



LabWorks Parameters and Benefits

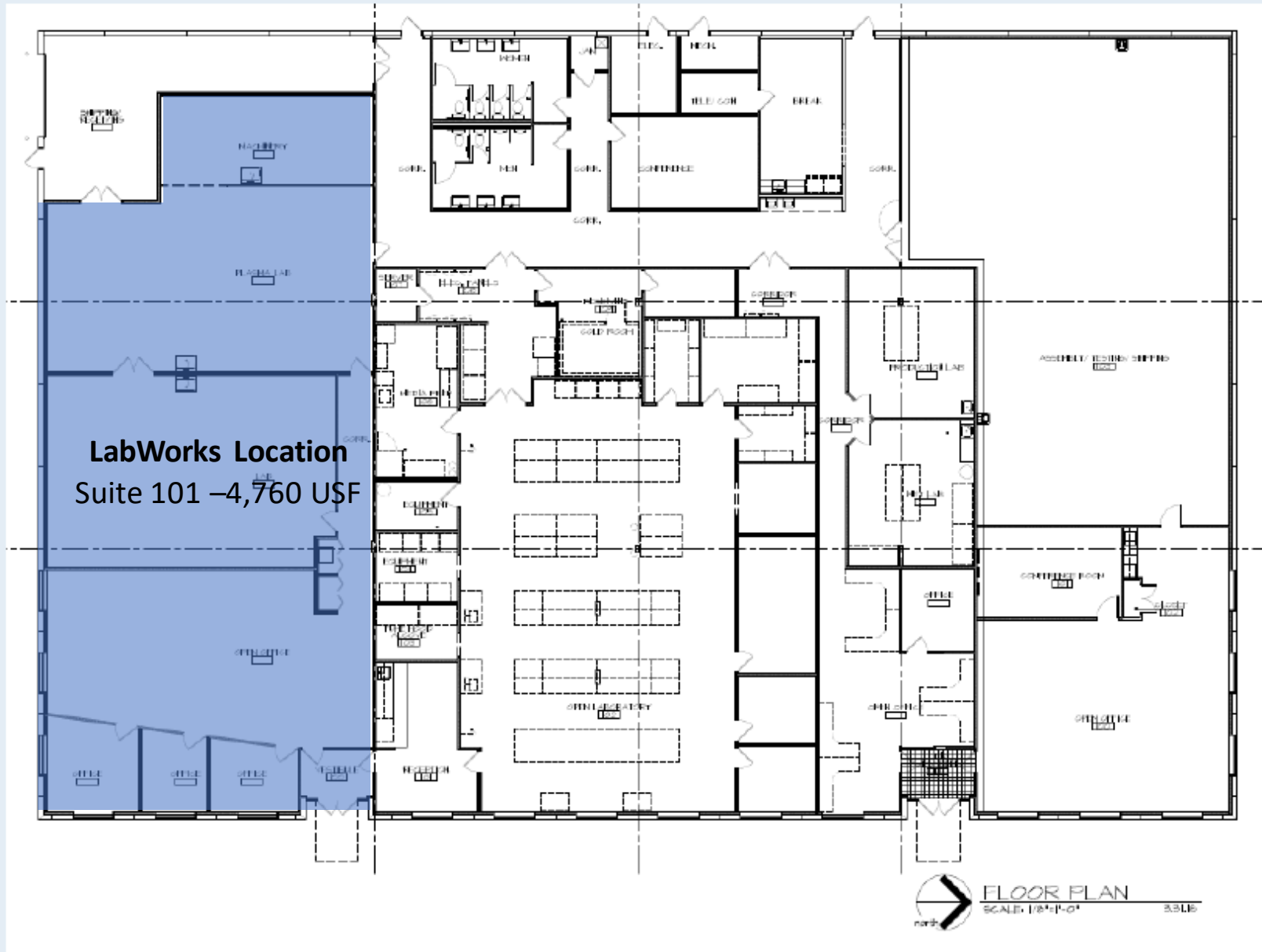
LabWorks provides turn-key life science laboratory suites for commercial lease in the Research Park. The space will be constructed with a \$1.1 million investment in tenant improvements, with funding support from the Rebuild Illinois Wet Lab Capital Program (IL DCEO), the University of Illinois Research Park, LLC, and GEM Realty. This provides affordable leasing for laboratory space with no upfront tenant capital contribution required and lease rates at market office rates for the Research Park, which are well below large metro private alternatives. LabWorks provides a location for growth stage life science and agriculture companies.

- Office and conference room furniture provided
- Lab furniture and core equipment provided
- Access to EW lab support services, including ability to transfer and use shared lab equipment from EnterpriseWorks
- Access to procure from UIUC core labs and central lab stores through EW internal purchasing
- Entrepreneurship and business development services from EnterpriseWorks and the Research Park, including use of EIRs, shared services student projects, SBIR grant assistance
- Research Park recruiting services for student employment, job postings, internship program (including assistance with international student employees), and other recruitment assistance
- Employees retain Research Park Allied Agency Status with UIUC

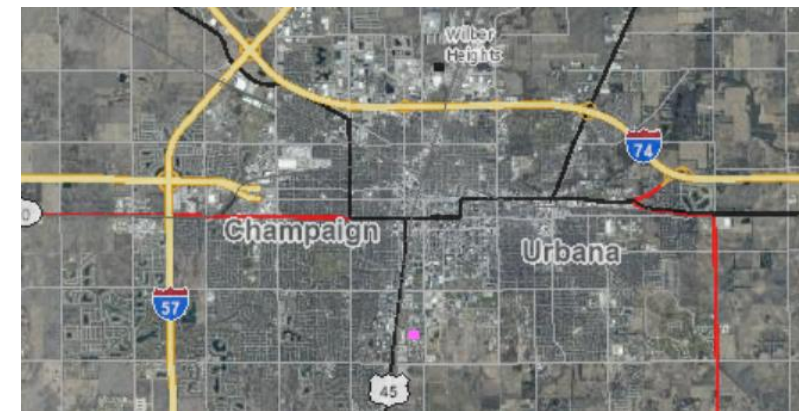


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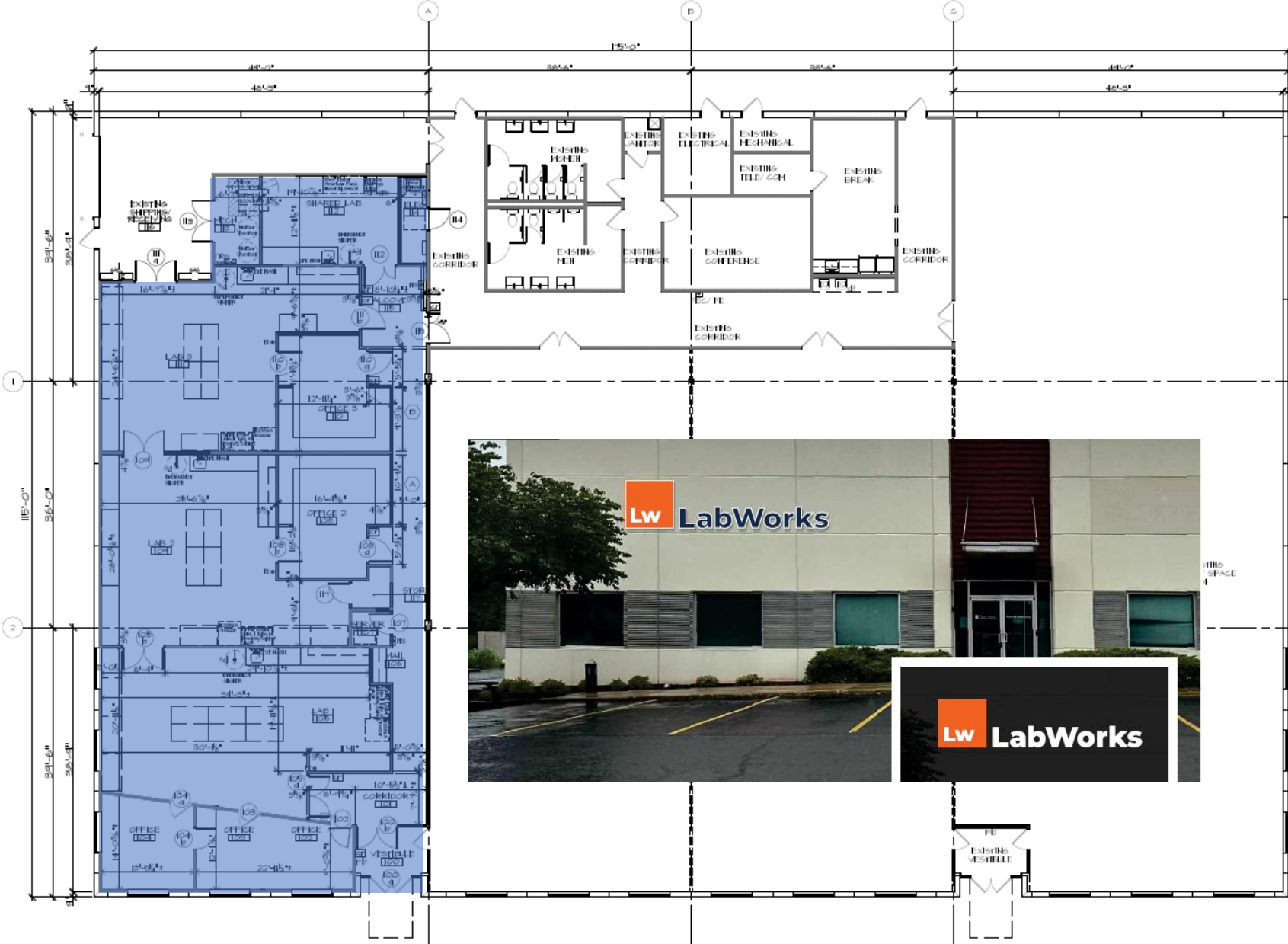


2109 S. Oak Street
Building Plan



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FLOOR PLAN
SCALE: 1/8" = 1'-0"

- FE HALL MOUNTED FIRE EXTINGUISHER 10B(MA-80B)(G) MOUNT BOTTOM 2" AFF. TO COMPLY W/ ILLINOIS ACCESSIBILITY CODE
- RFc RECESSED FIRE EXTINGUISHER CABINET 10B(MA-80B)(G) MOUNT BOTTOM 2" AFF. TO COMPLY W/ ILLINOIS ACCESSIBILITY CODE
- CR CONTROLLED ACCESS CARD READER FURNISHED AND INSTALLED BY CONTRACTOR

New LabWorks Planned Suite



The "Graduation Building" is located across the street from EnterpriseWorks incubator at the University of Illinois Research Park on the campus of the University of Illinois Urbana-Champaign.

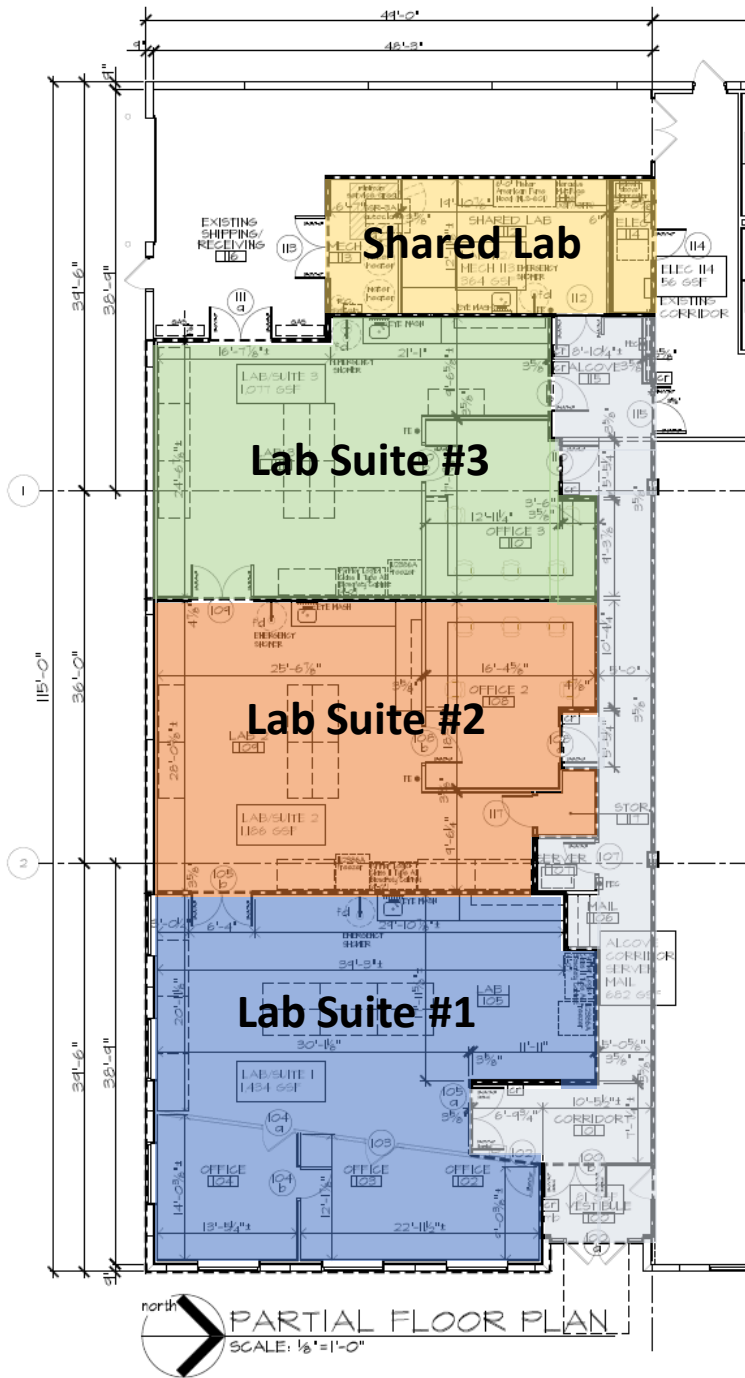


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LabWorks Renderings of Suites

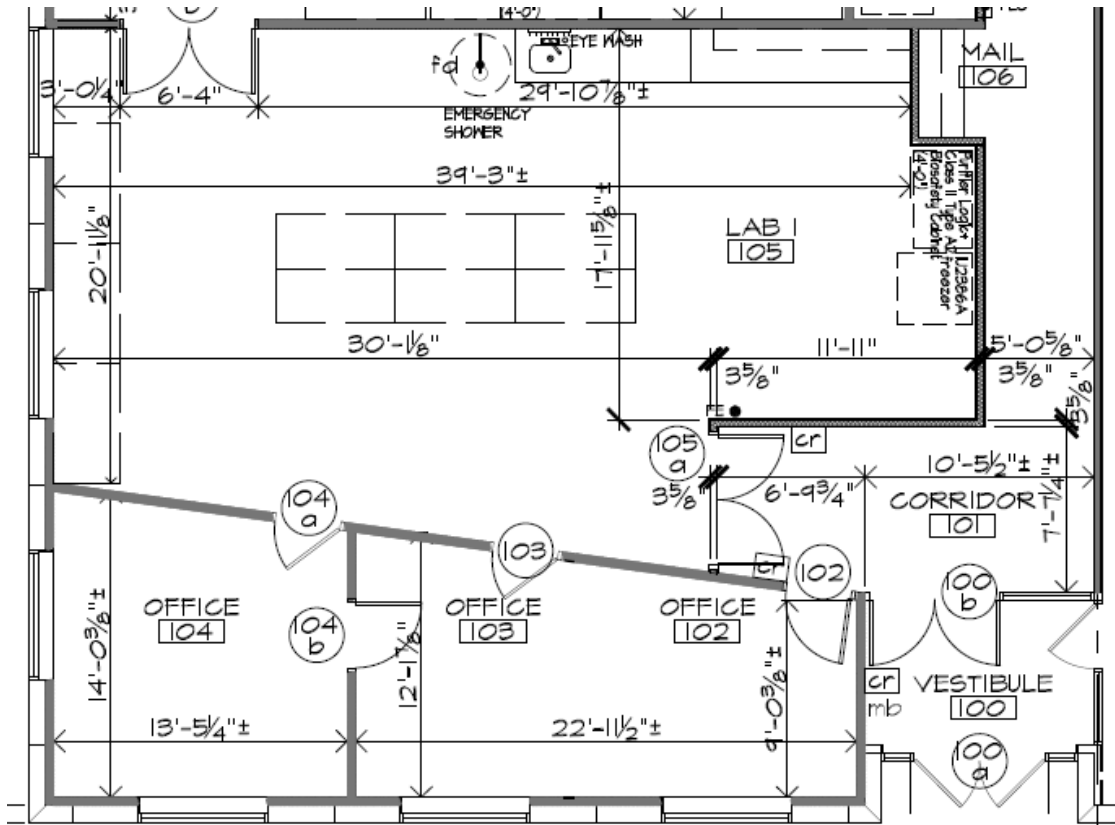




LabWorks has 3 suites available for lease with a lab and office contiguous suite and access to shared areas of the the suite, including one shared lab, entry vestibule, copy/print/mail area, and a networking closet. The tenants each also have access to shared areas within the building with their pro rata share of the common areas that include a loading dock, restrooms, conference room, corridors, and kitchen with break room.

Total Suite Area	4,794 SF	Building & Suite Common SF	Total Rentable Space
Lab Suite #1	1,434 SF	835 SF	2,269 SF
Lab Suite #2	1,186 SF	690 SF	1,990 SF
Lab Suite #3	1,077 SF	627 SF	1,804 SF
Shared Lab	364 SF		
Suite Shared Space	733 SF		
Building Commons	1,054 SF (for LabWorks total suite)		





Lab Suite #1

1,434 Gross Square Feet

Two Private Offices with windows

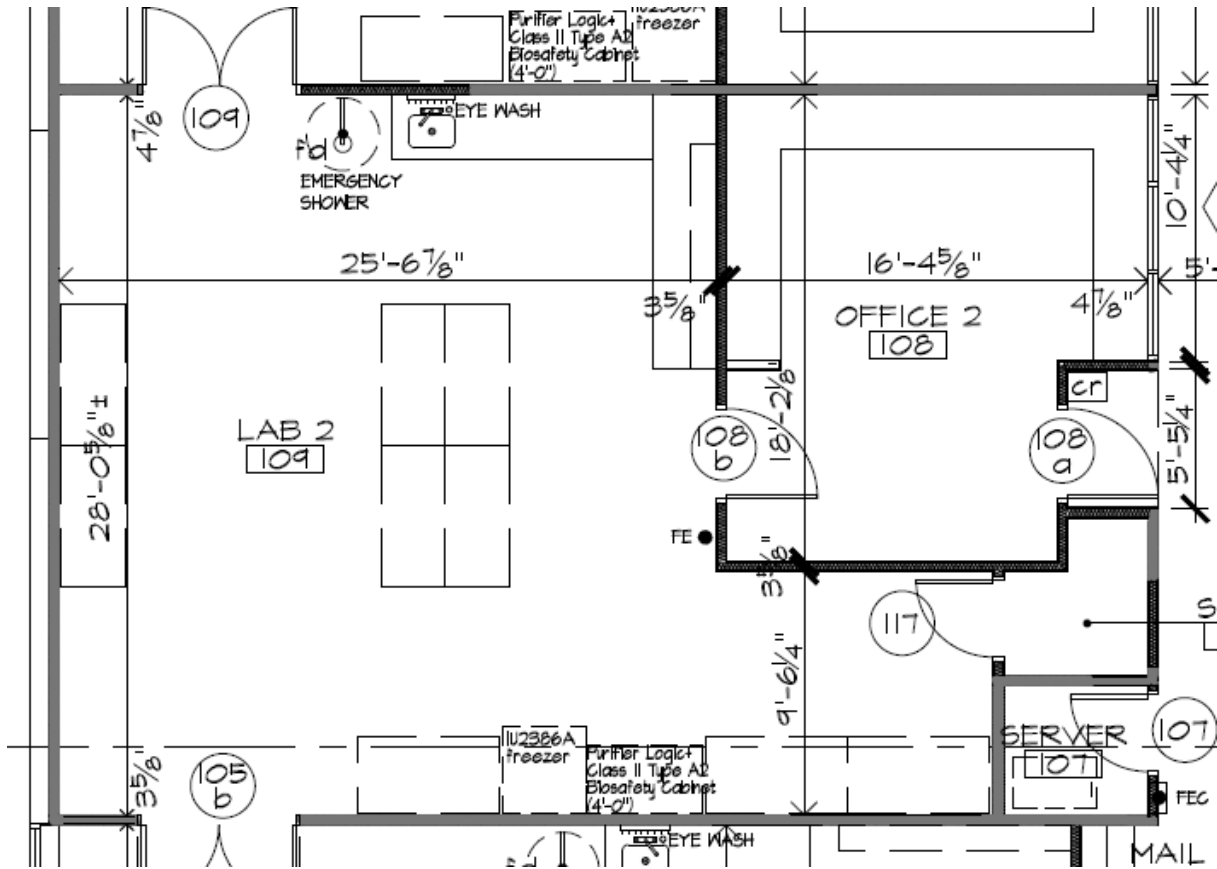
Life sciences laboratory:

- Built-in casework
- Sink with eye wash, drying rack
- Emergency Shower
- -80 Freezer
- Biosafety cabinet
- Moveable lab benches with overhead power and data
- Vacuum system
- Compressed air system
- Natural gas
- Backup generator power
- Clean room ceiling tile



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Lab Suite #2

1,186 Gross Square Feet

One Private Offices with built-in workstations

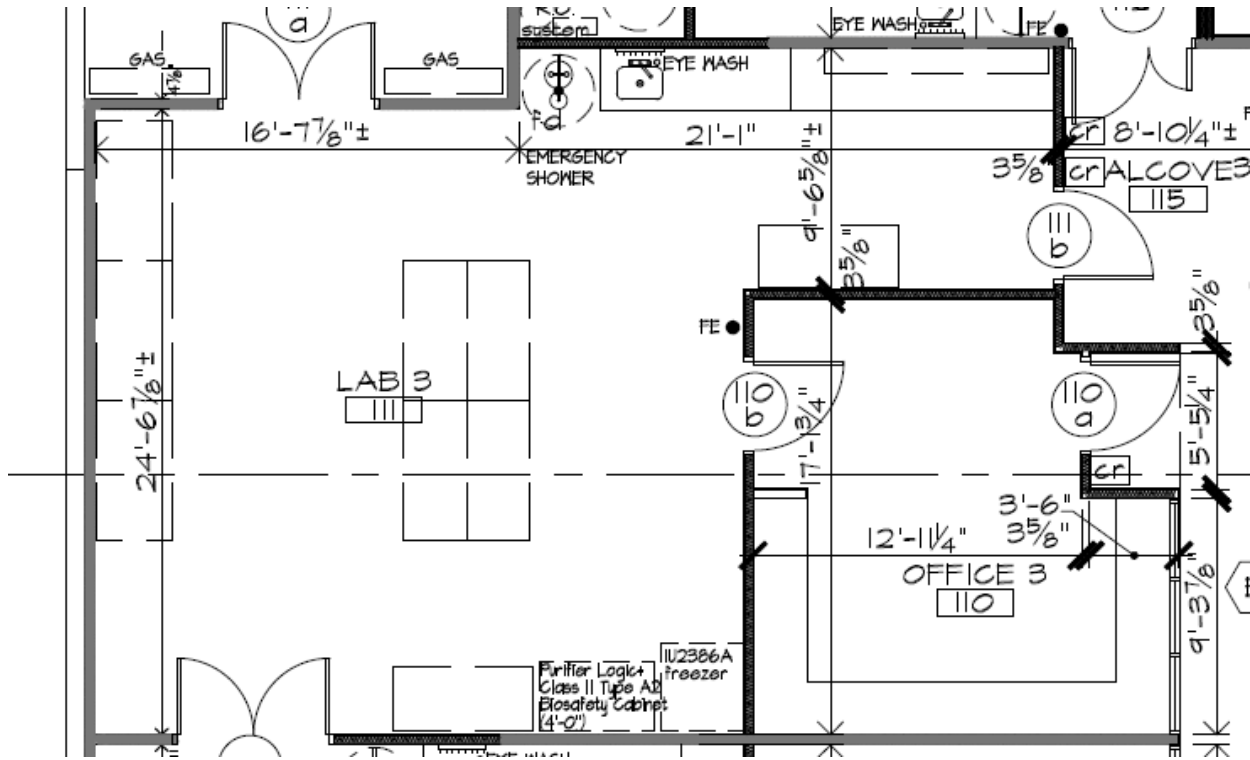
Life sciences laboratory:

- Built-in casework
- Sink with eye wash, drying rack
- Emergency Shower
- -80 Freezer
- Biosafety cabinet
- Storage closet
- Moveable lab benches with overhead power and data
- Vacuum system
- Compressed air system
- Natural gas
- Backup generator power
- Clean room ceiling tile



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Lab Suite #3

1,077 Gross Square Feet

One Private Offices with built-in workstations

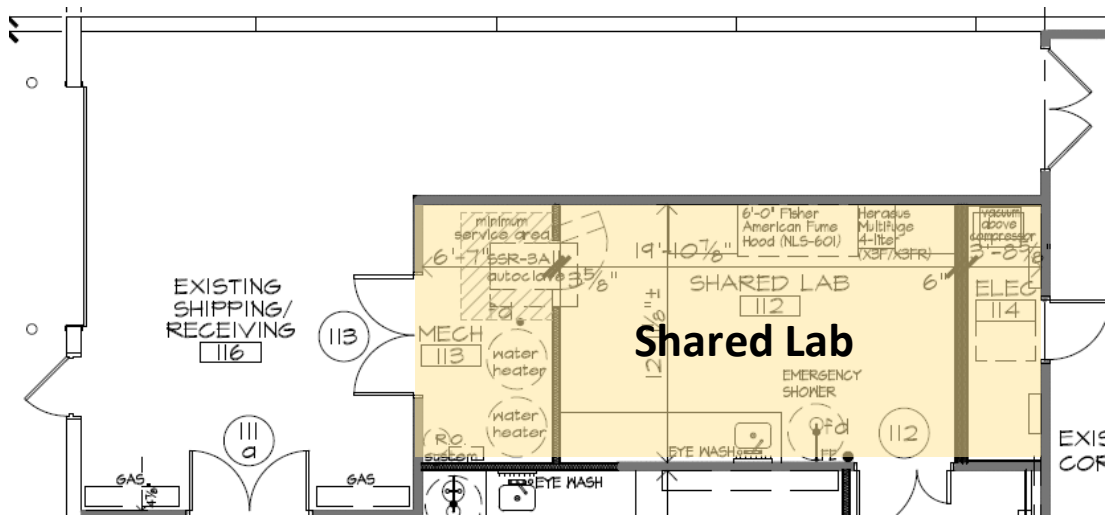
Life sciences laboratory:

- Built-in casework
- Sink with eye wash, drying rack
- Emergency Shower
- -80 Freezer
- Biosafety cabinet
- Moveable lab benches with overhead power and data
- Direct double-door access to shipping receiving area
- Separate exit/entrance to shared lab area
- Vacuum system
- Compressed air system
- Natural gas
- Backup generator power
- Clean room ceiling tile



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Shared Lab and Common Areas

364 Gross Square Feet Shared Life Science Lab

- Autoclave
- 6' Fume Hood
- Sink with eye wash
- Emergency Shower
- RO Water and DI Water System
- Epoxy Flooring

Shared Suite Features:

- Entry Vestibule
- Mail area
- Server closet

Building Common Areas:

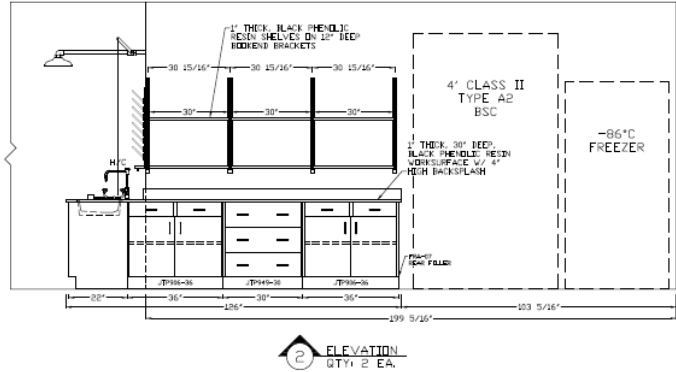
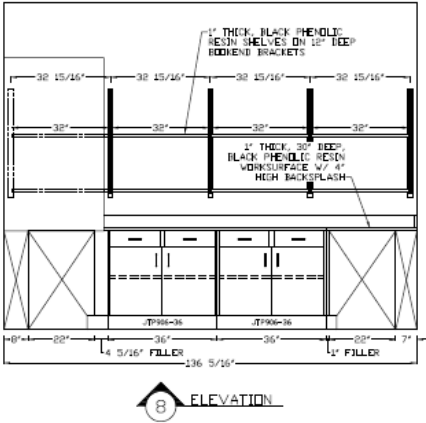
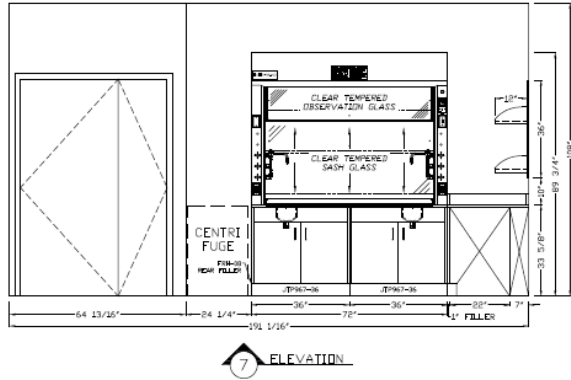
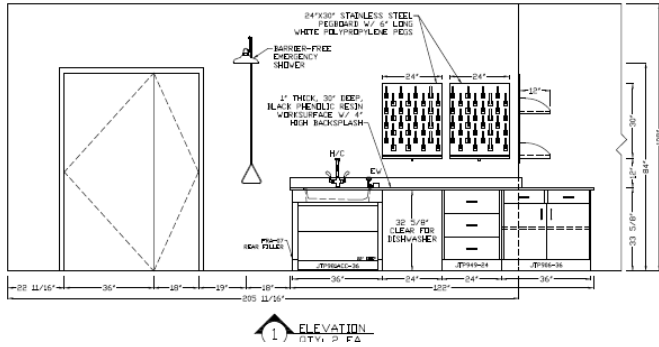
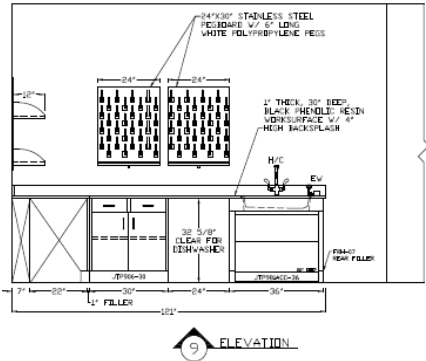
- Shipping and Receiving Area with overhead door and exterior driveway access
- Conference Room
- Men's and women's restrooms
- Break room with kitchen
- Telecom closet
- Corridors wide enough for palette jack and large equipment



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Lab Furniture Specifications



LabWorks Leasing Plan

Suite 1	Rentable Area	Total Annual Rent	Total Monthly Rate
Lab and Office Suite	1,434	\$40,008.60	\$3,334.05
Common Suite/Bldg Allocation	835	\$23,283.13	\$1,940.26
	2269	\$63,291.73	\$5,274.31

	Rentable Area	Total Annual Rent	Total Monthly Rate
Lab and Office Suite	1,186	\$33,089.40	\$2,757.45
Common Suite/Bldg Allocation	690	\$19,256.48	\$1,604.71
Suite 2	1990	\$55,527.51	\$4,627.29

	Rentable Area	Total Annual Rent	Total Monthly Rate
Lab and Office Suite	1,077	\$30,048.30	\$2,504.03
Common Suite/Bldg Allocation	627	\$17,486.71	\$1,457.23
Suite 3	1804	\$50,331.64	\$4,194.30

Sample Rental Rate

Base rent	\$18.00	Lease rate will increase 3% annually
CAM, Property Tax, Ground Lease Rate	\$6.15	
Internet/Telecommunications	\$1.25	
Janitorial	\$1.25	
EnterpriseWorks Lab Support	\$1.25	
Modified Gross Rate	\$27.90	

**Actual rates will be confirmed in lease agreements with tenants*

Utilities (Gas, Electric, Water, Sanitary Sewer): Allocated Monthly based on pro rate share of space and paid by each tenant to landlord.

Landlord responsibilities include major repairs (i.e. roof renovations). However, the tenant is responsible for maintenance and minor repairs, like painting and decorating. Expenses for maintenance of equipment and shared support lab will be charged back to tenants based on actual expenses incurred.

EnterpriseWorks Lab Support includes assistance from DRS (to be approved), lab manager assistance, access to shared labs and equipment at EnterpriseWorks, and ability to transfer equipment between sites, continued entrepreneurship services.



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