

NOTE: No hand written or interlineated changes to this Amendment will override the printed text of this Amendment.

This document is not effective or binding unless approved by the parties listed below.

LEASE OF STORAGE SPACE

This Lease of Space ("Lease") is executed by the parties on the dates shown beneath their respective signature lines, but is effective as of June 1, 2014 (the "Effective Date"), by and between Anna Hospital Corporation d/b/a Union County Hospital ("Landlord"), and County of Union, IL - (911 Dispatch) ("Tenant").

RECITALS

A. Landlord owns or leases a building located at 517 N. Main St., Anna, IL 62906("Building").

B. Landlord now desires to lease a portion of the Building to Tenant and Tenant desires to lease from Landlord a portion of the Building, subject to the terms and conditions of this Lease, for the purpose of Storage.

NOW, THEREFORE, in consideration of the foregoing premises, it is hereby agreed by and between the parties hereto as follows:

1. **PREMISES.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for the term hereof, at the rental, and upon all of the conditions set forth herein approximately 20 square feet located in the "JAN" closet of the 2nd floor of the Building to be used solely for the purpose of Storage, and no other use whatsoever (the "Leased Premises")."
2. **TERM.** The Term of this Lease shall be for a period of Three (3) years commencing on the Effective Date, and terminating 5/31/2017 (hereinafter referred to as the "Termination Date"), unless sooner terminated pursuant to any provision hereof.
3. **RENT.** Tenant shall pay to Landlord as rent \$10.00 per month for the Leased Premises payable at the inception of the Lease. Rent is due in advance on the first day of each month during the term of this lease.
4. **SERVICES AND UTILITIES.** Landlord shall furnish Tenant with convenient access to water, and electricity. Landlord, however, shall not be liable for failure to furnish the water if such failure is caused by accidents or conditions beyond the control of Landlord, or by repairs, labor disturbances or labor disputes, or any character, whether resulting from or caused by acts of Landlord or otherwise; nor shall Landlord be liable under any circumstances for loss of or injury to property, however occurring, through or in connection with or incidental to the furnishing of the foregoing, nor shall any such failure relieve Tenant from the duty to pay the full amount of rent herein reserved, or constitute or be construed as a constructive or other eviction of Tenant. Landlord shall, however, use reasonable diligence to restore water and electricity in the event of any discontinuance thereof.
5. **INSURANCE.** Tenant shall, throughout the term of this Lease and at its sole cost and expense, provide and keep in force, with responsible insurance companies reasonably acceptable to Landlord: (a) comprehensive general, public liability and property damage insurance in respect to this Lease and the Leased Premises in the following amounts for any one accidental occurrence: property damage not less than \$100,000 and personal injury or death not less than \$1,000,000; and (b) casualty insurance insuring Tenant against loss or damage to its equipment or other personal property in the Leased Premises by fire and all other casualties usually covered under an "all risk" policy of casualty insurance. The policies described in this Section 5 shall name both Tenant and Landlord as insureds. Tenant shall furnish the proof of all such insurance prior to the Commencement Date.
6. **NO TENANT IMPROVEMENT ALLOWANCE.** Tenant hereby accepts the Leased Premises in the condition existing as of the Commencement Date. As such, there is no allowance for tenant improvements.
7. **RISK OF LOSS.** All risk of loss to personal property or loss to business resulting from any cause whatsoever shall be borne exclusively by Tenant. Tenant shall be solely responsible for purchasing and maintaining "renters" insurance covering the loss of any and all personal and business property on the Leased Premises.
8. **COMPLIANCE WITH LAW.** Tenant shall, at its sole expense, comply promptly with all applicable statutes, ordinances, rules, regulations, orders, restrictions of record and requirements in effect during the term or any

part of the term hereof regulating the use by Tenant of the Leased Premises. Tenant shall not use or permit the use of the Leased Premises in any manner that will tend to create waste or a nuisance or, if there shall be more than one tenant of the building containing the Leased Premises, which will tend to disturb such other tenants.

9. **CONDITION OF PREMISES.** Tenant hereby accepts the Leased Premises "AS IS WITH ALL FAULTS" in their condition existing as of the Commencement Date, subject to all applicable zoning, municipal, county and state laws, ordinances and regulations governing and regulating the use of the Leased Premises. Tenant accepts this Lease subject thereto and by any exhibits attached hereto.
10. **INDEMNIFICATION.** Tenant shall indemnify and hold harmless Landlord from and against any and all claims, liabilities, damages, and expenses, including without limitation reasonable attorney's fees, incurred by Landlord in defending or compromising actions brought against it, its officers, directors, employees, or agents, arising out of or related to the acts or omissions of Tenant, its employees, agents, and contractors in connection with the performance of duties by Tenant pursuant to this Lease.
11. **ASSIGNMENTS AND SUBLETTING.** Tenant shall not voluntarily or involuntarily assign its interest in this Lease, nor sublet all or part of the Leased Premises nor grant concessions or licenses upon the premises without the prior written consent of Landlord, and any such consent by Landlord shall not constitute a waiver of the necessity for consent of Landlord for subsequent assignments and subletting. Assignment or subletting without the prior consent of Landlord, including assignment by operation of the law, shall constitute an event of default. In no event, whether with or without consent of Landlord, shall an assignment or lease relieve Tenant of liability under the terms, conditions and provisions of this Lease.
12. **TERMINATION.** Either party may terminate this Lease upon the occurrence of either of the following events: (1) violation by the other party of any material provision of this Lease, provided such violation continues for fifteen (15) days after receipt by the violating party of written notice from the non-violating party, specifying such violation with particularity; or (2) adjudication of the other party as bankrupt; (3) liquidation of the other party for any purpose; or (4) appointment of a receiver to take charge of the other party's affairs, provided each appointment remains undischarged for sixty (60) days.
13. **NOTICES.** All notices required or permitted to be given hereunder shall be in writing and delivered by certified mail, return receipt requested, hand delivery or national overnight courier service, and shall be deemed effective upon receipt if addressed to Tenant or Landlord at the following addresses:

If to Landlord:	Attn: CEO	Union County Hospital 517 N. Main St. Anna, IL 62906
With copy to Landlord's Legal Counsel:		4000 Meridian Blvd. Franklin, TN 37064
If to Tenant:		ATTN: CIO - Union County Courthouse 309 W. Market St., Room 115, Jonesboro, IL 62952

14. **NO WAIVER.** Any failure of a party to enforce that party's rights under any provision of this Lease shall not be construed or act as a waiver of said party's subsequent right to enforce any of the provisions contained herein.
15. **GOVERNING LAW.** This Lease shall be governed by and construed in accordance with the laws of the State of IL.
16. **SEVERABILITY.** If any provision of this Lease is held to be invalid or unenforceable for any reason, this Lease shall remain in full force and effect in accordance with its terms disregarding such unenforceable or invalid provision.
17. **APPROVALS.** Neither this Lease nor any amendment or modification hereto shall be effective or legally binding upon Landlord, or any officer, director, employee or agent thereof, unless and until it has been reviewed and preapproved in writing by a Division President and the Real Estate Department of Community Health Systems Professional Services Corporation.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date and year written below.

TENANT:

County of Union, IL - (911 Dispatch)

By: [Signature]

Name: Rollie J. Hawk

Title: CIO

Date: 06/09/2014

LANDLORD:

Anna Hospital Corporation d/b/a Union
County Hospital

By: [Signature]

Name: James R. Farri

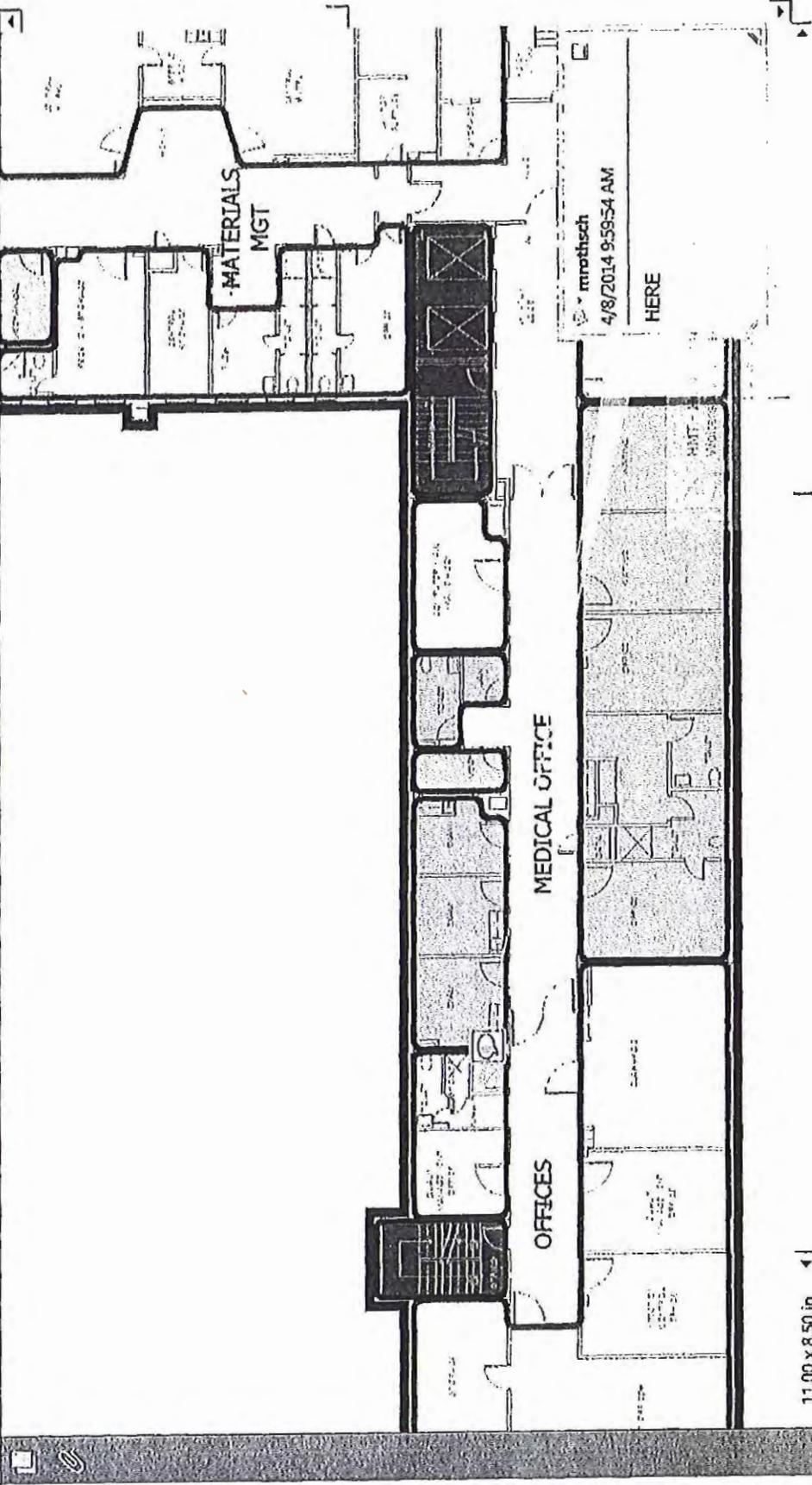
Title: Chief Executive Officer

Date: 5/28/14

REVIEWED AND APPROVED:

By: [Signature] Date

Real Estate, CHSPSC



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