



333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6802

**MICRO LOAN COMMITTEE
AND
REVOLVING LOAN COMMITTEE**

December 7, 2022

2:00 pm

1. Call to Order
2. Roll Call
3. Public Participation
4. Discussion of EDA Revolving Loan and Microloan applications
 - a. A Taste of Thai
5. Adjourn



Scott Eisenhauer
Village Administrator

333 S. Tanner Street
Rantoul, IL 61866

Phone 217.892.6801

To: Micro-Loan Committee
Fr: Scott Eisenhauer/Chris Milliken
Re: A Taste of Thai
Dt: 2 December 2022

Borrower: A Taste of Thai
Loan Amount: \$30,000.00
Term: 7 years
Rate: 2%
Monthly Payment: \$384.00
Collateral: Existing equipment plus items/equipment to be purchased with loan funds
Jobs Retained/Created: 3-4 positions

Vone Keomala and Lynette Jones, owners of A Taste of Thai, are requesting a \$30,000 micro loan for the purpose of purchasing new restaurant equipment, purchase a delivery vehicle, and make interior renovations to the business location at 112 E Congress Ave. According to their application, "we previously had a successful restaurant established that we had to close due to the loss of the rental space. We want to reintroduce the restaurant to the community and make it even better."

Cash Flow: According to the financial overview provided, the reopening of the business at the subject location will allow the business to be profitable immediately and cashflow will remain stable.

Collateral: The applicant has provided a list of existing equipment totaling \$19,800 and also a list of additional equipment/items that will be purchased with the loan funds that cumulatively totals more than the loan amount the existing and new equipment will all be utilized as collateral.

Other: The loan fits the program preferred criteria of a minority/woman owned business, as well as supporting the reestablishment of a previously existing and successful community business. The applicants do not currently have any debts owed to the Village.



VILLAGE OF RANTOUL
ECONOMIC DEVELOPMENT

EDA & MICRO LOAN PROGRAMS

LOAN APPLICATION

Applicant Information

Lynnette Jones

A Taste of Thai

Name

Business

Tax ID # or SSN

Rantoul

IL

61866

Street Address

City

State

Zip

Phone Number

Email

112 E. Congress Ave, Rantoul, IL 61866

Business Location (if different)

Type and History of Business

A Taste of Thai will be a restaurant that will include delivery

Amount of Loan Requested & Intended Use

We are requesting \$30,000 that will be used to update equipment, interior work, delivery vehicle and inventory.

Principals (include resumes of principals, co-signors & guarantors)

Number of Jobs Created or Retained 3-4

Description of Collateral

Existing equipment on list provided as well as items/equipment to be purchased with loan

Other Committed Funding Sources

We have our personal resources to use.

Business References, including phone numbers

Lana Tengwall

BioAugment

Vilayphone Keodara

Bangkok Thai

Zach Hite

Fun to go Inflatables

Statement of Community Benefit (i.e. provide needed goods/services, increase traffic to a shopping area)

We previously had a restaurant that was closed because of loss of rental. We want to reintroduce to the community and make it better.

Applicant Disclosure Statement

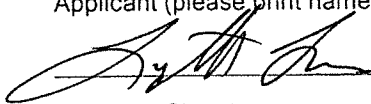
I Lynnette Jones (Applicant) assert that the preceding information is true and correct and that the loan funds will be used as stated by me in this Application.

Lynnette Jones

10/04/2022

Applicant (please print name)

Date



Applicant Signature

Owner Disclosure Statement

(Required if Applicant is not the property owner of the parcel being improved)

I Dale Eaker (Owner) certify that I, as owner of the property at

112 E Congress Rantoul, IL 61866, give Lynnette Jones

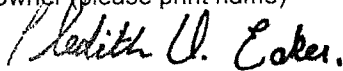
(Applicant) authority to implement the described improvements at the property. I further acknowledge that the Village of Rantoul assumes no liability in the event of any dispute between the Owner and Applicant concerning any building improvement work undertaken by the Applicant.

Dale Eaker

10-4-2022

Owner (please print name)

Date



Owner Signature

112 E Congress Rantoul, IL 61866

Property Address

A Taste of Thai

112 E Congress Ave, Rantoul, IL 61866

October 4, 2022

The Ownership

The Company will be structured as a limited liability company (L.L.C.)

The Management

The Company will be managed by Vone Keomala who has over 35 years of experience in the restaurant industry.

The Product

The Company will offer a variety of food items with the flavor of Thailand. Our dishes will be produced from as many local vendors as possible.

The Target Market

Our target customer will be consumers of all ages in Rantoul and surrounding community's.

Pricing Strategy

The Company will make use of an economy pricing strategy.

The Competitors

There are similar food establishments in the area but our food has its own distinctive flavor.

Capital Requirements

Our initial investment is valued at \$10,000. In addition, we need to obtain a loan in the amount of \$30,000. These funds will be used to help with start-up, replacing equipment, remodel and delivery vehicle.

Company Goals and Objectives

We have previous experience with Taste of Thai. With the loss of our previous rental, we are trying to start it back up. Although the food industry is highly competitive, we believe there is a niche for our food. Our goal is to build upon our previous success in this field by providing delicious food and reaching more customers.

FINANCIAL STATEMENT FOR BUSINESSES

NOTE: Complete all blocks except "Dept. Use Only" blocks. Write "N/A" (not applicable) in those blocks that do not apply.

Employer Payroll Tax Account Number:	Business Phone:	Federal Employer Identification Number:
Name and Address of Business A Taste of Thai 112 E. Congress Ave Rantoul, IL 61866		☐ Sole Proprietor ☐ Partnership ☒ Corporation – State of Inc.: <u>Illinois</u> Date of Inc.: _____ CA Corp. ID No. _____
Name, title, and phone number of person completing Financial Statement Lynnette Jones, Co owner,		Type of Business Restaurant

List Owner, Partners, Officers, Major Shareholder, etc.

Name and Title	Effective Date	Home Address	Phone Number	Last 4 Digits of SSN	Driver License No.
Vonc Keomala, Owner					
Lynnette Jones, Co-owner					

Current Assets

Cash on Hand	\$ 10,000
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Bank Accounts: Include Savings and Loans, Credit Unions, Line of Credit, etc.

Name of Institution	Address	Type of Accounts	Account Number	Balance
Busey Bank	Rantoul, IL	Checking		\$ 10,000

Accounts/Notes Receivable

Name	Address	Amount
		\$

Securities: Stocks, Bonds, Mutual Funds, Money Market Funds, Government Securities, etc.

Kind	Quantity or Denomination	Where Located	Value
			\$

Dept. Use Only

Section A

Current Liabilities

Accounts/Taxes Payable

Name of Tax Agency or Creditor	Address	Balance Due	Mo. Payment
		\$	\$

Dept. Use Only

Section B

Available Credit Sources

Bank Charge Cards, Credit Unions, Savings and Loans, etc.

Type of Account or Card	Name and Address of Financial Institution	Amount Owed	Minimum Monthly Payment	Business or Personal	Available Credit
		\$	\$		\$

Life Insurance Policies owned with business as a beneficiary

Name Insured	Company	Policy Number	Type	Face Amount	Loan Value
				\$	\$

Business Assets

Machinery, Furniture, Fixtures, etc.

Description	Market Value	Balance Due	Equity
Tables, Chairs, Fridge, Freezer	\$ 10,000	\$	\$

Vehicles and Heavy Equipment

Make	Year	License Number	Market Value	Balance Due	Equity
			\$	\$	\$

Real Property Assets

Ownership	Physical Address	County	Market Value	Mortgage Balance	Equity
			\$	\$	\$

Dept. Use Only

Section C

Monthly Income and Expense Information

Monthly Income	
Sales	\$ 15,000. ⁰⁰
Commissions	
Interest	
Dividends	
Rental Income	
Other Income	

Dept. Use Only	Section D	15,000. ⁰⁰
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Necessary Monthly Operating Expenses	
Rent	\$ 700
Utilities	200. ⁰⁰
Workers' Compensation Insurance	
Salaries	6,000. ⁰⁰
Other	

Dept. Use Only	Section E	8,700. ⁰⁰
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Other Monthly Operating Expenses	
Suppliers	\$ 2,000. ⁰⁰
Transportation	300. ⁰⁰
Health Insurance	
IRS Taxes (Employer portion)	
EDD Taxes (Employer portion)	
Other	

Dept. Use Only	Section F	2,300. ⁰⁰
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General Financial Information

Other information regarding financial condition. If you check the YES box, please give dates and explain below.

Court proceedings	☐ Yes ☒ No	Bankruptcies	☐ Yes ☒ No
Repossessions	☐ Yes ☒ No	Participation or beneficiary to trust, estate, etc.	☐ Yes ☒ No

Explanation:

Anticipated increase in business income	☐ Yes ☒ No	If answer is YES, give following information:	
Source	Date increase is expected and frequency	Amount of increase	
		\$	

Recent transfer of business assets of any kind	☐ Yes ☒ No	If answer is YES, give following information:		
Description	Receiver/Factoring Company	Date of Transfer	Fair Market Value	Consideration Received
			\$	\$

Address of Receiver/Factoring Company

Licenses

CA Department of Tax and Fee Administration	Business License No.	Contractor License No.	Liquor License No.	Other (Specify)

CERTIFICATION Under penalty of perjury, I declare that to the best of my knowledge and belief this statement of assets, liabilities, and other information is true, correct, and complete.

Your Signature:  Date: 10/04/2022

Name Lynnette Jones	Business Phone (xxx-xxx-xxxx)
Home Address	Home Phone (xxx-xxx-xxxx)
City, State, & Zip Code Rantoul, IL 61866	
Business Name of Applicant/Borrower A Taste of Thai	
Business Address (if different than home address) 112 E Congress Ave, Rantoul, IL 61866	
Business Type: ☐ Corporation ☐ S-Corp. ☒ LLC ☐ Partnership ☐ Sole Proprietor (does not apply to ODA applicant)	
This information is current as of [month/day/year] 10/04/2022 (within 90 days of submission for 7(a)/504/SBG/ODA/WOSB or within 30 days of submission for 8(a) BD)	
WOSB applicant only, Married ☐ Yes ☒ No	

ASSETS (Omit Cents)	LIABILITIES (Omit Cents)
Cash on Hand & in banks.....\$10,000	Accounts Payable.....
Savings Accounts.....	Notes Payable to Banks and Others.....
IRA or Other Retirement Account.....	(Describe in Section 2)
(Describe in Section 5)	Installment Account (Auto).....\$6,000
Accounts & Notes Receivable.....	Mo. Payments \$380
(Describe in Section 5)	Installment Account (Other).....
Life Insurance – Cash Surrender Value Only.....	Mo. Payments
(Describe in Section 8)	Loan(s) Against Life Insurance.....
Stocks and Bonds.....	Mortgages on Real Estate.....
(Describe in Section 3)	(Describe in Section 4)
Real Estate.....\$37,000	Unpaid Taxes.....
(Describe in Section 4)	(Describe in Section 6)
Automobiles.....	Other Liabilities.....
(Describe in Section 5, and include Year/Make/Model)	(Describe in Section 7)
Other Personal Property.....	Total Liabilities.....\$ 0
(Describe in Section 5)	Net Worth.....
Other Assets.....	
(Describe in Section 5)	
Total \$ 0	Total \$ 0 Must equal total in assets column.

Section 1. Source of Income.	Contingent Liabilities
Salary.....\$4,481	As Endorser or Co-Maker.....
Net Investment Income.....	Legal Claims & Judgments.....
Real Estate Income.....	Provision for Federal Income Tax.....
Other Income (Describe below).....	Other Special Debt.....

Description of Other Income in Section 1 (Alimony or child support payments should not be disclosed in "Other Income" unless it is desired to have such payments counted toward total income)
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Section 6. Unpaid Taxes. (Describe in detail as to type, to whom payable, when due, amount, and to what property, if any, a tax lien attaches.)

Section 7. Other Liabilities. (Describe in detail.)

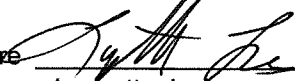
Section 8. Life Insurance Held. (Give face amount and cash surrender value of policies – name of insurance company and Beneficiaries.)

Life insurance held through company.

I authorize the SBA/Lender/Surety Company to make inquiries as necessary to verify the accuracy of the statements made and to determine my creditworthiness.

CERTIFICATION: (to be completed by each person submitting the information requested on this form and the spouse of any 20% or more owner when spousal assets are included)

By signing this form, I certify under penalty of criminal prosecution that all information on this form and any additional supporting information submitted with this form is true and complete to the best of my knowledge. I understand that SBA or its participating Lenders or Certified Development Companies or Surety Companies will rely on this information when making decisions regarding an application for a loan, surety bond, or participation in the WOSB or 8(a) BD program. I further certify that I have read the attached statements required by law and executive order.-

Signature 
Lynnette Jones

Date 10/04/2022

Print Name _____

Social Security No. _____

Signature _____

Date _____

Print Name _____

Social Security No. _____

LYNNETTE JONES

EXPERIENCE

PACKER OPERATOR/KRAFTHEINZ

From 2012-Present

Member of a team that produces exceptional product.

OPERATOR/BEST BUY

From 2006-Retired 2022

I worked in several departments, mainly customer service, to insure customer support for our company.

OWNER/TASTSE OF THAI

From 2016-2021

Owner and general helper in a variety of areas.

ASSOCIATE/MITSUBISHI MOTORS

FROM 1994-2004

Worked in a group that assembled automotive vehicles.

OBJECTIVE

Driven self-motivated individual with a diverse background wanting to serve the community.

SKILLS

Communication
Customer Satisfaction
Detail-oriented

EDUCATION

ASSOCIATES OF SCIENCE/2009

Parkland College

Name Vone Keomala	Business Phone (xxx-xxx-xxxx)
Home Address	Home Phone (xxx-xxx-xxxx)
City, State, & Zip Code Rantoul, IL 61866	
Business Name of Applicant/Borrower A Taste of Thai	
Business Address (if different than home address) 112 E Congress Ave, Rantoul, IL 61866	
Business Type: ☐ Corporation ☐ S-Corp. ☒ LLC ☐ Partnership ☐ Sole Proprietor (does not apply to ODA applicant)	
This information is current as of [month/day/year] 10/04/2022 (within 90 days of submission for 7(a)/504/SBG/ODA/WOSB or within 30 days of submission for 8(a) BD)	
WOSB applicant only, Married ☐ Yes ☒ No	

ASSETS (Omit Cents)	LIABILITIES (Omit Cents)
Cash on Hand & in banks.....	Accounts Payable.....
Savings Accounts.....	Notes Payable to Banks and Others..... (Describe in Section 2)
IRA or Other Retirement Account..... (Describe in Section 5)	Installment Account (Auto)..... Mo. Payments
Accounts & Notes Receivable..... (Describe in Section 5)	Installment Account (Other)..... Mo. Payments
Life Insurance – Cash Surrender Value Only..... (Describe in Section 8)	Loan(s) Against Life Insurance.....
Stocks and Bonds..... (Describe in Section 3)	Mortgages on Real Estate..... (Describe in Section 4)
Real Estate..... (Describe in Section 4)	Unpaid Taxes..... (Describe in Section 6)
Automobiles..... \$3,500 (Describe in Section 5, and include Year/Make/Model)	Other Liabilities..... (Describe in Section 7)
Other Personal Property..... (Describe in Section 5)	Total Liabilities..... \$ 0
Other Assets..... (Describe in Section 5)	Net Worth.....
Total \$3,500	Total \$ 0 Must equal total in assets column.

Section 1. Source of Income.	Contingent Liabilities
Salary..... \$2,800	As Endorser or Co-Maker.....
Net Investment Income.....	Legal Claims & Judgments.....
Real Estate Income.....	Provision for Federal Income Tax.....
Other Income (Describe below).....	Other Special Debt.....

Description of Other Income in Section 1 (Alimony or child support payments should not be disclosed in "Other Income" unless it is desired to have such payments counted toward total income)

Section 2. Notes Payable to Banks and Others. (Use attachments if necessary. Each attachment must be identified as part of this statement and signed.)

Names and Addresses of Noteholder(s)	Original Balance	Current Balance	Payment Amount	Frequency (monthly, etc.)	How Secured or Endorsed Type of Collateral

Section 3. Stocks and Bonds. (Use attachments if necessary. Each attachment must be identified as part of this statement and signed.)

Number of Shares	Name of Securities	Cost	Market Value Quotation/Exchange	Date of Quotation/Exchange	Total Value

Section 4. Real Estate Owned. (List each parcel separately. Use attachment if necessary. Each attachment must be identified as a part of this statement and signed.)

	Property A	Property B	Property C
Type of Real Estate (e.g. Primary Residence, Other Residence, Rental Property, Land, etc.)			
Address			
Date Purchased			
Original Cost			
Present Market Value			
Name & Address of Mortgage Holder			
Mortgage Account Number			
Mortgage Balance			
Amount of Payment per Month/Year			
Status of Mortgage			

Section 5. Other Personal Property and Other Assets. (Describe, and, if any is pledged as security, state name and address of lien holder, amount of lien, terms of payment and, if delinquent, describe delinquency.)

2012 Nissan Altima

Section 6. Unpaid Taxes. (Describe in detail as to type, to whom payable, when due, amount, and to what property, if any, a tax lien attaches.)

Section 7. Other Liabilities. (Describe in detail.)

Section 8. Life Insurance Held. (Give face amount and cash surrender value of policies – name of insurance company and Beneficiaries.)

I authorize the SBA/Lender/Surety Company to make inquiries as necessary to verify the accuracy of the statements made and to determine my creditworthiness.

CERTIFICATION: (to be completed by each person submitting the information requested on this form and the spouse of any 20% or more owner when spousal assets are included)

By signing this form, I certify under penalty of criminal prosecution that all information on this form and any additional supporting information submitted with this form is true and complete to the best of my knowledge. I understand that SBA or its participating Lenders or Certified Development Companies or Surety Companies will rely on this information when making decisions regarding an application for a loan, surety bond, or participation in the WOSB or 8(a) BD program. I further certify that I have read the attached statements required by law and executive order.-

Signature Vone Keomala
Vone Keomala

Print Name Vone Keomala

Signature _____

Print Name _____

10/04/2022

Date _____

Social Security No. _____

Date _____

Social Security No. _____

VONE KEOMALA

EXPERIENCE

GENERAL HELPER/BANGKOK THAI

From 2009-2016 and 2021-Present

Cook and general helper

MANAGER/TASTE OF THAI

From 2016-2021

Provided welcoming customer service

Prepared delicious entrees

ASSOCIATE/MITSUBISHI MOTORS

From 1994-2004

Team member of automotive assembly team

EDUCATION

OBJECTIVE

I want to continue what was started
in 2016 and make it better

SKILLS

I have over 35 years of restaurant
experience

HIGH SCHOOL GRADUATE

VIENTIANE, LAOS

2023	January	February	March	April	May	June
Income	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
Rent	\$700	\$700	\$700	\$700	\$700	\$700
Food Expenses	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Salary	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
Utilites	\$600	\$600	\$600	\$600	\$600	\$600
Village Loan	\$415	\$415	\$415	\$415	\$415	\$415
Gas	\$150	\$150	\$150	\$150	\$150	\$150
Accountant	\$200	\$200	\$200	\$200	\$200	\$200
Insurance	\$130	\$130	\$130	\$130	\$130	\$130
Cable/Internet	\$100	\$100	\$100	\$100	\$100	\$100
Profit/Loss	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505

2024	January	February	March	April	May	June
Income	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
Rent	\$700	\$700	\$700	\$700	\$700	\$700
Food Expenses	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Salary	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
Utilites	\$600	\$600	\$600	\$600	\$600	\$600
Village Loan	\$415	\$415	\$415	\$415	\$415	\$415
Gas	\$150	\$150	\$150	\$150	\$150	\$150
Accountant	\$200	\$200	\$200	\$200	\$200	\$200
Insurance	\$130	\$130	\$130	\$130	\$130	\$130
Cable/Internet	\$100	\$100	\$100	\$100	\$100	\$100
Profit/Loss	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505

2025	January	February	March	April	May	June
Income	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
Rent	\$700	\$700	\$700	\$700	\$700	\$700
Food Expenses	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Salary	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
Utilites	\$600	\$600	\$600	\$600	\$600	\$600
Village Loan	\$415	\$415	\$415	\$415	\$415	\$415
Gas	\$150	\$150	\$150	\$150	\$150	\$150
Accountant	\$200	\$200	\$200	\$200	\$200	\$200
Insurance	\$130	\$130	\$130	\$130	\$130	\$130
Cable/Internet	\$100	\$100	\$100	\$100	\$100	\$100
Profit/Loss	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505

July	August	September	October	November	December
\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
\$700	\$700	\$700	\$700	\$700	\$700
\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
\$600	\$600	\$600	\$600	\$600	\$600
\$415	\$415	\$415	\$415	\$415	\$415
\$150	\$150	\$150	\$150	\$150	\$150
\$200	\$200	\$200	\$200	\$200	\$200
\$130	\$130	\$130	\$130	\$130	\$130
\$100	\$100	\$100	\$100	\$100	\$100
\$6,505	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505

July	August	September	October	November	December
\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
\$700	\$700	\$700	\$700	\$700	\$700
\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
\$600	\$600	\$600	\$600	\$600	\$600
\$415	\$415	\$415	\$415	\$415	\$415
\$150	\$150	\$150	\$150	\$150	\$150
\$200	\$200	\$200	\$200	\$200	\$200
\$130	\$130	\$130	\$130	\$130	\$130
\$100	\$100	\$100	\$100	\$100	\$100
\$6,505	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505

July	August	September	October	November	December
\$20,800	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
\$700	\$700	\$700	\$700	\$700	\$700
\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
\$600	\$600	\$600	\$600	\$600	\$600
\$415	\$415	\$415	\$415	\$415	\$415
\$150	\$150	\$150	\$150	\$150	\$150
\$200	\$200	\$200	\$200	\$200	\$200
\$130	\$130	\$130	\$130	\$130	\$130
\$100	\$100	\$100	\$100	\$100	\$100
\$6,505	\$6,505	\$6,505	\$6,505	\$6,505	\$6,505

Equipment List

\$2500 Freezer
\$3000 2 Fridges
\$2000 Chill Blaster
\$7000 2 Woks
\$1000 Deep Fryer
\$2000 Tables & Chairs
\$2000 Racks
\$300 Microwave

Money will be used for:

\$500 Rice cooker
\$400 Rice warmer
\$500 Meat slicer
\$5500 Food prep table
\$5000 Inventory
\$3000 Remodel
\$10,000-\$15,000 Delivery Vehicle

I've found vehicles in the price range. 2013 Honda civic \$13,600 in Peoria.

2012 Honda civic \$12,900 in Bourbonnais

2013 Rav 4 \$15,590 in Rantoul

LEASE

Parties

This lease made this 1st day of OCTOBER 2022 thru OCTOBER , 2027. With a 3 % cost of living increase each year by and between Eaker Rental Properties ("Landlord) KEOMALA, VONE ("Tenant").

Premises

Landlord leases to tenant and tenant leases from landlord, the property with improvements hereon, and furniture (if any) as shown on attached Schedule A, describes as the property situated in the City of Rantoul commonly known AS 110-112 E CONGRESS. Rantoul, IL 61866 (Premises).

Term

This lease shall commence on the 1st day of OCTOBER , 2022 thru OCTOBER 1 2027 for a period of 60 months unless sooner terminated according to the provisions hereof.

Rental

Tenant shall promptly pay as monthly rent hereunder the sum of \$700.00 for rent payable to Landlord at 507 S. Tanner, Rantoul, IL 61866, on or before the 1st day of the month during the period of this lease. If all rent due is not paid on or before the 5th of the month, tenant agrees to pay a late charge of \$5.00 per day retro active until paid in full. Tenant agrees to pay a \$35.00 charge for each returned check, plus late charges.

Security Deposit

Receipt is hereby acknowledged of the \$700.00 as a security deposit for the faithful performance of all terms and conditions of this lease. Under no circumstances is said security deposit to be construed as rent, and tenant shall not be entitled to any interest on same. Landlord is authorized to place security deposit in an interest bearing account with interest accruing to landlord. The security deposit will be returned to tenant only upon the occurrence of all the following conditions: (a) payment of all rent due; (b) the vacating of the premises in clean condition; (c) return all keys to landlord; (d) removal of abandoned articles; and (e) upon furnishing a forwarding address to landlord. Deductions for the security deposit shall be made for any damages done to the premises, normal wear and tear excepted, including but not limited to, insufficient light bulbs, scratches, burns, stains, holes in walls as well any other damages to the property, if any. After the above conditions have been complied with by tenant, security deposit

will be sent to the forwarding address furnished by tenant, along with an itemized accounting of any charges or damages or other sums owed by tenant, no later than 30 days after the termination of this lease.

Tenant shall not withhold payment of the last month's rental or any portion thereof on grounds that security deposit serves as security for the unpaid rental.

Tenant agrees to give landlord 30 days advanced written notice of vacating premises, and failure to do so shall constitute the forfeiture of the security deposit herein.

Security Deposit is non-refundable if Leasee can not open due to conditions out of owner's hands.

Abandoned Articles

All articles left in or upon the premises by the tenant upon termination of the lease for any reason shall be disposed of by the landlord as becomes necessary and in a manner as landlord may see fit and proper, and without recourse by the tenant. The landlord herein is further given the right to use the tenants security deposit to cover the landlords expenses in disposing of the tenant's articles.

Holdover

Unless another lease is signed by the parties or unless written notice to termination is given by either party 30 days prior to expiration date hereof, this lease shall be automatically renewed on a month to month basis at a \$700.00 rental per month. After expiration of the original term hereof 30 day advanced written notice is required by either party for termination.ppp

Notice Requirements

Any notice required hereunder shall be given by personal delivery or regular mail at landlord's address or the address of the leased premises.

Failure to Occupy

If tenant fails to occupy premises in accordance with this lease, all deposits hereunder shall be automatically forfeited.

Care and Maintenance of Premises

Tenant accepts the premises in its present condition and agrees to take good care of the premises and to make no alterations, additions, repairs or improvements without prior written consent of landlord. Tenant agrees to report promptly, in writing, to landlord when any portion of the premises is out of repair, and to promptly reimburse landlord for any damage to the premises or

furnishings thereof caused by the negligence, misuse, or any other occurrence attributable to tenant, tenant's agents, family or guest. Tenant further agrees to be responsible for at the tenant's expense, stoppage of sewer facilities chargeable to tenant's use of same and for broken water pipes due to freezing if a water cut-off has been provided. Tenant also agrees to be responsible for ordinary maintenance such as fixing leaking faucets, timely changing of air conditioner filters, repairing damaged air conditioners due to lack of filters or clogged filters, watering and maintaining the yard, shrubs, etc., and keeping same comparable to other lawns in the neighborhood.

Equipment

Any electrical or mechanical equipment which is a part of the premises, including dishwashers, garbage disposals, automatic range and ovens, refrigerators and freezing units, attic fans, heating and air conditioning equipment, automatic clothes washers and dryers, swimming pools and equipment, and automatic lawn sprinkling equipment, will be delivered by the landlord in good operating order. It is expressly understood that tenant will properly operate, service and maintain all such equipment and surrender same in good operating order at the termination of this lease. Tenant is responsible for all maintenance and repairs for building and equipment.

NO MOUNTING OF TV'S TO THE WALLS WITH BRACKETS

Utilities

Unless otherwise mentioned herein, all utilities used in or about premises shall be paid by the tenant.

Occupancy

The premises shall be used as a private residence. Tenant accepts existing locks as safe and acceptable. In the event tenant changes or adds locks or security devices, keys or access shall be furnished to landlord.

No pets shall be kept on premises except as authorized by special provision below.

Nuisance Clause

Tenant and the family and guests of tenant shall comply with all federal, state, municipal, and other laws and ordinances, and shall not commit any act which is a nuisance or annoyance to the neighborhood.

Liability of Landlord

The landlord shall not be liable to tenant or tenants invitees, family, employees, agents or servants for any personal injuries or damage to personal property caused by defects, disrepair or

faulty construction of the premises. Tenant hereby agrees to indemnify and hold harmless the landlord from and against any and all claims for damages to premises or personal injury arising from tenants use of premises, or from any activity, work or thing done, permitted or suffered by tenant in or about the premises. If, in landlords judgement, there is substantial damage to the premises, landlord may terminate this lease by giving written notice to tenant and the rent shall be prorated and the balance refunded to tenant, less lawful deductions.

The landlord shall not be liable for personal injuries or property damage of loss from theft, vandalism, fire, water, hurricane, rain, explosion, or other causes whatsoever, unless the same is due to the negligence or fault of the landlord. Landlord shall have no duty to furnish smoke detectors except as required by statute. When smoke detectors are furnished, landlord shall test same and provide initial batteries at lease commencement; thereafter tenant shall pay for and replace smoke detector batteries, if any, as needed.

Tenants Insurance

Tenant is hereby notified that landlord's insurance does not insure tenant against loss of personal property on the premises due to fire, theft, vandalism or other causes. Tenant is responsible for insurance on tenant's own property for fire and casualty loss and for tenant's family for liability insurance coverage.

Contractual Lien

Tenant does, by the execution of this residential lease, grant landlord an express contract lien and security interest upon all fixtures, goods and property of the tenant now or hereafter placed in or upon the premises in order to secure the prompt payment of rent herein provided, and the full compliance by tenant of all agreements and covenants hereunder. This contract lien shall be in addition to such statutory liens as landlord may have under and by virtue of the laws of the State of Illinois, as presently existing or as may be amended. In order to exercise contractual or statutory lien rights when tenant is in default hereunder, landlord may peacefully enter the premises and remove and store all property therein, except property exempt by statute, provided, however, tenant must be present or written notice of entry must be left afterward.

Default

In the event the tenant shall default in the prompt payment of rent when same is due, or fail to perform any of the provisions of this lease, or in the event the tenant shall abandon the premises, or leave them vacant, landlord, without further notice, may re-enter the premises by summary proceedings, or by force, without being liable for prosecution therefor. Landlord may also take possession of said premises, and remove all persons or property therefrom, and may elect to either cancel this lease, or to relet the premises and receive the rent therefor. Such rent shall be applied first to the expenses incurred by landlord in entering and reletting, and then to the payment due under this lease. Tenant shall remain liable for any deficiency in the total amount

due under said lease. Tenant's absence from the premises for three (3) consecutive days while all or any portion of rent is delinquent, shall be deemed an abandonment of the premises. If tenant otherwise violates the terms of this lease, landlord may terminate tenant's right of occupancy by giving three (3) days' notice in writing. Landlord shall specifically have the right to institute and maintain the statutory suit of Forcibly Entry and Detainer in the proper Court, and obtain a writ for possession thereby, In addition to all other remedies provided herein, tenant agrees to compensate landlord for all reasonable expenses necessary to enforce this lease and to collect the rental or damages for breach of this lease, including, but not limited to, all court costs and reasonable attorney's fees incurred in connection therewith.

Inspection

Landlord shall have the right to enter the premises at all reasonable hours to examine same or to make repairs and to show the premises to prospective tenant or purchasers.

No Warranty of Habitability

Landlord and Realtor hereby disclaim any Warranty of Habitability covering the premises, and Tenant hereby knowingly, voluntarily, and for consideration, waives any such warranty of habitability, it being expressly agreed and understood that tenant has inspected the premises and has accepted it "As Is", in its present condition as habitable, fit for living and suitable for tenant's purposes. Tenant expressly further agrees that landlord shall have no duty or obligation whatsoever, unless otherwise specified herein, to make any subsequent repairs to the premises, or any part thereof, during the term of this lease that affect or may affect the habitability of the premises or physical health or safety of the tenant, whether or not the premises later become in a state of disrepair by reason of ordinary wear and tear or otherwise. Tenant expressly acknowledges and understands that the rental negotiated by the parties hereto takes into account that the premises are being rented "As Is" present condition.

Fair Housing

In accordance with the law, this property is offered without respect to race, color, religion, sex or national origin of tenant.

Miscellaneous

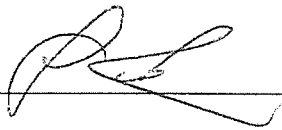
This lease shall constitute a full understanding between parties herein, and no other Agreement unless in writing and signed by the parties hereto shall be binding upon the subject property, except the attached Rental Application, if any, which shall become a part of the lease.

Special Conditions

ALL smoke detectors are to remain in the premise and in working order. If a smoke detector

is not working please notify us immediately. Tenant is responsible for paying the ALL UTILITIES. Lessee shall be liable for the payment of real estate taxes with respect to the residence in accordance with the terms and conditions of Section 15-175 of the Property Tax Code (35 ILCS 200/15-175). The permanent real estate index number for the premises is #20-09-01-178-017, and, according to the most recent property tax bill, the current amount of real estate taxes associated with the premises is \$1955.08 per year. The parties agree that the monthly rent set forth shall be increase or decrease pro rata (effective January 1 of each calendar year) to reflect any increase or decrease in real estate taxes. Lessee shall be deemed to be satisfying Lessee's liability for the above mentioned real estate taxes with the monthly rent payments as set forth above (or increase or decrease as set forth herein). NO PETS or a \$500.00 pet fee & written permission up front.

Signed



Landlord/Agent for Landlord

10-01-2027

Date



Tenant

10-1-22

Date

Tenant

Date

CRIME FREE LEASE ADDENDUM

As part of the consideration for entering into, renewing or extending the lease of the dwelling unit located on or within the building and grounds being the leased premises identified in the lease document to which this Addendum is included with or made a part, Tenant agrees as follows:

1. Tenant and Tenant's occupants, when on or off the leased premises, and Tenant's and Tenant's occupant's guests and invitees, when on or near the leased premises, are prohibited from engaging in any criminal activity, including drug-related criminal activity. For the purposes of this Addendum, criminal activity means:

a. the commission or attempted commission of murder, kidnapping, arson, sexual assault, felony sexual abuse, indecent solicitation of a child, stalking, home invasion, robbery, burglary, burglary from motor vehicle, motor vehicle theft, aggravated fleeing and eluding, mob action, aggravated battery, aggravated assault, prostitution, solicitation of prostitution, child pornography, possession of explosives, unlawful use of weapons, unlawful discharge of firearm, unlawful sale of firearms, gambling, keeping a gambling place, concealing a fugitive, felony violation of the Methamphetamine Control and Community Protection Act, felony violation of the Illinois Cannabis Control Act, violation of the Illinois Controlled Substances Act, or the commission of two (2) or more of any other offenses under the Illinois Criminal Code of 2012 not specifically listed above; or

b. the commission in a six-month period of four (4) or more village ordinance violations that threaten the health, safety or welfare of other residents or the right to peaceful enjoyment of the other residents.

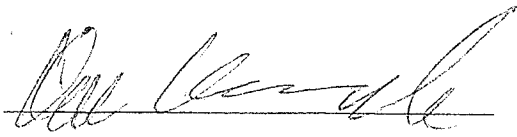
2. **VIOLATION OF ANY ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence to prove the violation(s) in a Forcible Entry and Detainer action.

3. Tenant hereby authorizes the Owner or Manager to use police generated reports against Tenant or any of Tenant's occupants, guests or invitees for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.

4. In case of conflict between the provisions of this Addendum and any provisions of the lease document, the provisions of this addendum shall govern.

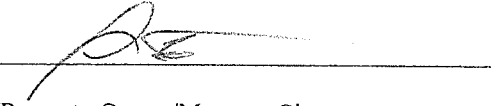
5. Tenant also agrees to be responsible for the actions of Tenant's occupants, Tenant's guest and invitees, and Tenant's occupant's guests and invitees, regardless of whether Tenant knew or should have known about any such actions. A guest or invitee shall be anyone who Tenant or Tenant's occupant gives access to or allows on the leased premises or in the rental unit.

6. This Lease Addendum is incorporated into the lease document or any renewal or extension thereof executed, renewed or extended on the date set forth below.



Tenant Signature/ Date

Tenant Signature/ Date



Property Owner/Manager Signature

10-1-2022

Date

Address of Leased Premises/Rental Unit