

1. Addendum to Urbana Lease

1.1 URBANA ADDENDUM

A. Lessor hereby notified Lessee that Lessor elects not to automatically renew this lease at the expiration of its term. Nothing herein shall be deemed to prevent the parties from mutually agreeing, in writing, to the amendment of this paragraph.

B. Each Lessee acknowledges that Lessor has provided him/her with a copy or summary of the City of Urbana Code pertaining to Landlord-Tenant relationships.

C. The parties understand and agree that the provisions of this lease providing for various fees and charges are the notice of charges required, if at all, under Sec. 12.5-14 of the City of Urbana Code pertaining to Landlord-Tenant Relationships.

D. Each Lessee acknowledges that the parties have hereby mutually consented to the Lessor entering the demised premises for the purposes of repair, inspection, or displaying said premises to prospective tenants or purchasers, without providing 24 hours advance notice. Lessor will strive to give adequate notice, and in all cases, will provide notice by the end of the business day prior.

X

Date Signed