE OF ILLINOIS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, certify  
on \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_,  
personally appeared before me and swore or affirmed that \_\_\_\_\_ he \_\_\_\_\_ signed this  
document as \_\_\_\_\_ of \_\_\_\_\_  
and that the information provided was true and correct.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Commission Expires