

This Lease dated this first day of July, 2024 between Ed O'Donnell and Jennifer O'Donnell ("Landlord") and 724 Ministries NFP ("Tenant") individually the "Party" and collectively the "Parties"

In consideration of Landlord leasing certain premises to Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

The Landlord agrees to rent to Tenant the grounds, first floor and carriage house of a residence located at 724 Walnut St, Murphysboro, Illinois 62966 along with the adjacent parking lot bounded by North Street, Locust Street, and 8th Street (collectively designated the "Property") for use as a not-for-profit community outreach facility. The Landlord retains exclusive access to and use of the second floor of the residence and the attached garage. Those areas are specifically excluded from the Lease.

No part of the Property will be used at any time during the term of this Lease for any purpose or to conduct any activity not expressly approved by Landlord before the activity commences.

Term and Rent

The term of this lease shall be from July 1, 2024 through June 30, 2025. Rent shall be the amount of \$385.00 per month, payable by tenant in 12 monthly installments beginning July 1, 2024 and ending on June 1, 2025.

Utilities, Insurance and Maintenance

Tenant is responsible for providing and paying the cost of the following utilities for the Property: electricity, natural gas, water, sewer, garbage collection, grounds maintenance, telephone, and internet service. Landlord agrees to reimburse Tenant for a pro-rata share of these utility costs in consideration of Landlord's use of the second floor and attached garage in the amount of \$150.00 per month, payable by Landlord on or before the 5th of each month for the term of the lease.

Tenant is responsible for providing and paying the cost of casualty and liability insurance on the Property in an amount approved by Landlord. Landlord shall be named as additional insureds on all such policies

Tenant is responsible for providing and paying the cost of maintaining the grounds, first floor of the residence, exterior and roof of the residence and garage, carriage house and parking lot on the Property to the satisfaction of Landlord. Landlord is responsible for providing and paying the cost of maintaining the second floor of the residence and interior of the garage. All Property maintenance undertaken by Tenant must be approved by Landlord in advance.

Leasehold Improvements

Tenant has the right to make any improvements to the Property that Tenant deems necessary for conducting community outreach activities. All improvements must be approved in advance by Landlord and become the property of Landlord when tenancy terminates.

Governing Law

This Lease will be construed in accordance with and exclusively governed by the laws of the State of Illinois. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Illinois (the "Act"), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Assignment and Subletting

The Tenant will not assign this Lease or sublet or grant any concession or license to use the Property or any part of the Property without consent of Landlord.

General Provisions

All monetary amounts stated or referred to in this Lease are based in the United States dollar.

Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.

IN WITNESS WHEREOF the Secretary/Treasurer of the Board of Directors for 724 Ministries NFP and Ed O'Donnell and Jennifer O'Donnell have duly affixed their signatures on this 27th day of October, 2024.

Josh Ryder, Secretary/Treasurer
for 724 Ministries NFP (Lessee)

Ed O'Donnell (Lessor)

Jennifer O'Donnell (Lessor)