

COMMERCIAL STORE LEASE ADDENDUM

ADDENDUM ATTACHED TO AND MADE A PART OF
A CERTAIN COMMERCIAL LEASE DATED
October 1, 2003 (THE "LEASE") BY AND BETWEEN
Greenplan Management ("Lessor") AND
Village of Oak Park ("Lessee").

1. Conflicts. In the event that there is a conflict between the terms of this Addendum and the Lease, then the terms of this Addendum shall control.
2. Security Deposit. There is on deposit with the Lessor, at the time of the execution of this Addendum the sum of \$0. Lessee shall deposit with the Lessor, the additional sum of \$0 as additional security for the faithful performance by Lessee of all of the terms of the Lease. Said security deposit is to be returned to Lessee, without interest, at the termination of the Lease and the surrender of the Leased Premises, provide that the Lessee has performed all of its obligations under the terms of the Lease and this Addendum. It is understood, however, that Lessor shall not be limited to the amount of such deposit if Lessor has sustained damages in excess of said amount by the non-performance by Lessee of any of the terms of the Lease and this Addendum.
3. Term. The term of the Lease shall be extended for an additional term (the "Term") of two (2) years, commencing on January 1, 2019, and terminating on December 31, 2020.
4. Rent Commencing on January 1, 2019, and continuing until December 31, 2020, Lessee shall pay to Lessor, or to such other person or at such other place as the Lessor may direct in writing, and until further direction, at the office of the Lessor:

Greenplan Management
41 Chicago Avenue
Oak Park, Illinois 60302

the following schedule of rents payable monthly, in advance, in installments, without deduction, set-off or discount whatsoever:

January 1, 2019 to December 31, 2019	\$825.00 per month
January 1, 2020 to December 31, 2020	\$850.00 per month

5. Maintenance and Alterations. Lessee shall keep and maintain the entire interior of the Leased Premises including, but not limited to the maintenance, repair and replacement of all heating and air conditioning units and components parts (whether or not located in the interior of the Leased Premises) and all plumbing, electrical and other mechanical systems, and all windows, inside and out, in good condition and repair, including any necessary replacements, and in full compliance with all health and police regulations in force. Lessee shall not create any openings in the roof or exterior walls nor shall Lessee make any alterations or additions to the Leased Premises without prior written consent of the Lessor.
6. Notices. Any and all notices, demands, requests, statements or other communications (herein after called "Notices") required or permitted to be given under any of the provisions of the Lease shall be in writing and sent by certified or registered mail, return receipt requested, addressed to Lessor at: Greenplan Management, 41 Chicago Avenue, Oak Park, Illinois 60302, and to Lessee at the Leased Premises, or at such other addresses as Lessor or Lessee shall from time to time respectively designate by a notice given in accordance with the terms hereof. All notices shall be deemed to have been given on the date they shall be mailed, as aforesaid, in any post office or branch office regularly maintained by the United States government.

7. Signatures.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease the day and year first above written.

Lessor:

Lessee: Village of Oak Park

By: _____
 , as agent for Lessor

Date _____

By: _____
 Village Manager

Date _____