

CONSERVATORY SUITES
OFFICE LEASE

OFFICE LEASE INFORMATION:

Lessee:
Principal(s):
Commencement date:
Office Number:
Purposes:
Staffing limits:
Security deposit:
Monthly rent
Annual Base Rental Amount:
Term in years:
Termination date:
Notices, in days:
Late payment penalty:
Set up fee:
Hold-over charges: 15% of the Monthly rent per day

This OFFICE LEASE made this ___ day of ____, 2007 by and between 101 North Partnership, offices at 5007 Lincoln Avenue, Lisle, Illinois 60532 ("Lessor"), and Lessee [stated above], for the term and subject to the provisions set forth in this Lease. In consideration of the mutual promises of the parties, Lessor hereby grants the Lessee the right to use the office designated herein and the privilege to use in common with other tenants, areas within the Lessor's suite or offices which will be shared with other tenants as the Lessor may designate from time to time. Lessee agrees to rent the office and use the common areas in accordance with the following terms:

1. Use

Lessee shall use and occupy Office Number [stated above] and share the common areas only for the Purposes [stated above] for servicing their client base.

The office shall be used solely and exclusively by the Principal and

Its Staff [described or limited above] unless prior written approval is obtained from Lessor.

2. Term

The term of this Lease shall be for a period years [stated above], commencing on the Commencement Date [stated above], and ending on the Termination Date [stated above]. At expiration, this Lease shall be renewed for the same period of time and upon the same terms and conditions as contained herein unless either party notifies the other in writing in accordance with paragraph 15 of this agreement. Upon 60 days written notice Lessor reserves the right to move tenant to comparable or better space at no expense to the tenant.

3. Base Rent

During the term of this Lease, Lessee shall pay Lessor the total annual base rental [stated above] payable in equal monthly installments of Monthly Rent [stated above], each in advance on the first day of each calendar month after commencement of this Lease. The base rent shall be prorated for any fractional period.

4. Security Deposit

Lessee hereby deposits with Lessor a Security Deposit in the amount [stated above] for the full performance by Lessee of the terms and conditions of this Lease. The security deposit or any balance thereof shall be returned within thirty days after Lessee has vacated and left the premises in an acceptable condition, following a personal inspection by Lessor, and provided Lessee has surrendered all keys. It is agreed that the security deposit is not to be considered the last rental payment under this Lease. In the event that Lessor elects to subtract from the security deposit any amounts owing by Lessee in accordance with paragraph 9 of this agreement or those owing to compensate for any damages caused by Lessee, normal wear and tear expected, Lessee shall promptly restore the security deposit to its full amount as set forth above unless Lessor, at its option terminates this Lease in accordance with provisions contained herein.

5. Possession

If Lessor for any reason cannot deliver possession of the leased premises to Lessee at the commencement of the lease term, Lessor shall not be liable to Lessee for any loss or damage resulting therefrom, but there shall be a rent abatement for the period between commencement of the lease term and the time when Lessor does not deliver possession. Lessee shall pay to Lessor a Holdover Fee in the amount [stated above] for each day Lessee retains possession of the office or any part thereof after termination of this agreement, and shall also pay

all damages sustained by Lessor on account thereof.

6. Services Included

During the term of this Lease the services listed in Schedule "A" attached will be provided by Lessor to the Lessee during Lessor's normal business hours without additional charge. Lessor agrees to furnish such services from 8:30 a.m. to 5:00 p.m. Mondays through Fridays excepting holidays designated by Lessor and excluding any days when an Act of God or governmental decree prevents Lessor from doing so. Lessee shall not place any additional furniture or equipment within the office without first obtaining Lessor's prior written consent.

7. Additional Services

Additional services provided by Lessor as shown in Schedule "B" attached are available to Lessee at the charges listed in Lessor's price schedule. The rates stated may be changed by the Lessor upon thirty days prior written notice without affecting the other terms of this Lease. All charges for additional services used by Lessee will be billed not less frequently than monthly and shall be due and payable, together with the Base Rental, on the first day of each calendar month.

8. Late Payment Charge

In the event that Lessee is more than five (5) days delinquent in paying for the rentals due, as stated in paragraph 3, or for the additional services rendered and invoiced in accordance with paragraph 7, a late payment of 1.5% per month of the amounts invoiced will be payable by Lessee.

9. Defaults and Remedies

Any of the following events shall constitute default on the part of the Lessee: 1) Failure to pay rental or services charges, including any late payment assessments, by the fifteenth (15th) day of the month when due. 2) Any breach or failure of the Lessee to observe or perform any of its other obligations hereunder. 3) The Lessee dies, abandons the premises, commits an act of bankruptcy, becomes insolvent, makes an assignment for the benefit of creditors, or offers a composition or extension of any of its indebtedness. Upon the occurrence of any such default, Lessor or its agents shall have the right to exercise any one or more of the following remedies: A) To apply Lessee's security deposit to the indebtedness; B) To re-enter and take possession of the said premises and remove all persons and property therefrom, as well as disconnect any telephone lines installed for the benefit of Lessee, without being deemed to have committed any manner of trespass, and re-let the premises or any part thereof, for all or any part of the remainder of said term at a rental that Lessor may, with reasonable diligence, be able to obtain. Should Lessor be unable to re-let the premises after reasonable effort, or should the rental be less than that which Lessee was obligated to pay under this agreement, Lessee shall pay the

amount of such deficiency to Lessor plus re-letting expenses. Lessee hereby waives any and all damages occasioned by such taking of possession by lessor. Any such taking of possession shall not constitute a termination of this agreement and shall not relieve Lessee of its obligations hereunder unless Lessor expressly so notifies Lessee in writing; C) To demand and sue to recover damages for Lessee's default.

10. Title

Lessee shall have exclusive possession of the office being leased hereunder and the furniture and fixtures within that office only during the term of this agreement, and Title thereto shall be and remain in the Lessor at all times. Lessee shall not lend, grant a security interest in, sublet, or part with possession of the office or Lessor's furniture and fixtures, or attempt in any manner to dispose of or remove Lessor's furniture and fixtures from the premises, or suffer any liens or legal process to be incurred.

11. Inspection and Surrender

Lessor may, at any reasonable hour and upon reasonable notice, enter Lessee's office for the purpose of inspecting same and the manner in which it is being used. On expiration or termination of this Lease, including any extended term, Lessee agrees to promptly surrender and deliver the leased premises to Lessor without demand therefore and in good condition, ordinary wear and tear expected. Lessor shall have the right to show Lessee's office after notice to vacate is received.

12. Lessor's Liability

The Lessor shall not be liable or responsible for any injury or damage resulting from the acts or omissions of Lessor's employee's, persons leasing office space or services from the Lessor, or other persons occupying any part of the building of which the leased property is a part or for any failure of services provided such as electricity, water and heat, or for any injury or damage to person or property caused by any person (except for such loss or damage resulting from willful or grossly negligent misconduct of the Lessor, its agents or employees) or from Lessor's failure to make repairs which it is obligated to make hereunder. The Lessor shall not be liable, as a result of any breach or action arising out of or resulting from this agreement, including, but not limited to, errors or omissions in providing services hereunder, for any damages in excess of the amount actually paid to Lessor for providing such services, nor shall Lessor be liable for any item of damage measured by loss of profit resulting to Lessee.

13. Waiver of Breach

No failure by the Lessor to insist upon the strict performance of any term or

condition of this Lease or to exercise any right or remedy available on a breach thereof, and no acceptance of full or partial payment during the continuance of any such breach shall constitute a waiver of any such breach or any such term or condition. No term or condition of this Lease required to be performed by Lessee, and no breach thereof, shall be waived, altered or modified, except by a written instrument executed by the Lessor. No waiver of any breach shall affect or alter any term or condition in this Lease, and each such term or condition shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

14. Staff

Lessee agrees not to offer employment to, or to employ, any employees of the Lessor, or any persons who have been employees of Lessor or Select Office Service, Inc., within the preceding six months, during the term of this agreement, or for a period of six months following termination of the agreement. An amount equal to six months salary paid by Lessor to the employee shall be levied by Lessor to the Lessee as liquidated damages for each such breach.

15. Notices

All notices to be given by one party to the other under this agreement shall be in writing delivered personally within the premises or sent by United States Certified or Registered Mail, postage prepaid. Such notices properly addressed and mailed as herein stated shall be deemed notice for all purposes even if undelivered. Lessor's address for such purposes as stated on page one of this Lease. Lessee hereby designates its address as

From time to time either party may, by written notice to the other, designate other addresses to which notice thereafter shall be addressed. In the event that Lessee elects to renew this Lease at expiration, Lessee shall give prior written Notice to Lessor [as stated above]. Lessor shall give to Lessee prior written Notice [as stated above] of an increase or decrease in base rent applicable to a renewal Lease.

16. Rules and Regulations

Lessee will conduct himself/herself in a businesslike manner at a noise level which will not be a nuisance to others on the Premises; wear proper business attire; and abide by the landlord's directives regarding security, keys, parking and other such matters common to all occupants. If the Lessee requires any special work or services such as electrical or telephone wiring, or heat or air conditioning outside of normal business hours, such work or services shall be arranged by Lessor at the request and expense of the Lessee.

Lessee will not use or store any flammable materials on the premises, affix anything on the windows, walls or any other part of the premises without the prior written approval of the Lessor; bring animals or vending machines into the premises; cook or permit any offensive gases, odors or liquids on the premises; obstruct corridors, elevators and stairways or use them for any purpose other than ingress and egress; store or operate any large business machines, radios, stereos or other amplification equipment without Lessor's prior written consent. If such consent is granted, Lessee shall be responsible for payment to Lessor for those utility costs.

Lessor reserves the right to make other reasonable rules and regulations as in its judgment may be needed for the safety, cleanliness, care and attractiveness of the offices, provided such additions or changes do not discriminate against Lessee.

17. Evidence of Insurance

Lessee shall provide Lessor with evidence of business liability insurance in coverage amounts and from carriers as Lessor may reasonably require from time to time. Evidence of insurance shall show Lessor as an additional named insured.

18. Set Up Fee

A Set Up Fee [as stated above] is due and payable upon the execution of this lease to cover the internal phone hook-up and directory signage.

19. Modifications or Amendments

All of the representations and obligations of Lessor and Lessee are contained herein, and no modification, waiver or amendment of this agreement, or any of its conditions or provisions, shall be binding upon either party unless in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date first written above.










101 NORTH PARTNERSHIP _____

Lessor

Lessee









SCHEDULE "A"

Included Services for furnished suite

-  Attractively furnished and decorated private office: desk, credenza, or file cabinet, executive chair, two guest chairs, and artwork.
-  Reception room
-  Four hours use of conference room per month.
-  Daily janitorial service.
-  Identity on lobby directory.
-  24 hour access to suite.
-  Parking.
-  Complimentary coffee, tea and water service.
-  Cable TV hook-up availability.

SCHEDULE "A"

Included Services for unfurnished suite

-  . Reception room
-  . Conference room usage pro rata.
-  . Daily janitorial service (light office)
-  . Identity on lobby directory and on door.
-  . 24 hour access to suite.
-  . Parking.
-  . Complimentary coffee, tea and water service.
-  . T1 line and Cable TV hook-up availability.