

LEASE

This Lease is made this 17 day of February, 1999, between the Board of Library Trustees of Decatur, Illinois (Lessor) and Main Street Mall, L.L.C., and John Cardwell (Lessee).

I. LEASED PREMISES

Lessor leases to Lessee and Lessee leases from Lessor the premises formerly known as the Sears Automotive Center at 130 North Franklin Street, Decatur, Illinois, consisting of approximately 20,000 square feet. Approximately 1,500 square feet on the second floor, and access thereto, is not included in the Leased Premises. This 1,500 square feet is shown on Exhibit A attached.

Lessee shall have the right to perimeter parking immediately adjacent to the Automotive Center on the north, south and east sides of the Center. Occasional and inadvertent use of this perimeter parking by library patrons will not be deemed a violation of Lessee's rights.

Lessee shall have the use of 60 parking spaces in the northeast corner of the Lessor's property. Lessor reserves the right to designate which parking spaces Lessee may use for tenant parking and reserves the right to change said designation during the term of this Lease. Lessor further grants to Lessee an easement across the parking lot to allow ingress and egress to the parking area. Lessor reserves the right to undertake any type of construction, maintenance, repair or other activity of any kind or nature on or about the parking lot as long as ingress and egress of the premises is not unreasonably restricted.

II. TERM

The term of this Lease is one (1) year beginning five (5) months from the date of this agreement. Lessee may begin the build out construction as hereinafter provided at any time after this agreement is signed.

III. OPTION

Lessee in addition to the initial one year term shall have twenty-nine (29) one year options, each option to be exercised in writing not less than six months prior to the expiration of the then existing term. Lessee must be in full compliance with all Lease terms in order to have the right to exercise these option provisions.