

**A RESOLUTION APPROVING
LEASE WITH EIGHTH & VINE, LLC**

BE IT ORDAINED BY THE SOUTH SANGAMON WATER COMMISSION, AS FOLLOWS:

SECTION 1: That South Sangamon Water Commission hereby approves the Lease for office space with Eighth & Vine, LLC.

SECTION 2: That Chairman and appropriate officer are authorized and directed to execute the Lease attached hereto as Exhibit 1 on behalf of the Commission.

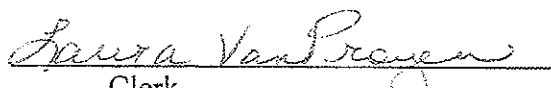
SECTION 3: This Resolution is effective immediately.

PASSED this 20th day of March, 2023.



CHAIRMAN

ATTEST:



Clerk

AYES: Morris Johnson Roth

NAYS: none

PASSED: 3/20/2023

APPROVED: 3/20/2023

ABSENT: none



OFFICE LEASE

THIS LEASE made on this 20th Day of March, 2023, by and between EIGHTH & VINE, LLC (hereinafter referred to as "Landlord" or "Lessor") and SOUTH SANGAMON WATER COMMISSION (hereinafter referred to as "Tenant" or "Lessee").

1. **DESCRIPTION OF PROPERTY:**

The Lessor rents and leases to the Lessee, to occupy and use for office purposes only, the following space in the real estate known as 1300 S. 8th Street, Springfield, Illinois 62703, to wit: the joint space currently occupied as of this date.

2. **IMPROVEMENTS:**

All attached improvements are reserved by the Landlord. Landlord will furnish no equipment or fixtures.

3. **LENGTH OF TENURE:**

The term of this Lease shall begin on May 1, 2023 and continue on a month-to-month basis until terminated on not less than one full calendar month's written notice.

4. **THE EXTENT OF AGREEMENT:**

The terms of this Lease shall be binding on the heirs, executors, administrators and assigns of both Landlord and Tenant, in the same manner as upon the original parties.

5. AMOUNT OF RENT:

The Lessee agrees to pay the Lessor a monthly cash rent for the above-described space in the amount of \$300.00. This represents three-fourths (3/4) of the joint space currently occupied by Laura Van Proyen, Clerk of the Commission Tenant.

6. PAYMENT TERMS:

Monthly cash rent shall be paid on or before the 1st day of each calendar month. Rent overdue by more than 15 days shall be subject to a monthly fee of \$25.00 until paid.

7. LANDLORD AGREES TO FURNISH:

- (a) The space as currently occupied by Tenant;
- (b) All utilities except internet, telephone and facsimile machine;
- (c) Twice a week janitorial services; and,
- (d) Use of the common areas and parking as needed.

8. TENANT AGREES TO FURNISH:

- (a) Rents when due;
- (b) Its own equipment and fixtures; and,
- (c) Internet services, telephone and facsimile equipment and services if needed.

9. ADDITIONAL AGREEMENTS:

- (a) Tenant shall make no improvements or building changes without the express permission of the Landlord;
- (b) Tenant shall insure its own personal property.

NOTICE:

All communications, notices, elections, demands and requests for prior approval of any kind which either party may be required or desire to give or serve upon the other party shall be made in writing and hand delivered to:

Landlord/Lessor: c/o Duane D. Young, Young Law Partners, P.C.
1300 South 8th Street, Springfield, IL 62703

Tenant/Lessee: c/o Laura Van Proyen, Clerk
1300 South 8th Street, Springfield, IL 62703

IN WITNESS WHEREOF, the Landlord has caused this Lease to be
executed on its behalf, and Tenant has affixed its authorized signature, all as of
the 20th Day of Mar, 2023.

EIGHTH & VINE, LLC, Landlord

By: 

Duane D. Young, Manager

SOUTH SANGAMON WATER
COMMISSION, Tenant

By: _____

_____, Chairman

RESOLUTION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

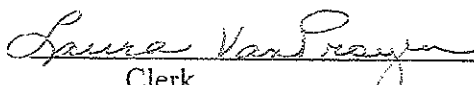
I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk of the South Sangamon Water Commission.

I do further certify that the resolution attached hereto is a full, true, and exact copy of Resolution No. 23-04 adopted by the Commission on the 20th day of March, 2023, said Resolution being entitled:

A RESOLUTION APPROVING LEASE WITH EIGHTH & VINE, LLC

I do further certify that prior to the making of this certificate, the said Resolution was spread at length upon the permanent records of said Commission, where it now appears and remains.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Commission this 20th day of March, 2023.


Clerk

340359

