RESOLUTION NO. R-21-_03

A RESOLUTION AUTHORIZING THE EXECUTION OF A RENEWAL OF THE LEASE AGREEMENT BETWEEN THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS AND HELPING HANDS, P.C.

WHEREAS, the Village of Campton Hills, Kane County, Illinois (the *"Village"*) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village is the owner of the property located at 40W270 LaFox Road, Suite A, Campton Hills, Illinois (the "*Property*"); and

WHEREAS, the Village and Helping Hands, P.C. ("*Helping Hands*") executed a Lease Agreement ("*Lease*") for the Property on April 5, 2016 that is set to expire on March 31, 2021. *See Lease Agreement attached hereto as Exhibit A*; and

WHEREAS, the parties desire to renew the Lease pursuant to its terms for an additional period of three years. *See Lease Renewal Agreement attached hereto as Exhibit B*; and

WHEREAS, the Village President and Board of Trustees of the Village of Campton Hills (the *"Corporate Authorities"*) deem it advisable and in the best interest of the health, safety and welfare of the residents of the Village to Renew the Lease Agreement.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois, as follows

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. That the Lease, a copy of which is attached hereto and made a part hereof as *Exhibit A*, is hereby renewed for an additional three years pursuant to the Lease Renewal Agreement, attached hereto and made a part hereof as *Exhibit B*.

Section 3. That the Lease Renewal Agreement is hereby approved in substantially the form presented to the Village Board, and that the Village President is hereby authorized to execute the Agreement on behalf of the Village.

Section 4. That the officials and officers of the Village are further hereby authorized to undertake actions on the part of the Village as contained in the Lease Renewal Agreement to complete satisfaction of the provisions, terms or conditions stated therein

Section 5. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 6. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall be in full force and effect upon its passage, approval, and publication in the manner provided by law.

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Passed this 16 day of March 2021, pursuant to a roll call vote as follows:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Darlene Bakk	✓			
Trustee Susan P George			✓	
Trustee Jim McKelvie	✓			
Trustee Mike Millette	✓			
Trustee Michael O'Dwyer	✓			
Trustee Wendy K. White Eagle	✓			
President Michael Tyrrell				

APPROVED this 16 day of March 2021.

Michael Tyrrell, Village President

(SEAL)

ATTEST:

Lynn Baez, Village Clerk

Exhibit A

Lease Agreement

Exhibit B

Lease Renewal Agreement

LEASE RENEWAL AGREEMENT

By this agreement made this 16 day of March 2021, Helping Hands, P.C. ("Lessee") agrees to renew and extend the lease term of its lease from the Village of Campton Hills ("Lessor") for the office space at 40 W. 270 LaFox Road, Suite A, Campton Hills, Illinois 6075.

1. The terms and conditions of the Lease Agreement between the parties dated March 31, 2016, are hereby renewed for three years pursuant to paragraph 2 of the Lease Agreement.

2. The term of the Lease Renewal shall be for a three-year period, commencing on April 1, 2021, and terminating on March 31, 2024 (the "Renewal Term").

3. The Lessee shall pay the Lessor as Rent for the Leased Premises the following amount per month during this Renewal Term pursuant to paragraph 2 of the Lease Agreement, which Rent shall be payable due in advance on the first day of each month:

April 1, 2021 – March 31, 2022:	$2,650.55/month
April 1, 2022 – March 31, 2023:	$2,690.31/month
April 1, 2023 – March 31, 2024:	$2,730.66/month

4. The remainder of the terms and conditions of the Lease Agreement between the parties shall remain in effect during this Lease Renewal.

LESSOR

Village of Campton Hills

BY: _____
Michael Tyrrell; Village President

LESSEE

Helping Hands, P.C.

BY: _____

Its: _____