

EXHIBIT A

LEASE

Dated as of June 1, 2016

Between

Illinois Gas Company

and

Illinois Real Estate Company

LEASE

THIS LEASE is made and entered into as of the 1st day of June, 2016, by and between ILLINOIS REAL ESTATE COMPANY, an Illinois corporation (hereinafter called the "Lessor"), and ILLINOIS GAS COMPANY, an Illinois corporation, its legal representatives, successors and assigns (hereinafter called the "Lessee"),

WITNESSETH: In consideration of the promises and the mutual covenants and agreements herein contained, the Lessor does hereby lease to the Lessee the following property:

A part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Ten (10), Township Three North (T3N), Range Ten East (R10E) of the 3rd Principal Meridian, Richland County, Illinois, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 10, thence S 89° 52' 32" W, 40.0 feet to a point on the West right of way line of Route 130; thence N 1° 07' 06" E, 283.91 feet along the West right of way line of Route 130 to the point of beginning; thence N 1° 07' 06" E, 535.14 feet along the West right of way line of Route 130; thence N 65° 15' 48" W, 120.06 feet along the South right of way line of Miller Drive; thence N 88° 52' 54" W, 463.00 feet along the South right of way line of Miller Drive; thence S 1° 07' 06" W, 579.88 feet; thence S 88° 32' 40" E, 573.00 feet to the point of beginning, containing 7.59 acres, more or less, said tract commonly known as Lot Two (2) of the City of Olney Route 130 Industrial Park.

This lease includes all improvements, appurtenances, and all fixtures attached thereto, and is subject to recorded easements. Said improvements consist in part of:

Building #1: An Office/Warehouse building containing 7,200 square feet of office space and 16,800 square feet of warehouse space, with 16 ft. sidewalls. The floors are poured concrete 6" reinforced. Construction manufacturing light steel frame. Exterior wall metal with concrete tilt up on North and East sides. Interior finish for office drywall and acoustical tile ceiling suspended in office. Roof covering is metal, plumbing 4 1/2 bath-restrooms in office area handicap accessible, 400 amp electrical 208/120V 3 phase, plus 200-amp box in office area. Heating is 4 gas forced air 165,000 BTU in warehouse area; office gas forced air with central air-conditioning.

Building #2: A steel building containing 6,400 square feet of warehouse space, which is 80 X 80 X 17 Pre-Engineered United Structures of America Building. Four 20' Clear span Bays with tapered columns and a 2/12 roof slope.

1. The term of this Lease shall be for a period of five (5) years, beginning June 1st, 2016.
2. The Lessee shall pay rent on the first of each month during the term of the Lease as follows:

Nine Thousand Four Hundred Sixty-Three and no/100 Dollars (\$9,463.00) per month beginning June 1, 2016 and continuing through May 31st, 2021.

Any party may terminate this Lease as to it by providing at least 60 days' prior written notice to the other Parties of the effective date of such termination.

3. The following express stipulations and conditions are made part of this Lease and are hereby assented to by the Lessor and Lessee:

- a. The monthly rental as set forth above shall be paid to the Lessor at its office in Olney, Illinois, or at such other location or agent as the Lessor may designate. If default should be made in the payment of said rental, and said default continues for a period of sixty (60) days, or if said Lessee shall violate any of the covenants of this Lease, the Lessee shall be given written notice of such violation and shall have ten (10) days thereafter to correct such violation. If Lessee fails to correct the violation, the Lessor shall be entitled to file suit for possession of the property.
- b. It is understood and agreed that the Lessee shall be responsible for and shall pay all taxes or assessments upon the real properties which is subject to this Lease, and which taxes are imposed by the legally constituted authority which has the right and power to impose such taxes upon real properties. Further, should the Lessee fail or refuse to pay such taxes, the Lessor may, at its option, pay such taxes and add the amount so paid to the sum of the next monthly rental.
- c. It is understood and agreed that the Lessee shall obtain, and shall pay the cost thereof, multi-peril insurance with limits not less than eighty percent (80%) of the replacement value of the improvements subject to this Lease. In addition, the Lessee shall obtain, and pay the cost thereof, liability insurance coverage on the properties subject to this Lease. Lessor shall be named as an additional insured in the policies of insurance mentioned in this paragraph and Lessee shall provide Lessor evidence of such insurance. If the Lessee fails to obtain the required insurance coverage, the Lessor may obtain such coverage and/or pay the cost thereof, and add the cost so paid to the sum of the next monthly rental amount to be paid the Lessor by the Lessee.
- d. The Lessee shall be responsible and shall pay for all utilities (gas, water, sewer, electric) for the buildings. If Lessee fails or refuses to pay the utilities, the Lessor may, at its option, pay such charges and add the amounts so paid to the sum of the next monthly rental.

- e. Lessee shall, at its sole expense, maintain the entire Premises including without limitation the roof surface and normal repairs and maintenance to all heating, ventilation, and air conditioning ("HVAC") equipment at the Premises, in good condition and promptly make all repairs and replacements, whether structural or non-structural, necessary to keep the Premises in safe operating condition, including all utilities and other systems serving the Premises, but excluding the roof structure, subfloor, foundation, exterior walls, and capital repairs and replacements to the HVAC system (collectively, "Lessor's Repair Items"), which Lessor shall maintain in good condition and repair at Lessor's expense, provided that Lessee shall not damage any Lessor's Repair Items and shall promptly repair any damage or injury done thereto caused by Lessee or its employees, officers, agents, servants, contractors, customers, clients, visitors, guests, or other licensees or invitees.

- f. If any of the buildings are damaged by fire or other casualty, the Lessor shall proceed, with reasonable diligence and at the expense of the Lessor (but only to the extent of the insurance proceeds available to the Lessor), to repair or restore the building(s) as nearly as is practicable to the condition which existed

immediately prior to such casualty (including, but not limited to, restoration of improvements made by the Lessee). The Lessor will adjust, suspend or abate the rent based upon the nature and extent of injuries sustained by the building(s) until the building has been repaired or restored. If the building(s) has not been repaired within sixty (60) days to the extent that it can be fully utilized by the Lessee, the Lessee may, at its option, terminate this Lease by providing thirty (30) days written notice.

4. Lessee shall, at the expiration of this Lease, including any extensions thereof, return the property to the Lessor in its condition as of June 1st, 2021 excepting normal wear and tear and any improvements made during the Lease.

5. This Lease may be amended only by a writing executed by each of the parties.

6. This Lease shall be construed under the laws of Illinois.

IN WITNESS WHEREOF, the Lessor and Lessee have caused this Lease to be executed by their duly authorized officers in duplicate on this 30th day of May, 2016.

ILLINOIS GAS COMPANY-ILLINOIS REAL ESTATE COMPANY

By: Roger C. Avery
Roger C. Avery, CEO

By: Selig Broitman
Selig Broitman, President