

Dyn Commercial Holdings, L.L.C.

6801 Spring Creek Road
Rockford, Illinois 61114

March 12, 2018

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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

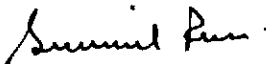
Mike Constantino
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2ND Floor
Springfield, Illinois 62761

**Re: Letter of Support Dialysis Care Center Elgin
Project 17-061**

Dear Mr. Constantino,

I write in response to your recent request for additional information regarding the build out for Dialysis Care Center Elgin LLC at 995 North Randall Road, Elgin, Illinois 60123. Pursuant to the lease ("Lease") between Dialysis Care Center Elgin LLC ("Tenant") and Dyn Commercial Holdings, L.L.C. ("Landlord"), Landlord has agreed to construct the improvements as stated on Exhibit F, attached to this correspondence. The aforementioned construction work is referenced and defined as "Landlord's Work" in the Lease, and the construction of such improvements will be performed by Landlord at Landlord's expense.

Sincerely,
Dyn Commercial Holdings, L.L.C.


Sunil Puri
Manager

encl.

Exhibit F

Landlord's Work

Except for the following, which Landlord shall perform in the Premises as Landlord's Work, the Premises shall be delivered to Tenant in AS-IS condition with all faults:

- 1) **Walls:** 5/8" gypsum wallboard, finished to a level 4, on metal stud framing with acoustical batt insulation.
- 2) **Wall Finishes:** Moisture resistant product to 4'-0" in bathrooms and paint all other rooms. Paint to be selected from Landlord's standard palette.
- 3) **Floor:** Landlord to provide existing concrete slab in AS-IS condition.
- 4) **Floor Finishes:** Landlord to install carpet in offices and conference rooms. Carpeting to be selected from Landlord's standard palette. All other rooms to have a moisture resistant product, such product to be selected by Landlord.
- 5) **Ceiling:** 2'x4' grid (15/16") with "second look" ceiling tile or similar for the appearance of a 2'x2' tile. Landlord to construct acoustical ceiling "cloud" accent feature in the waiting room.
- 6) **Lighting:** 2'x4' light fixtures throughout. Waiting room "cloud" feature to have can lighting. Reception desk to have pendant lighting. Lighting products and fixtures to be selected by Landlord.
- 7) **Cabinets:** Stock laminate cabinets or similar to be selected and installed by Landlord. All upper wall cabinets to have locks.
- 8) **Countertops:** Granite, Quartz, or solid surface as selected by Landlord to be installed in reception area. Laminate counters as selected by Landlord to be installed in any/all other areas requiring counter tops.
- 9) **Counter Sinks:** Stainless steel as selected by Landlord, except for in restrooms, which shall be porcelain or similar, as selected by Landlord.
- 10) **Doors:** Currently existing exterior windows, vestibule, and doors to be provided in AS-IS condition. Landlord to paint wood panel doors with paint selected from Landlord's standard palette.
- 11) **Base and Trim:** Carpet/VCT areas to receive vinyl base or similar, as selected by Landlord. Moisture resistant product areas to receive painted wood trim/casing or similar, as selected by Landlord.
- 12) **Restrooms:** Two existing restrooms to be provided in AS-IS condition, except Landlord shall refurbish the two restrooms with new finishes. Finishes to be selected by Landlord. Landlord to construct one new handicap accessible restroom, including water closet, sink, mirror, grab bars, and towel dispenser selected by Landlord. Tenant, at Tenant's sole cost and expense, shall be responsible for supplying and/or installing the waste receptacle, soap dispenser and any other installations.
- 13) **Restroom Fixtures:** Standard white porcelain or similar, as selected by Landlord.
- 14) **HVAC:** Existing RTUs to be provided in AS-IS condition. Ductwork/plenum return air system to be re-worked by Landlord in accordance with the approved layout of the Premises.
- 15) **Electrical:** Existing electrical service to be provided in AS-IS condition. Circuiting revised in accordance with the approved layout. Electrical distribution and specifications "standard grade" as approved by Landlord.
- 16) **Water Service:** Existing water service to be provided in AS-IS condition. Plumbing and water piping installed per Landlord approved plans.

Notwithstanding any provision in this Exhibit to the contrary:

1. **Specifically Systems:** R.O., BiCarb, concentrate, booster pumps, water recirculating, Brine, and/or any specialty systems or equipment to be furnished and installed by Tenant, at Tenant's sole cost and expense.
2. **Signage:** Any and all signage shall be furnished and installed by Tenant, at Tenant's sole cost and expense.
3. **Window Treatments:** Window treatments to be furnished and installed by Tenant, at Tenant's sole cost and expense.
4. **Furniture, Fixtures, and Equipment:** Furniture, fixtures, and equipment to be furnished and installed by Tenant, at Tenant's sole cost and expense.