

[ ORIGINAL ]

16-020

ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD RECEIVED  
APPLICATION FOR PERMIT

MAY 13 2016

SECTION I. IDENTIFICATION, GENERAL INFORMATION, AND CERTIFICATION

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

This Section must be completed for all projects.

**Facility/Project Identification**

Facility Name: Dialysis Care Center Oak Lawn		
Street Address: 9115 S Cicero Ave, STE 300		
City and Zip Code: Oak Lawn, IL, 60453		
County: Cook	Health Service Area 7	Health Planning Area: 7

**Applicant Identification**

[Provide for each Applicant [refer to Part 1130.220].

Exact Legal Name: Dialysis Care Center Oak Lawn, LLC.
Address: 15786 S Bell Rd, Homer Glen, IL, 60491
Name of Registered Agent: Harvard Business Services, Inc.
Name of Chief Executive Officer: Morufu O Alausa M.D.
CEO Address: 15786 S Bell Rd, Homer Glen, IL 60491
Telephone Number: 630-697-1414

**Type of Ownership of Applicant**

<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership
<input type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other

- o Corporations and limited liability companies must provide an **Illinois certificate of good standing.**
- o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

APPEND DOCUMENTATION AS ATTACHMENT-1 IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

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**Co-Applicant Identification****[Provide for each co-applicant [refer to Part 1130.220].**

Exact Legal Name: Dialysis Care Center Holdings LLC
Address: 15786 S Bell Rd , Homer Glen, IL, 60491
Name of Registered Agent: Harvard Business Services, Inc.
Name of Chief Executive Officer: Morufu O Alausa M.D.
CEO Address: 15786 S Bell Rd, Homer Glen, IL 60491
Telephone Number: 630-697-1414

**Type of Ownership of /Co-Applicant**

<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership
<input type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other

- o Corporations and limited liability companies must provide an **Illinois certificate of good standing.**
- o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

**Primary Contact****[Person to receive ALL correspondence or inquiries)**

Name: Asim Shazzad
Title: Administrator
Company Name: Dialysis Care Center
Address: 15786 S Bell Rd , Homer Glen, IL, 60491
Telephone Number:630-965-9007
E-mail Address: shazzad@kidneycares.com
Fax Number:708-645-1001

**Additional Contact****[Person who is also authorized to discuss the application for permit]**

Name: Morufu Alausa M.D
Title: CEO
Company Name: Dialysis Care Center
Address: 15786 S Bell Rd , Homer Glen, IL, 60491
Telephone Number:630-697-1414
E-mail Address: talaus@kidneycares.com
Fax Number:708-645-1001

**Post Permit Contact**

[Person to receive all correspondence subsequent to permit issuance-THIS PERSON MUST BE EMPLOYED BY THE LICENSED HEALTH CARE FACILITY AS DEFINED AT 20 ILCS 3960

Name: Asim Shazzad
Title: Administrator
Company Name: Dialysis Care Center
Address: 15786 S Bell Rd , Homer Glen, IL, 60491
Telephone Number: 630-965-9007
E-mail Address: shazzad@kidneycare.com
Fax Number:708-645-1001

**Site Ownership**

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: Ali Kutom as Trustee of trust #16701
Address of Site Owner: C/O Network Property Management, 7820 Graphics Dr. Tinley Park, IL, 60477
Street Address or Legal Description of Site: 9115 S Cicero Ave, STE 300, Oak Lawn, IL, 60453
(See LOI and draft lease for Legal Description of site)

APPEND DOCUMENTATION AS ATTACHMENT-2, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**Operating Identity/Licensee**

[Provide this information for each applicable facility, and insert after this page.]

Exact Legal Name: Dialysis Care Center Oak Lawn, LLC
Address: 15786 S Bell Rd, Homer Glen, IL 60491

<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership
<input type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other

- o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing.
- o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.
- o **Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.**

APPEND DOCUMENTATION AS ATTACHMENT-3, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**Organizational Relationships**

Provide (for each co-applicant) an organizational chart containing the name and relationship of any person or entity who is related (as defined in Part 1130.140). If the related person or entity is participating in the development or funding of the project, describe the interest and the amount and type of any financial contribution.

APPEND DOCUMENTATION AS ATTACHMENT-4, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**Flood Plain Requirements**

[Refer to application instructions.]

Provide documentation that the project complies with the requirements of Illinois Executive Order #2005-5 pertaining to construction activities in special flood hazard areas. As part of the flood plain requirements please provide a map of the proposed project location showing any identified floodplain areas. Floodplain maps can be printed at [www.FEMA.gov](http://www.FEMA.gov) or [www.illinoisfloodmaps.org](http://www.illinoisfloodmaps.org). **This map must be in a readable format.** In addition please provide a statement attesting that the project complies with the requirements of Illinois Executive Order #2005-5 (<http://www.hfsrb.illinois.gov>).

**APPEND DOCUMENTATION AS ATTACHMENT -5, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**Historic Resources Preservation Act Requirements**

[Refer to application instructions.]

Provide documentation regarding compliance with the requirements of the Historic Resources Preservation Act.

**APPEND DOCUMENTATION AS ATTACHMENT-6, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**DESCRIPTION OF PROJECT**

**1. Project Classification**

[Check those applicable - refer to Part 1110.40 and Part 1120.20(b)]

Part 1110 Classification:

Substantive

Non-substantive

## 2. Narrative Description

Provide in the space below, a brief narrative description of the project. Explain **WHAT** is to be done in **State Board defined terms, NOT WHY** it is being done. If the project site does NOT have a street address, include a legal description of the site. Include the rationale regarding the project's classification as substantive or non-substantive.

Dialysis Care Center Oak Lawn, LLC proposes to establish a 11 station in center hemodialysis (ESRD) facility to be located at 9115 S Cicero Ave, STE 300, Oak Lawn, IL, 60453.

The proposed facility is to be in a leased space in a location which was being operated as an ESRD facility but was scheduled to be discontinued as approved by the board on project 14-024. The utilization of this existing space will allow the applicants to establish this new facility at a dramatically lower cost than building a new facility in its entirety thereby making a much more effective use of healthcare expenditures.

**Dialysis Care Center Oak Lawn, LLC will be in HSA 7, as of March, 30, 2016 station inventory there is a determined need for 57 additional stations in this HSA**

The applicants believe that this is a "substantive" project since it constitutes the establishment of service as defined by Administrative Code.

### Project Costs and Sources of Funds

Complete the following table listing all costs (refer to Part 1120.110) associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must equal.

Project Costs and Sources of Funds			
USE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Preplanning Costs			
Site Survey and Soil Investigation			
Site Preparation			
Off Site Work			
New Construction Contracts			
Modernization Contracts	\$120,000		\$120,000
Contingencies	\$10,000		\$10,000
Architectural/Engineering Fees			
Consulting and Other Fees			
Movable or Other Equipment (not in construction contracts)	\$350,000		\$350,000
Bond Issuance Expense (project related)			
Net Interest Expense During Construction (project related)			
Fair Market Value of Leased Space or Equipment	\$282,000		\$282,000
Other Costs To Be Capitalized			
Acquisition of Building or Other Property (excluding land)			
<b>TOTAL USES OF FUNDS</b>	<b>\$762,000</b>		<b>\$762,000</b>
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Cash and Securities	\$480,000		\$480,000
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages			
Leases (fair market value)	\$282,000		\$282,000
Governmental Appropriations			
Grants			
Other Funds and Sources			
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$762,000</b>		<b>\$762,000</b>
<b>NOTE: ITEMIZATION OF EACH LINE ITEM MUST BE PROVIDED AT ATTACHMENT-7, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.</b>			

**Related Project Costs**

Provide the following information, as applicable, with respect to any land related to the project that will be or has been acquired during the last two calendar years:

Land acquisition is related to project <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Purchase Price: \$ _____
Fair Market Value: \$ _____
The project involves the establishment of a new facility or a new category of service <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the dollar amount of all <b>non-capitalized</b> operating start-up costs (including operating deficits) through the first full fiscal year when the project achieves or exceeds the target utilization specified in Part 1100.
Estimated start-up costs and operating deficit cost is \$ <u>25,000</u> .

**Project Status and Completion Schedules**

<b>For facilities in which prior permits have been issued please provide the permit numbers.</b>
Indicate the stage of the project's architectural drawings:
<input checked="" type="checkbox"/> None or not applicable <input type="checkbox"/> Preliminary
<input type="checkbox"/> Schematics <input type="checkbox"/> Final Working
Anticipated project completion date (refer to Part 1130.140): <u>6/31/2017</u>
Indicate the following with respect to project expenditures or to obligation (refer to Part 1130.140):
<input type="checkbox"/> Purchase orders, leases or contracts pertaining to the project have been executed
<input type="checkbox"/> Project obligation is contingent upon permit issuance. Provide a copy of the contingent "certification of obligation" document, highlighting any language related to CON Contingencies
<input checked="" type="checkbox"/> Project obligation will occur after permit issuance.
<b>APPEND DOCUMENTATION AS ATTACHMENT-8, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.</b>

**State Agency Submittals**

Are the following submittals up to date as applicable:
<input type="checkbox"/> Cancer Registry
<input type="checkbox"/> APORS
<input type="checkbox"/> All formal document requests such as IDPH Questionnaires and Annual Bed Reports been submitted
<input type="checkbox"/> All reports regarding outstanding permits
<b>Failure to be up to date with these requirements will result in the application for permit being deemed incomplete.</b>

## Cost Space Requirements

Provide in the following format, the department/area **DGSF** or the building/area **BGSF** and cost. The type of gross square footage either **DGSF** or **BGSF** must be identified. The sum of the department costs **MUST** equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the department's or area's portion of the surrounding circulation space. **Explain the use of any vacated space.**

Dept. / Area	Cost	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
		Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
<b>REVIEWABLE</b>							
Medical Surgical							
Intensive Care							
Diagnostic Radiology							
MRI							
Total Clinical							
<b>NON REVIEWABLE</b>							
Administrative							
Parking							
Gift Shop							
Total Non-clinical							
<b>TOTAL</b>							

**APPEND DOCUMENTATION AS ATTACHMENT-9, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**Facility Bed Capacity and Utilization**

**Section Not Applicable**

Complete the following chart, as applicable. Complete a separate chart for each facility that is a part of the project and insert following this page. Provide the existing bed capacity and utilization data for the latest **Calendar Year for which the data are available. Include observation days in the patient day totals for each bed service.** Any bed capacity discrepancy from the Inventory will result in the application being deemed **incomplete**.

<b>FACILITY NAME:</b>		<b>CITY:</b>			
<b>REPORTING PERIOD DATES:</b>		<b>From:</b>	<b>to:</b>		
<b>Category of Service</b>	<b>Authorized Beds</b>	<b>Admissions</b>	<b>Patient Days</b>	<b>Bed Changes</b>	<b>Proposed Beds</b>
Medical/Surgical					
Obstetrics					
Pediatrics					
Intensive Care					
Comprehensive Physical Rehabilitation					
Acute/Chronic Mental Illness					
Neonatal Intensive Care					
General Long Term Care					
Specialized Long Term Care					
Long Term Acute Care					
Other ((identify)					
<b>TOTALS:</b>					

**CERTIFICATION**

The application must be signed by the authorized representative(s) of the applicant entity. The authorized representative(s) are:

- o in the case of a corporation, any two of its officers or members of its Board of Directors;
- o in the case of a limited liability company, any two of its managers or members (or the sole manger or member when two or more managers or members do not exist);
- o in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist);
- o in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and
- o in the case of a sole proprietor, the individual that is the proprietor.

This Application for Permit is filed on the behalf Dialysis Care Center Oak Lawn, LLC \* in accordance with the requirements and procedures of the Illinois Health Facilities Planning Act. The undersigned certifies that he or she has the authority to execute and file this application for permit on behalf of the applicant entity. The undersigned further certifies that the data and information provided herein, and appended hereto, are complete and correct to the best of his or her knowledge and belief. The undersigned also certifies that the permit application fee required for this application is sent herewith or will be paid upon request.



SIGNATURE  
Morufu O Alausa MD

PRINTED NAME  
CEO /President

PRINTED TITLE

Notarization:  
Subscribed and sworn to before me  
this 11<sup>th</sup> day of MAY, 2016



SIGNATURE  
Mohammad S Shafi MD

PRINTED NAME  
Vice president

PRINTED TITLE

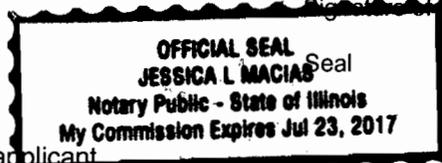
Notarization:  
Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_



Signature of Notary

Signature of Notary

Seal



\*Insert EXACT legal name of the applicant

**CERTIFICATION**

The application must be signed by the authorized representative(s) of the applicant entity. The authorized representative(s) are:

- o in the case of a corporation, any two of its officers or members of its Board of Directors;
- o in the case of a limited liability company, any two of its managers or members (or the sole manger or member when two or more managers or members do not exist);
- o in the case of a partnership, two of its general partners (or the sole general partner, when two or more general partners do not exist);
- o in the case of estates and trusts, two of its beneficiaries (or the sole beneficiary when two or more beneficiaries do not exist); and
- o in the case of a sole proprietor, the individual that is the proprietor.

This Application for Permit is filed on the behalf Dialysis Care Center Holdings, LLC \* in accordance with the requirements and procedures of the Illinois Health Facilities Planning Act. The undersigned certifies that he or she has the authority to execute and file this application for permit on behalf of the applicant entity. The undersigned further certifies that the data and information provided herein, and appended hereto, are complete and correct to the best of his or her knowledge and belief. The undersigned also certifies that the permit application fee required for this application is sent herewith or will be paid upon request.

  
\_\_\_\_\_  
SIGNATURE  
Morufu O Alausa M.D.

  
\_\_\_\_\_  
SIGNATURE  
Mohammad S Shafi MD

\_\_\_\_\_  
PRINTED NAME  
CEO / President

\_\_\_\_\_  
PRINTED NAME  
Vice President

\_\_\_\_\_  
PRINTED TITLE

\_\_\_\_\_  
PRINTED TITLE

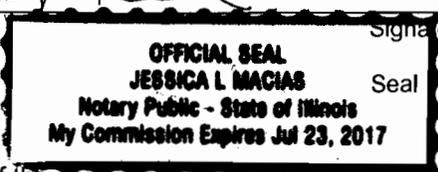
Notarization:  
Subscribed and sworn to before me  
this 11<sup>th</sup> day of MAY, 2016

Notarization:  
Subscribed and sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Notary

Seal

Seal



\*Insert EXACT legal name of the applicant

**SECTION II. DISCONTINUATION**

**Section Not Applicable**

This Section is applicable to any project that involves discontinuation of a health care facility or a category of service. **NOTE:** If the project is solely for discontinuation and if there is no project cost, the remaining Sections of the application are not applicable.

**Criterion 1110.130 - Discontinuation**

READ THE REVIEW CRITERION and provide the following information:

**GENERAL INFORMATION REQUIREMENTS**

1. Identify the categories of service and the number of beds, if any that is to be discontinued.
2. Identify all of the other clinical services that are to be discontinued.
3. Provide the anticipated date of discontinuation for each identified service or for the entire facility.
4. Provide the anticipated use of the physical plant and equipment after the discontinuation occurs.
5. Provide the anticipated disposition and location of all medical records pertaining to the services being discontinued, and the length of time the records will be maintained.
6. For applications involving the discontinuation of an entire facility, certification by an authorized representative that all questionnaires and data required by HFSRB or DPH (e.g., annual questionnaires, capital expenditures surveys, etc.) will be provided through the date of discontinuation, and that the required information will be submitted no later than 60 days following the date of discontinuation.

**REASONS FOR DISCONTINUATION**

The applicant shall state the reasons for discontinuation and provide data that verifies the need for the proposed action. See criterion 1110.130(b) for examples.

**IMPACT ON ACCESS**

1. Document that the discontinuation of each service or of the entire facility will not have an adverse effect upon access to care for residents of the facility's market area.
2. Document that a written request for an impact statement was received by all existing or approved health care facilities (that provide the same services as those being discontinued) located within 45 minutes travel time of the applicant facility.
3. Provide copies of impact statements received from other resources or health care facilities located within 45 minutes travel time, that indicate the extent to which the applicant's workload will be absorbed without conditions, limitations or discrimination.

**APPEND DOCUMENTATION AS ATTACHMENT-10, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

### SECTION III – BACKGROUND, PURPOSE OF THE PROJECT, AND ALTERNATIVES - INFORMATION REQUIREMENTS

This Section is applicable to all projects except those that are solely for discontinuation with no project costs.

#### Criterion 1110.230 – Background, Purpose of the Project, and Alternatives

READ THE REVIEW CRITERION and provide the following required information:

##### BACKGROUND OF APPLICANT

1. A listing of all health care facilities owned or operated by the applicant, including licensing, and certification if applicable.
2. A certified listing of any adverse action taken against any facility owned and/or operated by the applicant during the three years prior to the filing of the application.
3. Authorization permitting HFSRB and DPH access to any documents necessary to verify the information submitted, including, but not limited to: official records of DPH or other State agencies; the licensing or certification records of other states, when applicable; and the records of nationally recognized accreditation organizations. **Failure to provide such authorization shall constitute an abandonment or withdrawal of the application without any further action by HFSRB.**
4. If, during a given calendar year, an applicant submits more than one application for permit, the documentation provided with the prior applications may be utilized to fulfill the information requirements of this criterion. In such instances, the applicant shall attest the information has been previously provided, cite the project number of the prior application, and certify that no changes have occurred regarding the information that has been previously provided. The applicant is able to submit amendments to previously submitted information, as needed, to update and/or clarify data.

**APPEND DOCUMENTATION AS ATTACHMENT-11, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-4) MUST BE IDENTIFIED IN ATTACHMENT 11.**

##### PURPOSE OF PROJECT

1. Document that the project will provide health services that improve the health care or well-being of the market area population to be served.
2. Define the planning area or market area, or other, per the applicant's definition.
3. Identify the existing problems or issues that need to be addressed, as applicable and appropriate for the project. [See 1110.230(b) for examples of documentation.]
4. Cite the sources of the information provided as documentation.
5. Detail how the project will address or improve the previously referenced issues, as well as the population's health status and well-being.
6. Provide goals with quantified and measurable objectives, with specific timeframes that relate to achieving the stated goals **as appropriate**.

For projects involving modernization, describe the conditions being upgraded if any. For facility projects, include statements of age and condition and regulatory citations if any. For equipment being replaced, include repair and maintenance records.

**NOTE: Information regarding the "Purpose of the Project" will be included in the State Board Report.**

**APPEND DOCUMENTATION AS ATTACHMENT-12, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM. EACH ITEM (1-6) MUST BE IDENTIFIED IN ATTACHMENT 12.**

**ALTERNATIVES**

- 1) Identify **ALL** of the alternatives to the proposed project:

Alternative options **must** include:

- A) Proposing a project of greater or lesser scope and cost;
  - B) Pursuing a joint venture or similar arrangement with one or more providers or entities to meet all or a portion of the project's intended purposes; developing alternative settings to meet all or a portion of the project's intended purposes;
  - C) Utilizing other health care resources that are available to serve all or a portion of the population proposed to be served by the project; and
  - D) Provide the reasons why the chosen alternative was selected.
- 2) Documentation shall consist of a comparison of the project to alternative options. The comparison shall address issues of total costs, patient access, quality and financial benefits in both the short term (within one to three years after project completion) and long term. This may vary by project or situation. **FOR EVERY ALTERNATIVE IDENTIFIED THE TOTAL PROJECT COST AND THE REASONS WHY THE ALTERNATIVE WAS REJECTED MUST BE PROVIDED.**
- 3) The applicant shall provide empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

**APPEND DOCUMENTATION AS ATTACHMENT-13, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**SECTION IV - PROJECT SCOPE, UTILIZATION, AND UNFINISHED/SHELL SPACE**

**Criterion 1110.234 - Project Scope, Utilization, and Unfinished/Shell Space**

READ THE REVIEW CRITERION and provide the following information:

**SIZE OF PROJECT:**

1. Document that the amount of physical space proposed for the proposed project is necessary and not excessive. **This must be a narrative.**
2. If the gross square footage exceeds the BGSF/DGSF standards in Appendix B, justify the discrepancy by documenting one of the following::
  - a. Additional space is needed due to the scope of services provided, justified by clinical or operational needs, as supported by published data or studies;
  - b. The existing facility's physical configuration has constraints or impediments and requires an architectural design that results in a size exceeding the standards of Appendix B;
  - c. The project involves the conversion of existing space that results in excess square footage.

**Provide a narrative for any discrepancies from the State Standard. A table must be provided in the following format with Attachment 14.**

SIZE OF PROJECT				
DEPARTMENT/SERVICE	PROPOSED BGSF/DGSF	STATE STANDARD	DIFFERENCE	MET STANDARD?

APPEND DOCUMENTATION AS ATTACHMENT-14, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**PROJECT SERVICES UTILIZATION:**

**This criterion is applicable only to projects or portions of projects that involve services, functions or equipment for which HFSRB has established utilization standards or occupancy targets in 77 Ill. Adm. Code 1100.**

Document that in the second year of operation, the annual utilization of the service or equipment shall meet or exceed the utilization standards specified in 1110.Appendix B. **A narrative of the rationale that supports the projections must be provided.**

**A table must be provided in the following format with Attachment 15.**

UTILIZATION					
	DEPT./ SERVICE	HISTORICAL UTILIZATION (PATIENT DAYS) (TREATMENTS) ETC.	PROJECTED UTILIZATION	STATE STANDARD	MET STANDARD?
YEAR 1					
YEAR 2					

APPEND DOCUMENTATION AS ATTACHMENT-15, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**G. Criterion 1110.1430 - In-Center Hemodialysis**

1. Applicants proposing to establish, expand and/or modernize In-Center Hemodialysis must submit the following information:
2. Indicate station capacity changes by Service: Indicate # of stations changed by action(s):

Category of Service	# Existing Stations	# Proposed Stations
<input checked="" type="checkbox"/> In-Center Hemodialysis	0	11

3. READ the applicable review criteria outlined below and **submit the required documentation for the criteria:**

APPLICABLE REVIEW CRITERIA	Establish	Expand	Modernize
1110.1430(b)(1) - Planning Area Need - 77 Ill. Adm. Code 1100 (formula calculation)	X		
1110.1430(b)(2) - Planning Area Need - Service to Planning Area Residents	X	X	
1110.1430(b)(3) - Planning Area Need - Service Demand - Establishment of Category of Service	X		
1110.1430(b)(4) - Planning Area Need - Service Demand - Expansion of Existing Category of Service		X	
1110.1430(b)(5) - Planning Area Need - Service Accessibility	X		
1110.1430(c)(1) - Unnecessary Duplication of Services	X		
1110.1430(c)(2) - Maldistribution	X		
1110.1430(c)(3) - Impact of Project on Other Area Providers	X		
1110.1430(d)(1) - Deteriorated Facilities			X
1110.1430(d)(2) - Documentation			X
1110.1430(d)(3) - Documentation Related to Cited Problems			X
1110.1430(e) - Staffing Availability	X	X	
1110.1430(f) - Support Services	X	X	X
1110.1430(g) - Minimum Number of Stations	X		
1110.1430(h) - Continuity of Care	X		
1110.1430(j) - Assurances	X	X	X
<b>APPEND DOCUMENTATION AS ATTACHMENT-26, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.</b>			

4. Projects for relocation of a facility from one location in a planning area to another in the same planning area must address the requirements listed in subsection (a)(1) for the "Establishment of Services or Facilities", as well as the requirements in Section 1110.130 - "Discontinuation" and subsection 1110.1430(i) - "Relocation of Facilities".

**VIII. - 1120.120 - Availability of Funds**

The applicant shall document that financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable: **Indicate the dollar amount to be provided from the following sources:**

\$480,000	a)	Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to:
	1)	the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and
	2)	interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion;
_ N/A _	b)	Pledges – for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated time table of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.
_ N/A _	c)	Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated time table of receipts;
_ N/A _	d)	Debt – a statement of the estimated terms and conditions (including the debt time period, variable or permanent interest rates over the debt time period, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including:
	1)	For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated;
	2)	For revenue bonds, proof of the feasibility of securing the specified amount and interest rate;
	3)	For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc.;
	4)	For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment;
	5)	For any option to lease, a copy of the option, including all terms and conditions.
_ N/A _	e)	Governmental Appropriations – a copy of the appropriation Act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, a copy of a resolution or other action of the governmental unit attesting to this intent;
_ N/A _	f)	Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt;
\$282,000	g)	All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project. <b>FMV of Leases</b>
<b>\$762,000</b>	<b>TOTAL FUNDS AVAILABLE</b>	

**APPEND DOCUMENTATION AS ATTACHMENT-36, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

## Section Not Applicable-NO Debt to be used

All the applicants and co-applicants shall be identified, specifying their roles in the project funding or guaranteeing the funding (sole responsibility or shared) and percentage of participation in that funding.

**Financial Viability Waiver**

The applicant is not required to submit financial viability ratios if:

1. "A" Bond rating or better
2. All of the projects capital expenditures are completely funded through internal sources
3. The applicant's current debt financing or projected debt financing is insured or anticipated to be insured by MBIA (Municipal Bond Insurance Association Inc.) or equivalent
4. The applicant provides a third party surety bond or performance bond letter of credit from an A rated guarantor.

See Section 1120.130 Financial Waiver for information to be provided

**APPEND DOCUMENTATION AS ATTACHMENT-37, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

The applicant or co-applicant that is responsible for funding or guaranteeing funding of the project shall provide viability ratios for the latest three years for which **audited financial statements are available and for the first full fiscal year at target utilization, but no more than two years following project completion.** When the applicant's facility does not have facility specific financial statements and the facility is a member of a health care system that has combined or consolidated financial statements, the system's viability ratios shall be provided. If the health care system includes one or more hospitals, the system's viability ratios shall be evaluated for conformance with the applicable hospital standards.

	Historical 3 Years		Projected
<b>Enter Historical and/or Projected Years:</b>			
Current Ratio	<b>APPLICANT MEETS THE FININCIAL VIALBILITY WAIVER CRITERIA IN THAT ALL OF THE PROJECTS CAPITAL EXPENDITURES ARE COMPLETELY FUNDED THROUGH INTERNAL SOURCES, THEREFORE NO RATIOS ARE PROVIDED.</b>		
Net Margin Percentage			
Percent Debt to Total Capitalization			
Projected Debt Service Coverage			
Days Cash on Hand			
Cushion Ratio			

Provide the methodology and worksheets utilized in determining the ratios detailing the calculation and applicable line item amounts from the financial statements. Complete a separate table for each co-applicant and provide worksheets for each.

2. Variance

Applicants not in compliance with any of the viability ratios shall document that another organization, public or private, shall assume the legal responsibility to meet the debt obligations should the applicant default.

**APPEND DOCUMENTATION AS ATTACHMENT 38, IN NUMERICAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**X. 1120.140 - Economic Feasibility**

**This section is applicable to all projects subject to Part 1120.**

**A. Reasonableness of Financing Arrangements**

The applicant shall document the reasonableness of financing arrangements by submitting a notarized statement signed by an authorized representative that attests to one of the following:

- 1) That the total estimated project costs and related costs will be funded in total with cash and equivalents, including investment securities, unrestricted funds, received pledge receipts and funded depreciation; or
- 2) That the total estimated project costs and related costs will be funded in total or in part by borrowing because:
  - A) A portion or all of the cash and equivalents must be retained in the balance sheet asset accounts in order to maintain a current ratio of at least 2.0 times for hospitals and 1.5 times for all other facilities; or
  - B) Borrowing is less costly than the liquidation of existing investments, and the existing investments being retained may be converted to cash or used to retire debt within a 60-day period.

**B. Conditions of Debt Financing – Section Not applicable to Debt to be used**

This criterion is applicable only to projects that involve debt financing. The applicant shall document that the conditions of debt financing are reasonable by submitting a notarized statement signed by an authorized representative that attests to the following, as applicable:

- 1) That the selected form of debt financing for the project will be at the lowest net cost available;
- 2) That the selected form of debt financing will not be at the lowest net cost available, but is more advantageous due to such terms as prepayment privileges, no required mortgage, access to additional indebtedness, term (years), financing costs and other factors;
- 3) That the project involves (in total or in part) the leasing of equipment or facilities and that the expenses incurred with leasing a facility or equipment are less costly than constructing a new facility or purchasing new equipment.

**C. Reasonableness of Project and Related Costs**

Read the criterion and provide the following:

1. Identify each department or area impacted by the proposed project and provide a cost and square footage allocation for new construction and/or modernization using the following format (insert after this page).

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE									
Department (list below)	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Mod.	Gross Sq. Ft. New	Circ.*	Gross Sq. Ft. Mod.	Circ.*	Const. \$ (A x C)	Mod. \$ (B x E)	
Contingency									
TOTALS									

\* Include the percentage (%) of space for circulation

**D. Projected Operating Costs**

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

**E. Total Effect of the Project on Capital Costs**

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

**APPEND DOCUMENTATION AS ATTACHMENT -39, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.**

**XI. Safety Net Impact Statement**

**SAFETY NET IMPACT STATEMENT that describes all of the following must be submitted for ALL SUBSTANTIVE AND DISCONTINUATION PROJECTS:**

1. The project's material impact, if any, on essential safety net services in the community, to the extent that it is feasible for an applicant to have such knowledge.
2. The project's impact on the ability of another provider or health care system to cross-subsidize safety net services, if reasonably known to the applicant.
3. How the discontinuation of a facility or service might impact the remaining safety net providers in a given community, if reasonably known by the applicant.

**Safety Net Impact Statements shall also include all of the following:**

1. For the 3 fiscal years prior to the application, a certification describing the amount of charity care provided by the applicant. The amount calculated by hospital applicants shall be in accordance with the reporting requirements for charity care reporting in the Illinois Community Benefits Act. Non-hospital applicants shall report charity care, at cost, in accordance with an appropriate methodology specified by the Board.
2. For the 3 fiscal years prior to the application, a certification of the amount of care provided to Medicaid patients. Hospital and non-hospital applicants shall provide Medicaid information in a manner consistent with the information reported each year to the Illinois Department of Public Health regarding "Inpatients and Outpatients Served by Payor Source" and "Inpatient and Outpatient Net Revenue by Payor Source" as required by the Board under Section 13 of this Act and published in the Annual Hospital Profile.
3. Any information the applicant believes is directly relevant to safety net services, including information regarding teaching, research, and any other service.

**A table in the following format must be provided as part of Attachment 40.**

Safety Net Information per PA 96-0031			
CHARITY CARE			
Charity (# of patients)	Year	Year	Year
Inpatient			
Outpatient			
<b>Total</b>			
Charity (cost in dollars)	Year	Year	Year
Inpatient			
Outpatient			
<b>Total</b>			

MEDICAID			
Medicaid (# of patients)	Year	Year	Year
Inpatient			
Outpatient			
<b>Total</b>			
Medicaid (revenue)	Year	Year	Year
Inpatient			
Outpatient			
<b>Total</b>			

APPEND DOCUMENTATION AS ATTACHMENT-40, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**XII. Charity Care Information**

Charity Care information **MUST** be furnished for **ALL** projects.

1. All applicants and co-applicants shall indicate the amount of charity care for the latest three **audited** fiscal years, the cost of charity care and the ratio of that charity care cost to net patient revenue.
2. If the applicant owns or operates one or more facilities, the reporting shall be for each individual facility located in Illinois. If charity care costs are reported on a consolidated basis, the applicant shall provide documentation as to the cost of charity care; the ratio of that charity care to the net patient revenue for the consolidated financial statement; the allocation of charity care costs; and the ratio of charity care cost to net patient revenue for the facility under review.
3. If the applicant is not an existing facility, it shall submit the facility's projected patient mix by payer source, anticipated charity care expense and projected ratio of charity care to net patient revenue by the end of its second year of operation.

Charity care" means care provided by a health care facility for which the provider does not expect to receive payment from the patient or a third-party payer. (20 ILCS 3960/3) Charity Care **must** be provided at cost.

A table in the following format must be provided for all facilities as part of Attachment 41.

CHARITY CARE			
	Year	Year	Year
<b>Net Patient Revenue</b>			
Amount of Charity Care (charges)			
Cost of Charity Care			

APPEND DOCUMENTATION AS ATTACHMENT-41, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

**Section 1, Identification, General Information, and certification**

**Applicant Identification**

**[Provide for each co-applicant [refer to Part 1130.220].**

Exact Legal Name: Dialysis Care Center Oak Lawn, LLC.
Address:15786 S Bell Rd , Homer Glen, IL, 60491
Name of Registered Agent: Harvard Business Services, Inc.
Name of Chief Executive Officer: Morufu O Alausa M.D.
CEO Address:15786 S Bell Rd, Homer Glen, IL 60491
Telephone Number:630-697-1414

**Type of Ownership of Applicant**

<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership
<input type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other

- o Corporations and limited liability companies must provide an **Illinois certificate of good standing**.
- o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.

File Number

0578229-5



**To all to whom these Presents Shall Come, Greeting:**

**I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that**

DIALYSIS CARE CENTER OAK LAWN LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVING OBTAINED ADMISSION TO TRANSACT BUSINESS IN ILLINOIS ON MAY 04, 2016, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A FOREIGN LIMITED LIABILITY COMPANY ADMITTED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS.



Authentication #: 1612503578 verifiable until 05/04/2017  
Authenticate at: <http://www.cyberdriveillinois.com>

**In Testimony Whereof, I hereto set  
my hand and cause to be affixed the Great Seal of  
the State of Illinois, this 4TH  
day of MAY A.D. 2016 .**

*Jesse White*

SECRETARY OF STATE

Applicant Certificate of Good standing  
Attachment 1

**Co-Applicant Identification**

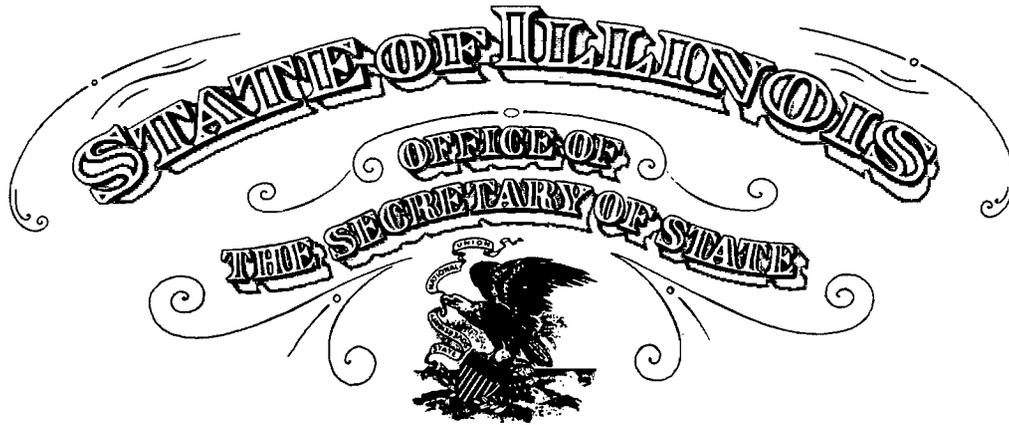
[Provide for each co-applicant [refer to Part 1130.220].

Exact Legal Name: Dialysis Care Center Holdings LLC
Address: 15786 S Bell Rd , Homer Glen, IL, 60491
Name of Registered Agent: Harvard Business Services, Inc.
Name of Chief Executive Officer: Morufu O Alausa M.D.
CEO Address: 15786 S Bell Rd, Homer Glen, IL 60491
Telephone Number: 630-697-1414

**Type of Ownership of /Co-Applicant**

<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership
<input checked="" type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other

- o Corporations and limited liability companies must provide an **Illinois certificate of good standing**.
- o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.



**To all to whom these Presents Shall Come, Greeting:**

**I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that**

DIALYSIS CARE CENTER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVING OBTAINED ADMISSION TO TRANSACT BUSINESS IN ILLINOIS ON MAY 03, 2016, APPEARS TO HAVE COMPLIED WITH ALL PROVISIONS OF THE LIMITED LIABILITY COMPANY ACT OF THIS STATE, AND AS OF THIS DATE IS IN GOOD STANDING AS A FOREIGN LIMITED LIABILITY COMPANY ADMITTED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS.



Authentication #: 1612503588 verifiable until 05/04/2017  
Authenticate at: <http://www.cyberdriveillinois.com>

**In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 4TH day of MAY A.D. 2016 .**

*Jesse White*

SECRETARY OF STATE

CO- Applicant Certificate of good standing  
Attachment -1

**Section 1, Identification, General Information, and certification**

**Site Ownership**

**Site Ownership**

[Provide this information for each applicable site]

Exact Legal Name of Site Owner: Ali Kutom as Trustee of trust #16701
Address of Site Owner: C/O Network Property Management, 7820 Graphics Dr. Tinley Park, IL, 60477
Street Address or Legal Description of Site: 9115 S Cicero Ave, STE 300, Oak Lawn, IL, 60453

The letter of intent between Network commercial RE, LLC (as agent for owner Ali Kutom as Trustee of trust #16701) and Dialysis Care Center Oak Lawn, LLC to lease the facility at 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453 is attached. In addition a draft of the lease is attached.

**Attachment 2**

Site Owner  
Attachment -2



# Arthur J. Rogers & Co.

www.arthurjrogers.com

Sales • Management • Leasing • Construction

May 9, 2016

Ms. Tammy Spilis  
Network Commercial RE, LLC  
7820 Graphics Dr.  
Tinley Park, IL 60477

Via Email: tammy@networkregroup.com

RE: 9115 S. Cicero Ave.  
Oak Lawn, IL

Dear Tammy,

On Behalf of Dialysis Care Center Oak Lawn, we have been authorized to submit for your review the following letter of intent outlining the general terms and conditions in which to Lease the premises:

- Landlord:** Ali Kutom as Trustee of Trust #16701  
9115 S. Cicero Ave, Oak Lawn, IL 60453  
C/O NPM  
7820 Graphics Dr., Tinley Park, IL 60477
- Tenant:** Dialysis Care Center Oak Lawn
- Premises:** Approximately 4,000 rentable square feet located at 9115 S Cicero Ave.
- Use:** The Premises shall be used for the operation of a dialysis facility and related medical/administrative offices. Tenant may operate on the premises, at tenant's option, on a seven (7) days a week, twenty-four (24) hours a day basis, subject to zoning and other regulatory requirements.
- Primary Lease Term:** An initial lease term of Five (5) years, five (5) months from rent commencement.
- Possession Date:** September 1, 2016 (Upon CON awarded by the Illinois State Board per the May 20<sup>th</sup> application date, see attached schedule).
- CON Contingency:** Lease is contingent upon tenant receiving a CON (Certificate of Need) awarded by the State of Illinois per the application date of May 20, 2016, per the attached State of Illinois schedule.
- Base Rental Rate:** \$12.00 psf NNN
- Rent Commencement Date:** Tenant shall have sixty (60) days from possession to complete the tenant improvements, rent to commence thereafter (Nov. 1).
- Escalation:** 3% increases compounded annually.
- Option Periods:** Two (2), three (3) year options to renew. Tenant shall provide to Landlord a ninety (90) day prior written notice of its desire to exercise each option.
- CAM:** Tenant shall be responsible for their proportionate share of CAM of \$3.64 psf ~~which shall not exceed a 5% annual increase on controllable expenses.~~ (Please state what is included in CAM.)

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RE Taxes: Tenant shall be responsible for their proportionate of real estate taxes of \$6.69 psf.

Landlord's Work: Landlord shall warranty that the roof and mechanicals are in good working order and shall maintain them throughout the term of the lease. Landlord shall make the necessary building repairs which shall consist of repair of brick, paint building's exterior, all parking lot and sidewalk improvements (which shall include repair/patch all potholes, sealcoat and stripe). All work shall be performed prior to rent commencement. *Landlord shall offer a net rent abatement of five (5) months in lieu of TI allowance to commence after the sixty (60) day build-out period.*

Demised Premises Shell and Site: Landlord shall deliver the Premises as is, except for its commitment to perform (or provide) Landlord Work.

Contractor for Tenant Improvements: Tenant will hire a contractor and/or subcontractors of their choosing to complete their tenant improvements utilizing the tenant, allowance. Tenant shall be responsible for the implementation and management of the tenant improvement construction and will not be responsible to pay for Landlord's project manager, if any.

HVAC: Equipment as-is. Landlord to maintain pursuant to its Landlord maintenance, described below.

Deliveries: Tenant requires delivery access to the Premises 24 hours per day, 7 days per week.

Emergency Generator: Tenant shall have the right, at its cost, to install an emergency generator to service the Premises in a location to be mutually agreed upon between the parties.

Space Planning/Architectural And Mechanical Drawings: Tenant will provide all space planning and architectural and mechanical drawings required to build out and demolish existing improvement not needed, the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be the Tenant's responsibility.

Utilities: Separately metered. Tenant shall be responsible for their electric, gas, Telephone/internet.

Signage: Tenant may install signs, at Tenant's expense, in and on the Premises to the maximum extent permitted by local law. Landlord will have the right to approve signage. Landlord's approval will not be unreasonably withheld. Landlord will grant Tenant signage space on any monument due the Premises.

Parking: Landlord shall grant Tenant five (5) designated parking spaces plus one (1) ambulance space in addition to the designated handicap spaces.

Building Codes: Tenant has or will, perform its own building code analysis and acknowledges the demised premises will be delivered by the Landlord as described herein, without any repos or warranties regarding current or future codes.

Assignment/ Subletting: Tenant requires the right to assign or sublet all or a portion of the demised premises to any subsidiary or affiliate without Landlord's consent, provided guarantor remains fully liable under its guaranty. Any other assignment or

subletting will be subject to Landlord's prior consent, which shall not be unreasonably withheld or delayed.

Landlord Maintenance:

Landlord shall, without expense to Tenant, maintain and make all necessary repairs to the structural portions of the Building to keep the building structurally sound including, without limitation: foundations, structure, load bearing walls, exterior walls, roof supports, columns, retaining walls, footings as well as water mains, gas and sewer lines serving the Premises. *Landlord shall warranty HVAC for the first 18 months of lease term.*

With respect to the parking and other exterior areas of the Premises and subject to reasonable reimbursement by Tenant, Landlord shall perform the following, pursuant to good and accepted business practices and reasonable management and administrative fees throughout the term: repainting or routine tuck-pointing the exterior surfaces of the building when necessary; repairing, resurfacing, repaving, re-striping, and resealing of the parking areas; repairing and maintaining the roof (other than its structure, which is Landlord's responsibility); ~~repairing, maintaining and replacing the HVAC equipment~~; repair of all curbing, sidewalks and directional markers; removal of snow and ice; landscaping; and provision of adequate lighting during all hours of darkness that Tenant shall be open for business.

Tenant shall maintain and keep the interior of the Premises, including all windows and doors, in good repair, free of refuse and rubbish. Tenant shall return the same at the expiration or termination of the Lease in as good condition as received by Tenant, ordinary wear and tear, and damage or destruction by fire, flood, storm, civil commotion or other unavoidable causes expected. Tenant shall be responsible for maintenance and repair of all equipment serving the Premises.

Surrender:

At any time prior to the expiration or earlier termination of the Lease, Tenant may remove any or all the alterations, additions or installations installed by or on behalf of Tenant, in such a manner as will not substantially injure the Premises. Tenant agrees to restore the portion of the Premises affected by Tenant's removal of such alterations, additions or installations to the same condition as existed prior to the making of such alterations, additions, or installations. Upon the expiration or earlier termination of the Lease, Tenant shall turn over the Premises to Landlord in good condition, ordinary wear and tear, damage or destruction by fire, flood, storm, civil commotion or other unavoidable cause excepted. All alterations, additions, or installations not so removed by Tenant shall become the property of Landlord without liability on Landlord's part to pay for the same.

Zoning and Restrictive Covenants:

Landlord confirms that the current property zoning is acceptable for the proposed use as an outpatient kidney dialysis clinic. There are no restrictive covenants imposed by the development, owner, and/or municipality that would in any way limit or restrict the operation of Tenant's dialysis clinic.

Flood Plain:

Landlord confirms that the property and premises is not in a Flood Plain or in a flood zone.

Financing:

Landlord will use its best efforts to cause its lender to provide a non-disturbance agreement.

Exclusivity:

Landlord will not, during the term of the Lease and any option terms, lease space in a 5 mile radius to any other provider of hemodialysis services.

Environmental:

A Phase One Environmental Study may be conducted.

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Individual  
Membership



1559 Elmhurst Road

• Elk Grove Village, IL 60007-6452

• (847) 297-2200

• FAX (847) 699-9048

Lease Execution: Both parties agree that they will make best efforts to reach a fully executed lease document within thirty days of the execution of this letter of intent.

Security Deposit: equal to one (1) month's gross rent payable upon full lease execution.

Confidential: The material contained herein is confidential. It is intended for use of the Landlord and Tenant solely in determining whether they desire to enter into a Lease, and it is not to be copied or discussed with any other person.

Agency: Arthur J. Rogers & Co. represents the Tenant and Network RE Group, LLC represents the Landlord. Landlord shall be responsible to pay all brokerage fees per separate agreement.

Disclaimer: This proposal is submitted subject to errors, omissions, and changes in information, modification, and withdrawal, with or without notice.

This proposal is not intended as, and does not constitute, a binding agreement by any party, nor an agreement by any party to enter into a binding agreement, but is merely intended to specify some of the proposed terms and conditions of the transaction contemplated herein. Neither party may claim any legal rights against the other by reason of the signing of this letter or by taking any action in reliance thereon. Each party hereto fully understands that no party shall have any legal obligations to the other, or with respect to the proposed transaction have been negotiated, agreed to by all parties and set forth in a fully executed lease. The only legal obligations, which any party shall have, shall be those contained in such signed and delivered definitive agreement referred to above.

Notwithstanding any provision to the contrary contained herein, this letter shall not constitute an agreement to negotiate and solely constitutes an outline of certain key terms. Landlord and Tenant each acknowledge and agree that each party is proceeding with negotiations relating to the proposed Lease at its sole cost and expense and that either party may terminate negotiations at any time and for any reason without any liability or obligation whatsoever.

Tammy, we look forward to working with you towards successfully completing this proposed Lease transaction.

Thank you for your consideration.

Arthur J. Rogers & Co.



Carole Caveney  
Vice President-Commercial Properties

AGREED AND ACCEPTED:

THIS 17 DAY OF March, 2016.

TENANT:

By: [Signature]  
Its: COOLCEFO

LANDLORD:

By: Jammy Sales  
Its: Agent



## LEASE

### LEASE SUMMARY

<u>Section</u>	<u>Subject Matter</u>
1.	PARTIES.
2.	LEASE OF PREMISES.
3.	LEASE TERMS AND DEFINITIONS. (a) Building. (b) Premises. (c) Broker(s). (d) Landlord's Management Company. (e) Landlord's Mailing Address. (f) Tenant's Mailing Address. (g) Common Areas. (h) Common Area Maintenance Costs ("CAM"). (i) Taxes. (j) Lease Term. (k) Lease Term Commencement Date (l) Option to Renew. (m) Rent Commencement Date. (n) Base Rent. (o) Rental Adjustment Date. (p) Security Deposit. (q) Tenant's Proportionate Share. (r) Use of Premises.
4.	BASE RENT AND ADJUSTMENTS.
5.	SECURITY DEPOSIT.
6.	TENANT'S PROPORTIONATE SHARE OF CAM, TAXES AND OTHER EXPENSES.
7.	USES PROHIBITED.
8.	COMPLIANCE WITH LAW.
9.	ALTERATIONS AND ADDITIONS.
10.	REPAIRS.
11.	LIENS.
12.	ASSIGNMENT AND SUBLETTING.
13.	INDEMNIFICATION AND HOLD HARMLESS.
14.	SUBROGATION.
15.	LIABILITY INSURANCE.
16.	UTILITIES.
17.	PERSONAL PROPERTY TAXES.
18.	RULES AND REGULATIONS.
19.	HOLDING OVER.
20.	ENTRY BY LANDLORD.

21.	CONDITION OF PREMISES ON SURRENDER.
22.	EVENTS OF DEFAULT BY TENANT.
23.	LANDLORD'S REMEDIES UPON TENANT'S DEFAULT.
24.	EVENTS OF DEFAULT BY LANDLORD.
25.	RECONSTRUCTION.
26.	EMINENT DOMAIN.
27.	PARKING AND COMMON AREAS.
28.	SIGNS.
29.	DISPLAYS.
30.	AUCTIONS.
31.	HOURS OF BUSINESS.
32.	MERCHANTS' ASSOCIATION.
33.	GENERAL PROVISIONS.
	(a) Plats and Riders.
	(b) Waiver.
	(c) Joint Obligation.
	(d) Headings.
	(e) Time.
	(f) Successors and Assigns.
	(g) Recordation.
	(h) Quiet Possession.
	(i) Late Charges.
	(j) Prior Agreements.
	(k) Inability to Perform.
	(l) Partial Invalidity.
	(m) Cumulative Remedies.
	(n) Choice of Law.
	(o) Attorneys' Fees.
	(p) Sale of Premises by Landlord.
	(q) Subordination; Attornment.
	(r) Notices.
	(s) Tenant's Statement (Estoppel Certificate).
	(t) Authority of Tenant.
34.	BROKERS.
35.	COMPLIANCE.
36.	ADMINISTRATIVE COMPLAINTS
37.	CONTINGENCY
Exhibit A	PREMISES
Exhibit B	LANDLORD'S WORK
Exhibit C	TENANT INFORMATION SHEET
Exhibit D	TENANT IDENTIFICATION
Exhibit E	EXCLUSIONS

**LEASE SUMMARY**

**Premises Address:** 9115 S Cicero Ave., Oak Lawn, IL 60453

**Lessor:** Ali Kutom as Trustee for Trust #16701

**Mailing address:** c/o Network Property Management, 7820 Graphics Dr., Tinley Park, IL 60477

**Lessee:** Dialysis Care Center Oak Lawn, LLC

**Mailing address:** To the Premises and \_\_\_\_\_

**Term:** Five (5) year Five (5) month initial term      **Options:** Two (2) Three (3) year options

**Lease commencement date:** September 1, 2016

**Rent commencement date:** 60 days gross abatement then 5 months net abatement from ate of possession

<b>Base rent:</b>	<b><u>Lease year</u></b>	<b><u>PSF</u></b>	<b><u>Annual</u></b>
	1 (months 1 – 12)	\$12.00	\$48,000.00
	2 (months 13 – 24)	\$12.36	\$49,400.00
	3 (months 25 – 36)	\$12.73	\$50,923.20
	4 (months 37 – 48)	\$13.11	\$52,447.60
	5 (months 49 – 65)	\$13.50	\$54,013.20

**Security Deposit:** \$7443.33

**Lease exclusions/non-compete:** Landlord will not lease space within a 5 mile radius to any other provider of hemodialysis services.

\_\_\_\_\_  
**Lessor initials**

\_\_\_\_\_  
**Lessee initials**

## LEASE

### 1. PARTIES.

This Lease, dated as of this \_\_\_\_\_ day of \_\_\_\_\_ 2016, is made by and between Ali Kutom as Trustee for Trust #16701 ("Landlord"), and Dialysis Care Center of Oak Lawn, LLC and Illinois limited liability company ("Tenant").

### 2. LEASE OF PREMISES.

- (a) Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises shown on Exhibit "A" attached hereto and as further defined and described in Section 3(b) below.
- (b) This Lease is subject to the terms, covenants and conditions herein set forth and each party covenants as a material part of the consideration for this Lease to keep and perform each and all of its terms, covenants and conditions.

### 3. LEASE TERMS AND DEFINITIONS.

As used in this Lease, the following terms shall have the following meanings:

- (a) **Building:** The real estate and building of which the Premises (defined below) is a part and any other buildings and improvements on the real estate located at 9115 S Cicero Ave., Oak Lawn, IL and as further described on "Exhibit A."
- (b) **Premises:** That portion of the Building containing approximately 4000 rentable square feet, shown by diagonal lines on Exhibit "A" and commonly known as 9115 S Cicero Ave., Oak Lawn, IL.
- (c) **Broker(s):**

Landlord's Broker: Network Commercial Real Estate, LLC  
7820 Graphics Drive  
Tinley Park, IL 60477  
Phone: (708) 873-5540  
Fax: (708) 873-0157

Tenant's Broker: Arthur J Rogers & Co  
1559 Elmhurst Rd  
Elk Grove Village, IL 60007  
Phone: (847) 297-2200  
Fax: (847) 699-9048

- (d) **Landlord's Management Company:** Landlord designates, and has engaged and retained:

Network Property Management, LLC  
7820 Graphics Drive  
Tinley Park, IL 60477  
Phone: (708) 873-5540  
Fax: (708) 873-0157

to manage, supervise and administer the Building on behalf of Landlord. All communications with respect to any matters relating to this Lease, the use, condition, occupancy, tenancy of the Premises and Building should be directed to Landlord's Management Company. Tenant shall deliver all Base Rent (defined below) and Tenant's Proportional Share of CAM, Taxes and other expenses (as those terms are defined below), and make checks payable to Landlord's Management Company.

- (e) **Landlord's Mailing Address:**

Ali Kutom as Trustee for Trust #16701  
C/O Network Property Management, LLC  
7820 Graphics Drive  
Tinley Park, IL 60477

with a copy to: N/A

- (f) **Tenant's Mailing Address:**

To the Premises

With a copy to:

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- (g) **Common Areas:** All areas, non-structural portions, facilities and equipment of the Building outside the Premises and the Premises of other tenants, but within the exterior boundaries of the Building that are provided and designated by Landlord from time to time for the general use, benefit and/or convenience of Tenant and/or other tenants of the Building and/or their respective authorized representatives and invitees. Common Areas include, without limitation, pedestrian walkways and patios, landscaped areas, sidewalks, service corridors, public restrooms, stairways, garbage container enclosures, non-structural portions of the roofs and the exterior walls, plazas, malls (including any enclosed malls where climate control is provided),

throughways, loading areas, parking areas, and roads, all as generally shown on Exhibit "A." Landlord shall have the right to regulate or restrict the use of the Common Areas.

(h) **Common Area Maintenance Costs ("CAM").**

(i) all costs paid or incurred by Landlord in maintaining, repairing, operating and insuring the portions of the Building which are the responsibility of Landlord hereunder, including, without limitation, the total costs of operating, repairing, lighting, removal of snow, cleaning, maintaining (including maintenance service agreements and garbage removal), landscaping, painting, securing, managing (including management fees paid) and insuring (including liability insurance for personal injury, wrongful arrest or detainer, death and property damage; insurance and extended coverage against fire, theft, flood or other casualty; workman's compensation insurance); supplies and sundries used in connection with the Building, sales or use taxes on supplies or services, costs of wages, salaries and so-called fringe benefits of all persons engaged in the operation, maintenance and repair of the Building, reasonable legal and accounting expenses and fees which in accordance with generally accepted accounting and management principles would be considered an expense of maintaining, operating and repairing the Building.

(ii) the cost, as reasonably amortized by the Landlord with interest at a rate of eleven percent (11%) per annum on the unamortized amount, of any capital improvement which is reasonably calculated to reduce operating expenses.

(i) **Taxes.** All taxes, public charges and assessments of whatsoever nature, directly or indirectly assessed or imposed upon the land, buildings, equipment and improvements constituting the Building and the rents therefrom, including, but not limited to, all real property taxes, rates, duties and assessments, local improvement taxes, import charges or levies, whether general or special, that are levied, charged or assessed against the Building by any lawful taxing authority, whether federal, state, county, municipal, school or otherwise (other than income, inheritance and franchise taxes thereon), which are payable during the Lease Term or Renewal Term, provided, however, to the extent such assessments may be payable in installments, Landlord shall so elect to pay same in installments over the longest period available to Landlord. Landlord's expenditures for attorneys' fees, appraisers' fees, experts' fees and other costs incurred in any efforts by Landlord to minimize real estate taxes and assessments (not to exceed the proportionate tax savings) shall be included in the definition of Taxes to be paid pursuant to the terms of this Lease by Tenant. If, at any time during the Lease Term or Renewal Term, the methods of taxation or assessment shall be altered so that in lieu of, as a substitute for, or in addition to the whole or any part of the taxes not levied, assessed or imposed on real estate as such or personal property there shall be levied, assessed or imposed a tax, assessment, levy, charge, fee or the like, including, without limitation: (i) a tax on the rents received from such real estate; or (ii) a charge, fee or

tax imposed upon Landlord which is otherwise measured by or based in whole or in part upon the Building or any portion thereof; or (iii) a license fee measured by the rents receivable by Landlord from the Building or any portion thereof; then the same shall be included in the computation of Taxes hereunder. Tenant shall also be solely responsible for any increase in the building coverage due to his particular type of business or Tenant specific improvements, and shall deposit this additional amount monthly.

(j) **Lease Term:** The Lease Term shall commence as of the Lease Term Commencement Date (defined below) and shall continue thereafter for a period of Five years (5) years and Five (5) months. If the commencement date is any day other than the 1<sup>st</sup> of the month, the expiration date shall be the last day of the prior month.

(k) **Lease Term Commencement Date:** (strike one)

(i) The Lease Term shall commence September 1, 2016, the date Tenant will receive keys, as evidenced by an executed possession acknowledgement ("Lease Term Commencement Date"), and shall continue thereafter for a period of Five (5) years and Five (5) months.

~~(ii) The Lease Term shall commence on the date Landlord completes the build out (as defined in Exhibit "B" to this Lease), if any, ("Lease Term Commencement Date") and shall continue thereafter for a period of \_\_\_\_\_ (\_\_\_\_) years and \_\_\_\_\_ (\_\_\_\_) months.~~

(l) **Option to Renew:** Upon the expiration of the Lease Term, Tenant shall have the option to extend the Lease Term for Two (2) consecutive Three (3) year period (each, a "Renewal Term"), provided, that, at the time Tenant exercises the option to extend the Lease Term or Renewal Term, or at the commencement of such Renewal Term, Tenant shall not be in default hereunder. As a condition to the valid exercise of this option to extend the Lease Term or Renewal Term, Tenant shall provide Landlord with written notice of Tenant's exercise of its option to extend the Lease Term or Renewal Term not less than ninety (90) days prior to the end of the Lease Term or Renewal Term, as applicable. Tenant's failure to timely notify Landlord, in writing, of Tenant's exercise of such option to extend shall be deemed a complete, absolute and final waiver by Tenant of such option.

(m) **Base Rent Commencement Date:** (strike two)

(i) The payment of Base Rent, as described in Sections 3(m) and 4 below, together with Tenant's Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, by Tenant shall commence **April 1, 2017**. Tenant is obligated to pay and is responsible for Tenant's

Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, on **November 1, 2016**.

~~(ii) — The payment of Base Rent, as described in Sections 3(m) and 4 below, together with Tenant's Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, by Tenant shall commence on the date Tenant initially opens for business in the Premises.~~

~~(iii) — The payment of Base Rent, as described in Sections 3(m) and 4 below, together with Tenant's Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, by Tenant shall commence on the date Tenant takes or is otherwise tendered possession of the Premises.~~

- (n) **Base Rent (Section 4):** \$4000.00 (Four thousand and no one hundredths dollars) nnn per month, to be adjusted as hereinafter provided.
- (o) **Rental Adjustment Date (Section 4(d)):** The first day of the 13th calendar month following the Lease Term Commencement Date ("First Rental Adjustment Date") and every 12 months thereafter.
- (p) **Security Deposit (Section 5):** \$7443.33 (Seven thousand four hundred forty-three and thirty-three one hundredths dollars)
- (q) **Tenant's Proportionate Share:** Thirty-eight point ten percent (38.10%). Such Tenant's Proportionate Share is the percentage equivalent of a fraction, the numerator of which is the rentable area of the Premises, and the denominator of which is the total rentable area of the buildings in the Building available for the use and occupancy by tenants, as determined by Landlord from time to time on a consistent basis.
- (r) **Use of Premises:** Tenant shall use the Premises for the operation of a dialysis facility and related medical/administrative offices and shall not use or permit the Premises to be used for any other purpose.

#### 4. **BASE RENT AND ADJUSTMENTS.**

- (a) Tenant agrees to pay to Landlord the Base Rent, without notice or demand, in advance, on or before the first day of each and every successive calendar month during the Lease Term or Renewal Term, commencing on the Lease Term Commencement Date, except the first month's rent shall be paid upon the execution of this Lease. No cash payments will be accepted.
- (b) Base Rent for any period which is for less than one (1) month shall be a prorated portion of the Base Rent herein provided based upon the actual number of days in that

month. All Base Rent shall be paid to Landlord, without deduction or offset, in lawful money of the United States of America and at the place of Landlord's Management Company or any such place as Landlord may from time to time designate in writing.

- (c) Tenant shall pay, as additional rent, all sums required to be paid pursuant to the terms of this Lease, including Tenant's Proportionate Share of CAM, Taxes and other expenses. All amounts required to be paid by Tenant hereunder are sometimes collectively referred herein to as "Rent" or "Rental."
- (d) The Base Rent set forth in Section 3(m) above shall be adjusted commencing on the First Rental Adjustment Date as follows:
  - (i) Months 13 - 24: \$12.36 nnn psf                      \$4120.00 nnn monthly
  - (ii) Months 25 - 36: \$12.73 nnn psf                      \$4243.33 nnn monthly
  - (iii) Months 37 - 48: \$13.11 nnn psf                      \$4370.00 nnn monthly
  - (iv) Months 49 - 65: \$13.50 nnn psf                      \$4500.00 nnn monthly
  - (v) Optional Renewal Terms: Three percent (3%) annual increases throughout optional Renewal Term.
- (e) No endorsement or statement on any check or other communication accompanying a check for payment of any amounts payable hereunder shall be deemed an accord and satisfaction, and Landlord may accept such check in payment without prejudice to Landlord's right to recover the balance of any sums owed by Tenant hereunder.

**5. SECURITY DEPOSIT.**

Concurrently with Tenant's execution of this Lease, Tenant shall deposit with Landlord's Management Company, the Security Deposit. Said Security Deposit shall be held by Landlord **in any non-interest bearing account he chooses, but not an escrow account**, as security for the faithful performance by Tenant of all the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the Lease Term or Renewal Term. If Tenant defaults with respect to any provision of this Lease, including, but not limited to, the provisions relating to the payment of Rent, Landlord may (but shall not be required to) use, apply or retain all or any part of the Security Deposit for the payment of any Rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said Security Deposit is so used or applied, Tenant shall, within five (5) days after written demand therefore, deposit cash with Landlord's Management Company in an amount sufficient to restore the Security Deposit to its original amount and Tenant's failure to do so shall be a default under this Lease. Landlord or Landlord's Management Company shall not be required to keep the Security Deposit separate from its general funds, and Tenant shall not be entitled to interest on such Security Deposit. If Tenant shall fully and faithfully perform every provision of this Lease to be performed by Tenant, the Security Deposit or any balance thereof shall be returned to Tenant (or, at Landlord's option, to

the last assignee of Tenant's interest hereunder) within thirty (30) days following expiration of the Lease Term. In the event of termination of Landlord's interest in this Lease, Landlord shall transfer said Security Deposit to Landlord's successor in interest and thereafter shall be relieved of all responsibility with respect to the Security Deposit.

**6. TENANT'S PROPORTIONATE SHARE OF CAM, TAXES AND OTHER EXPENSES.**

- (a) In addition to the Base Rent provided in Sections 3(m) and 4 above, and commencing at the same time as any Rental commences under this Lease, Tenant shall pay to Landlord Tenant's Proportionate Share of the following items, costs and expenses:
  - (i) All Taxes, as defined in Section 3(i) above, including assessments. Tenant shall also be solely responsible for any increase in the taxes due to his particular type of business or Tenant specific improvements, and shall deposit this additional amount monthly.
  - (ii) All costs to maintain, repair, service and replace the Common Areas, including Common Area Maintenance Costs (CAM), as defined in Section 3(h) above.
  - (iii) All insurance costs and premiums related to the Premises and Building including land, and the building and improvements thereon. Said insurance costs and premiums shall include all insurance costs and premiums for fire, extended coverage, liability and any other insurance that Landlord deems necessary on the Premises and Building. Tenant shall also be solely responsible for any increase in the building coverage due to his particular type of business or Tenant specific improvements, and shall deposit this additional amount monthly.
  - (iv) Reasonable reserves for the costs of maintaining, repairing, re-roofing, painting and resurfacing the Common Areas, including CAM, Taxes and insurance costs.
  - (v) All costs to supervise, manage and administer the Building. Said costs include a property management fee in connection with the Building and in any event may include a fee to Landlord to supervise, manage and administer the Building.
  - (vi) Any parking charges, utilities surcharges or any other costs levied, assessed or imposed by, or at the direction of, or resulting from statutes or regulations, or interpretations thereof, promulgated by any governmental authority in connection with the use or occupancy of the Premises and Building or the parking facility serving the Premises and Building.

- (vii) Any costs to inspect, repair, maintain or replace the heating, air conditioning and fire protection systems and equipment (including fire sprinklers) serving the Premises and Building, including the cost of a preventive maintenance contract providing for the regular inspection and maintenance of same. Landlord may, but shall not be required to obtain a service contract for maintenance of the heating and air conditioning system serving the Premises and Building.
- (b) Such CAM, Taxes, insurance costs and premiums and other expenses set forth in Section 6(a) above shall be reasonably apportioned in accordance with Tenant's Proportionate Share, provided, however, that if any tenants pay taxes directly to any taxing authority or carry their own insurance, as may be provided in their Leases, such tenants' square footage shall not be deemed a part of the rentable area.
- (c) Tenant shall also be solely responsible for any increase in the building insurance coverage due to Tenant's particular type of business or Tenant's specific improvements, and shall deposit this additional amount monthly.
- (d) Upon the Lease Term Commencement Date, Landlord shall submit to Tenant a statement of the anticipated, estimated or projected monthly CAM, Taxes and other expenses for the period between the Lease Term Commencement Date and the following January. Tenant shall pay these CAM, Taxes and other expenses on a monthly basis in accordance with Tenant's Proportionate Share concurrently with the payment of the Base Rent. Tenant shall continue to make said monthly payments until notified by Landlord of a change thereof. By the last business day of March of each year, Landlord shall endeavor to give Tenant a statement showing the total CAM, Taxes and other expenses for the Building for the prior calendar year and Tenant's Proportionate Share thereof, prorated from the Lease Term Commencement Date. In the event the total of the monthly payments which Tenant has made for the prior calendar year is less than Tenant's Proportionate Share of such CAM, Taxes and other expenses, then Tenant shall pay the difference in a lump sum within ten (10) days after receipt of such statement from Landlord. Tenant shall concurrently pay the difference in monthly payments made in the then calendar year and the amount of monthly payments which are then calculated as monthly CAM, Taxes and other expenses based on the prior year's experience. Any over-payment by Tenant shall be credited towards the monthly CAM, Taxes and other expenses next coming due.
- (e) The actual CAM, Taxes and other expenses for the prior calendar year shall be used for purposes of calculating the anticipated monthly CAM, Taxes and other expenses for the then current year with actual determination of such CAM, Taxes and other expenses after each calendar year as above provided, (except with a newly constructed building;) excepting that in any year in which re-roofing or resurfacing is contemplated, Landlord shall be permitted to include the anticipated cost of same as part of the estimated monthly CAM, Taxes and other expenses. Even though the Lease

Term or Renewal Term has expired and Tenant has vacated the Premises, when the final determination is made of Tenant's Proportionate Share of said CAM, Taxes and other expenses for the year in which this Lease terminates, Tenant shall immediately pay, within 30 days notice, any increase due over the estimated CAM, Taxes and other expenses previously paid and, conversely, any overpayment made shall be immediately rebated by Landlord to Tenant, provided however, in no event shall payments representing reserves be required to be rebated. Failure of Landlord to submit statements as called for herein shall not be deemed to be a waiver of Tenant's requirement to pay CAM, Taxes and other expenses or sums as herein provided.

## **7. USES PROHIBITED.**

- (a) Tenant shall not do or permit anything to be done in or about the Premises or Building nor bring or keep anything therein which is not within the permitted use of the Premises and Building which will in any way increase the existing rate of or affect any fire or other insurance upon the Building or any of its contents, or cause a cancellation of any insurance policy covering the Building or any part thereof or any of its contents.
- (b) Tenant shall not do or permit anything to be done in or about the Premises and Building which will in any way obstruct or interfere with the rights of other tenants or occupants of the Building or injure or annoy them or use or allow the Premises to be used for any improper, immoral, unlawful or objectionable purpose; nor shall Tenant cause, maintain or permit any nuisance in, on or about the Premises.
- (c) Tenant shall not commit or allow to be committed any waste in or upon the Premises.
- (d) Tenant is expressly prohibited from (i) storing, selling, using, bartering, trading or giving any intoxicating liquors in, on or from the Premises at any time, or (ii) permitting any other person or entity from doing any of same; unless advance notice is given to Landlord, adequate insurance is carried by Tenant (and evidence thereof given in advance to Landlord) and it does not violate any laws, codes, regulations, rules or ordinances.

## **8. COMPLIANCE WITH LAW.**

Tenant shall not use the Premises or Building, or permit anything to be done in or about the Premises or Building, which will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated. Tenant shall, at its sole cost and expense, promptly comply with all laws, statutes, ordinances and governmental rules, regulations or requirements now in force or which may hereafter be in force and with the requirements of any board of fire underwriters or other similar bodies now or hereafter constituted relating to or affecting the condition, use or occupancy of the Premises, excluding structural changes not related to or affected by Tenant's improvements or acts. The judgment of any court of competent jurisdiction or the admission of Tenant in any action against Tenant, whether

Landlord be a party thereto or not, that Tenant has violated any law, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of that fact as between Landlord and Tenant.

#### 9. ALTERATIONS AND ADDITIONS.

Tenant shall not make or allow to be made any alterations, additions or improvements to or of the Premises or any part thereof without first obtaining the written consent of Landlord. Any alterations, additions or improvements to or of said Premises, including, but not limited to, wall covering, paneling and built-in cabinet work, but excepting movable furniture and trade fixtures, shall at once become a part of the realty and belong to Landlord and shall be surrendered with the Premises. In the event Landlord consents to the making of any alterations, additions or improvements to the Premises by Tenant, the same shall be made by Tenant, at Tenant's sole cost and expense, in a good and workmanlike manner in accordance with all applicable laws, codes and ordinances (including laws relating to the use of hazardous materials such as asbestos-containing materials), in accordance with all properly and timely obtained building permits, and diligently completed. Any expenses incurred by Landlord that result from alterations or additions made by Tenant without Landlord's written consent shall be the responsibility of the Tenant. Invoices for such expenses shall be paid within fifteen (15) days of receipt or Tenant shall be considered in default. Upon the expiration or sooner termination of the Lease Term or Renewal Term, Tenant shall, upon written demand by Landlord, given at least thirty (30) days prior to the end of the Lease Term or Renewal Term, at Tenant's sole cost and expense, forthwith and with all due diligence, remove any alterations, additions, or improvements made by Tenant, designated by Landlord to be removed, and Tenant shall, forthwith and with all due diligence, at its sole cost and expense, repair any damage to the Premises caused by such removal.

#### 10. REPAIRS.

- (a) Except for any work or build out described in Exhibit "B" which is to be performed by Landlord, Tenant acknowledges and agrees that the Premises shall be leased hereunder as-is, where-is, without warranty as to physical condition, environmental condition, zoning, suitability for a particular purpose or any other matter whatsoever.
- (b) By executing this Lease, Tenant shall be deemed to have accepted the Premises as being in good, sanitary order, condition and repair. Tenant shall, at Tenant's sole cost and expense, keep the Premises and every part thereof in good condition and repair (except as hereinafter provided with respect to Landlord's obligations) including, without limitation, the maintenance, replacement and repair of any storefront, doors, window casements, glazing, plumbing, pipes, electrical wiring and lighting fixtures and conduits, heating and air conditioning system (when there is an air conditioning system), **except that Landlord will be responsible for the HVAC during the initial 18 months of this lease.** Tenant shall, upon the expiration or sooner termination of this Lease, surrender the Premises to Landlord in good condition, broom clean, ordinary wear and tear and damage from causes beyond the reasonable control of

Tenant excepted. All tenant improvements shall be removed from the Premises unless otherwise noted in a separate signed agreement. Any damage to adjacent premises caused by Tenant's use of the Premises shall be repaired at the sole cost and expense of Tenant.

- (c) Notwithstanding any other provision herein, Landlord, at its expense, shall maintain and repair the structural portions of the Building, including the exterior walls and the structural portions of the roof, unless such maintenance and repair are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees, invitees, or any damage caused by breaking and entering, in which case Tenant shall pay to Landlord the actual cost of such maintenance and repairs. Landlord shall not be liable for any failure to make such repairs or to perform any maintenance unless such failure shall persist for an unreasonable time after written notice of the need of such repairs or maintenance is given to Landlord by Tenant. Except as provided in Section 25 below, there shall be no abatement of rent and no liability of Landlord by reason of any injury to or interference with Tenant's business arising from the making of any repairs, alterations or improvements in or to any portion of the Building or the Premises or in or to fixtures, appurtenances and equipment therein. Tenant waives the right to make repairs at Landlord's expense under any law, statute or ordinance now or hereafter in effect.

#### **11. LIENS.**

Tenant shall keep the Premises and the property in which the Premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by or on behalf of Tenant. Landlord may require, at Landlord's sole option, that Tenant shall provide to Landlord, at Tenant's sole cost and expense, a lien and completion bond, performance bond and/or payment bond in an amount equal to one and one-half (1-1/2) times the estimated cost of any improvements, additions, repairs or alterations in the Premises which Tenant desires to make, to insure Landlord against any liability for mechanics' and material men's liens and to insure completion of the work.

#### **12. ASSIGNMENT AND SUBLETTING.**

Tenant shall not either voluntarily, or by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest, rights or entitlements herein, and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or allow any other person (the employees, agents, servants and invitees of Tenant excepted) to occupy or use the Premises, or any portion thereof, without first obtaining the written consent of Landlord, which consent shall not be unreasonably withheld. A consent to one assignment, subletting, occupation or use by any other person shall not be deemed to be a consent to any other assignment, subletting, occupation or use by another person. Consent to any such assignment or subletting shall in no way relieve Tenant of any liability under this Lease. Any such assignment or subletting without such consent shall be void, and shall, at the option of Landlord, constitute a default under the terms of this

Lease. In the event that Landlord shall consent to a sublease or assignment hereunder, Tenant shall pay Landlord reasonable fees, not to exceed One Thousand and No/100ths Dollars (\$1,000.00), incurred in connection with the processing of documents necessary to giving of such consent.

**13. INDEMNIFICATION AND HOLD HARMLESS.**

- (a) Tenant shall indemnify and hold harmless Landlord and Landlord's Management Company against and from any and all claims arising from Tenant's use of the Premises or from the conduct of Tenant's business or from any activity, work, or other things done, permitted or suffered by Tenant in or about the Premises, and shall further indemnify and hold harmless Landlord and Landlord's Management Company against and from any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from any act or negligence of Tenant, or any officer, agent, employee, guest or invitee of Tenant, and from all costs, attorneys' fees, and liabilities incurred in or about the defense of any such claim or any action or proceeding brought thereon. If any action or proceeding is brought against Landlord or Landlord's Management Company by reason of such claim, Tenant upon notice from Landlord shall defend Landlord and Landlord's Management Company, at Tenant's expense, by counsel reasonably satisfactory to Landlord. Tenant, as a material part of the consideration to Landlord, hereby assumes all risk of damage to property or injury to persons in, upon or about the Premises, from any cause other than Landlord's negligence, and Tenant hereby waives all claims in respect thereof against Landlord and Landlord's Management Company. Tenant shall give prompt notice to Landlord and Landlord's Management Company in case of casualty, injury or accidents in the Premises.
- (b) Landlord or its agents shall not be liable for any loss or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water or rain which may leak from any part of the Building or from the pipes, appliances or plumbing works therein or from the roof, street or subsurface or from any other place resulting from dampness or any other cause whatsoever, unless caused by or due to the negligence of Landlord, its agents, servants or employees. Landlord or its agents shall not be liable for interference with the light, air or for any latent defect in the Premises.

**14. SUBROGATION.**

As long as their respective insurers so permit, Landlord and Tenant hereby mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage and other property insurance policies existing for the benefit of the respective parties. Each party shall apply to their insurers to obtain said waivers. Each party shall obtain any special endorsements, if required by their insurer to evidence compliance with the aforementioned waiver.

## 15. LIABILITY INSURANCE.

Tenant shall, at Tenant's expense, obtain and keep in force during the Lease Term or Renewal Term a policy of commercial general liability insurance (sometimes known as comprehensive public liability insurance) insuring Landlord, Landlord's Management Company and Tenant (and, if requested by Landlord, Landlord's lender) against any liability for bodily injury, property damage (including loss of use of property) and personal injury arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be in the amount of not less than \$1,000,000.00 per occurrence. The limit of any such insurance shall not, however, limit the liability of Tenant hereunder. Tenant may provide this insurance under a blanket policy, provided that said insurance shall have a Landlord's protective liability endorsement attached thereto. **If Tenant shall fail to procure and maintain said insurance, Landlord may, but shall not be required to, procure and maintain same, but at the expense of Tenant.** Insurance required hereunder shall be in companies rated A:XII or better as set forth in the most current "Best's Key Rating Guide." Tenant shall deliver to Landlord, prior to right of entry or possession, copies of policies of liability insurance required herein or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Landlord. No policy shall be cancelable or subject to reduction of coverage. All such policies shall be written as primary policies not contributing with and not in excess of coverage which Landlord may carry. Landlord and Landlord's Management Company shall be named as additional insured on said insurance policies. Tenant shall provide to Landlord and Landlord's Management Company proof of such insurance or certificates of insurance annually or upon the request of Landlord or Landlord's Management Company.

## 16. UTILITIES.

Tenant shall pay for all water, gas, heat, light, power, sewer charges, telephone service and all other services and utilities supplied to the Premises, together with any taxes thereon. If any such services are not separately metered to Tenant, Tenant shall pay a reasonable proportion to be determined by Landlord of all charges jointly metered with other premises and payment is to be received within ten (10) days of receipt.

## 17. PERSONAL PROPERTY TAXES.

Tenant shall pay, or cause to be paid, before delinquency any and all taxes levied or assessed and which become payable during the Lease Term or Renewal Term upon all of Tenant's leasehold improvements, equipment, furniture, fixtures and any other personal property located in the Premises. In the event any or all of Tenant's leasehold improvements, equipment, furniture, fixtures and other personal property shall be assessed and taxed with the real property, Tenant shall pay to Landlord its share of such taxes within ten (10) days after delivery to Tenant by Landlord of a statement in writing setting forth the amount of such taxes applicable to Tenant's property.

## 18. RULES AND REGULATIONS.

Tenant shall faithfully observe and comply with the rules and regulations that Landlord shall

from time to time promulgate and/or modify. The rules and regulations shall be binding upon Tenant upon delivery of a copy of them to Tenant. Landlord shall not be responsible to Tenant for the nonperformance of any said rules and regulations by any other tenants or occupants.

**19. HOLDING OVER.**

If Tenant remains in possession of the Premises or any part thereof after the expiration of the Lease Term or Renewal Term with or without the express written consent of Landlord, such occupancy shall be a tenancy from month to month at a rental in the amount of one hundred and fifty percent (150%) of the last monthly Base Rent, plus Tenant's Proportionate Share of all CAM, Taxes and other expenses as set forth in Section 6 above, and upon all the terms hereof applicable to a month to month tenancy. There shall be a \$250.00 administrative fee associated with the administration of such tenancy.

**20. ENTRY BY LANDLORD.**

Landlord reserves, and shall at any and all times during business hours have, the right to enter the Premises to inspect the same, to submit said Premises to prospective purchasers or tenants, to post notices of non-responsibility, to repair the Premises and any portion of the Building of which the Premises are a part that Landlord may deem necessary or desirable, without abatement of rent, and may for that purpose erect scaffolding and other necessary structures where reasonably required by the character of the work to be performed, always providing that the entrance to the Premises shall not be unreasonably blocked thereby, and further providing that the business of Tenant shall not be interfered with unreasonably. Tenant hereby waives any claim for damages or for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or quiet enjoyment of the Premises, and any other loss occasioned thereby. Landlord at any and all times shall have the right to use any and all means which Landlord may deem proper to open said doors in an emergency, in order to obtain entry to the Premises without liability to Tenant except for any failure to exercise due care for Tenant's property and any entry to the Premises obtained by Landlord by any of said means, or otherwise, shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Premises, or an eviction of Tenant from the Premises or any portion thereof.

**21. CONDITION OF PREMISES ON SURRENDER.**

At the expiration or earlier termination of this Lease, Tenant shall surrender the Premises in as "broom-clean" condition as the Premises were on the Lease Term Commencement Date, reasonable wear and tear and loss due to acts of Landlord or casualty excepted, and shall surrender all keys for the Premises to Landlord at the place then fixed for the payment of Rent, and shall inform Landlord of all combinations on locks, safes and vaults, if any, in the Premises. Tenant shall repair any damage to the Premises caused by the removal of Tenant's property from the Premises. Tenant's

obligation to observe or perform this covenant shall survive the expiration or other termination of the Lease Term or Renewal Term.

## **22. EVENTS OF DEFAULT BY TENANT.**

The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

- (a) The vacating or abandonment of the Premises by Tenant.
- (b) The failure by Tenant to make any payment of Base Rent, Tenant's Proportionate Share of CAM, Taxes and other expense, Rent, Rental or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of five (5) days after written notice thereof by Landlord to Tenant. Landlord shall charge Tenant, as additional Rent, seventy-five dollars (\$75.00) for each notice served. Any payment received by Landlord from Tenant shall be applied in the following order: first to any outstanding Late Charges (as described in Section 33(i) below), then to any payments of additional Rent (Tenant's Proportionate Share of CAM, Taxes and other expenses) and other charges due hereunder, and then to payment of Base Rent.
- (c) The failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant, other than described in Section 22(b) above, where such failure shall continue for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.
- (d) The making by Tenant of any general assignment or general arrangement for the benefit of creditors; or the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt, or a petition or reorganization or arrangement under any law relating to bankruptcy unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days or the appointment of a trustee or a receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged within thirty (30) days.

### 23. LANDLORD'S REMEDIES UPON TENANT'S DEFAULT.

In the event of any such default or breach by Tenant, Landlord may at any time thereafter, in its sole discretion, without statutory notice or demand and without limiting Landlord in the exercise of a right or remedy which Landlord may have by reason of such default or breach:

- (a) Terminate Tenant's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises; expenses of re-letting, including necessary renovation and alteration of the Premises; reasonable attorneys' fees; court costs and other expenses of legal proceedings; the worth, discounted to present value, of the amount by which the unpaid Base Rent and Tenant's Proportionate Share of CAM, Taxes and other expenses and other charges called for in this Lease for the balance of the Lease Term or Renewal Term less the amount of such loss for the same period that Tenant proves could be reasonably avoided; and that portion of any leasing commission or fee paid by Landlord and applicable to the unexpired Lease Term or Renewal Term of this Lease. Unpaid installments of Rent or other sums shall bear interest from the date due at the maximum legal rate.
- (b) Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to recover the Base Rent, Tenant's Proportionate Share of CAM, Taxes and other expenses and any other charges as may become due hereunder.
- (c) Landlord may elect with or without notice of such election, and with or without demand, to terminate this Lease and Tenant's right to possession of the Premises without terminating this Lease.
- (d) Upon any termination of this Lease or Tenant's right to possession, Tenant shall surrender possession to Lessor and vacate the Premises immediately, and if Tenant fails to surrender possession, Landlord may elect whether or not to re-enter the Premises.
- (e) If Tenant fails to surrender possession and Landlord elects not to re-enter the Premises, Tenant will pay as liquidated damages for the time such possession is withheld, one hundred and fifty percent (150%) of the amount of the Base Rent plus Tenant's proportionate share of all CAM, Taxes and other expenses as set forth in paragraph 19, applicable at the time of termination of this Lease for each month or partial month during which Tenant retains possession of the Premises; provided, however, that this sub-paragraph shall not be held to be a waiver of Landlord's right of re-entry nor shall the receipt of any sums under this sub-paragraph operate as a waiver of the right to

terminate this Lease. Tenant shall indemnify Landlord against all liabilities and damages sustained by Landlord by reason of such retention of possession.

- (f) If Tenant fails to surrender possession and Landlord does elect to re-enter the Premises, or if Tenant abandons the Premises, Landlord may re-enter after notice and compliance with the law. Such entry shall not be deemed to terminate this Lease or release Tenant, in whole or in part, from its obligation to pay Rent under this Lease and in any such case, Tenant shall pay to Landlord, at Landlord's election, a sum equal to the entire amount of the Rent due for the remainder of the Lease Term or Renewal Term of this Lease, plus any sums due for repairs, alterations, additions or redecorating of the Premises. Upon making such payment, Tenant shall be entitled to receive from Landlord all the rents received from subsequent tenants in the Premises during the remainder of the Lease Term or Renewal Term under this Lease; provided, however, that Tenant shall not be entitled to receive any money in excess of that paid by Tenant as the remainder of the Rent due under this Lease.
- (g) After re-entry by Landlord, Landlord may, but need not, re-let the Premises for the account of Tenant to any person or entity other than Tenant and for any such rent and upon such terms as Landlord shall determine in its sole and absolute discretion. Landlord shall not be required to accept any leases offered by Tenant or to observe any instructions given by Tenant in connection with such re-letting. Tenant shall, upon demand, pay to Landlord the cost of any repairs, alterations, additions or redecorating deemed by Landlord, in its sole and absolute discretion, to be necessary or desirable, together with all expenses of the re-letting. Nothing herein shall be deemed to waive the duty of the Landlord and Landlord agrees to mitigate damages which Landlord is obligated to do under this Lease.
- (h) Any and all property which may be removed from the Premises by Landlord pursuant to the authority of this Lease or of law, to which Tenant is or may be entitled, may be handled, removed or stored by Landlord at the risk, cost and expense of Tenant and Landlord shall in no event be responsible for the value, preservation or safekeeping of such property. Tenant shall pay to Landlord, upon demand, all expenses incurred in such removal and all storage charges so long as the same shall be in the possession of Landlord or under its control. Any such property owned by Tenant not removed from the Premises or retaken from storage by Tenant within thirty (30) days of the end of the term, however ended, or within thirty (30) days of the termination of Tenants right to possession without termination of this Lease, shall be presumed to have been conveyed by Tenant to Landlord under this Lease as a bill of sale without further payment or credit to Tenant; and Tenant will pay and discharge all reasonable costs, attorney's fees and expenses that may be incurred by Landlord, in enforcing the covenants and agreements of this Lease.
- (i) Pursue any other remedy or combination of remedies now or hereafter available to

Landlord under the laws or judicial decisions of the State in which the Premises are located.

- (j) Landlord's rights and remedies hereunder or otherwise permitted by law shall be cumulative, and none of which shall exclude any other right or remedy allowed by law.
- (k) Tenant hereby waives trial by jury.

#### **24. EVENTS OF DEFAULT BY LANDLORD.**

Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after written notice by Tenant to Landlord and to the holder of any first mortgage or deed of trust covering the Premises whose name and address shall have theretofore been furnished to Tenant in writing, specifying wherein Landlord has failed to perform such obligation. If the nature of Landlord's obligation is such that more than thirty (30) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion. In no event shall Tenant have the right to terminate this Lease as a result of Landlord's default and Tenant's remedies shall be limited to actual damages and/or an injunction.

#### **25. RECONSTRUCTION.**

- (a) In the event the Premises are damaged by fire or other perils covered by extended coverage insurance, Landlord agrees to forthwith repair same, and this Lease shall remain in full force and effect, except that Tenant shall be entitled to a proportionate reduction of the Base Rent from the date of damage and while such repairs are being made, such proportionate reduction to be based upon the extent to which the damage and making of such repairs shall reasonably interfere with the business carried on by Tenant in the Premises. If the damage is due to the fault or neglect of Tenant or its employees, there shall be no abatement of Base Rent.
- (b) In the event the Premises are damaged to any extent as a result of any cause other than the perils covered by fire and extended coverage insurance, Landlord shall have the option: (i) to repair, reconstruct or restore the Premises, in which event this Lease shall continue in full force and effect, but the Base Rent shall be proportionately reduced, only in the case of business closing, as hereinabove provided in Section 25(a) during the period of such repair, reconstruction or restoration; or (2) to give notice to Tenant at any time within sixty (60) days after such damage, terminating this Lease as of the date specified in such notice, which date shall be no more than thirty (30) days after the giving of such notice. In the event of giving such notice, this Lease shall expire and all interest of Tenant in the Premises shall terminate on the date so specified in such notice and the Base Rent, reduced by a proportionate reduction, based upon the extent,

if any, to which such damage interfered with the business carried on by Tenant in the Premises, shall be paid up to date of said such termination.

- (c) Anything to the contrary contained in this Section 25 notwithstanding, Landlord shall not have any obligation whatsoever to repair, reconstruct or restore the Premises when the damage resulting from any casualty covered under this Section occurs during the last twenty-four (24) months of the Lease Term or Renewal Term or any extension thereof.
- (d) Landlord shall not be required to repair any injury or damage by fire or other cause, or to make any repairs or replacements of any leasehold improvements, fixtures or other personal property of Tenant.

**26. EMINENT DOMAIN.**

- (a) If more than fifty percent (50%) of the Premises shall be taken or appropriated by any public or quasi-public authority under the power of eminent domain, either party hereto shall have the right, at its option, within sixty (60) days after said taking, to terminate this Lease upon thirty (30) days written notice. If either less than or more than fifty percent (50%) of the Premises are taken (and neither party elects to terminate as herein provided), the Base Rent thereafter to be paid shall be equitably reduced. If any part of the Building other than the Premises may be so taken or appropriated, Landlord shall within sixty (60) days of said taking have the right at its option to terminate this Lease upon written notice to Tenant.
- (b) In the event of any taking or appropriation whatsoever, Landlord shall be entitled to any and all awards and/or settlements which may be given on account of the reduction in the value of the leasehold, the taking of the fee or otherwise and Tenant shall have no claim against Landlord for the value of any unexpired portion of the Lease Term or Renewal Term.

**27. PARKING AND COMMON AREAS.**

- (a) Landlord covenants that upon completion of the Building an area approximately equal to the Common Areas as shown on the attached Exhibit "A" shall be at all times available for the non-exclusive use of Tenant during the full Lease Term or Renewal Term or any extension thereof, provided that the condemnation or other taking by any public authority, or sale in lieu of condemnation, of any or all of such Common Areas shall not constitute a violation of this covenant. Landlord reserves the right to change the entrances, exits, traffic lanes and the boundaries and locations of such Common Areas, provided, however, that anything to the contrary contained in this Section 27 notwithstanding, said areas shall at all times be substantially equal or equivalent to that shown on the attached Exhibit "A."

- (b) Prior to the date of Tenant's opening for business in the Premises, Landlord shall cause appropriate portions of the Common Areas to be graded, surfaced, marked and landscaped at no expense to Tenant. Landlord shall keep said automobile parking and Common Areas in a neat, clean and orderly condition and shall repair any damage to the facilities thereof, but all expenses in connection with said Common Areas shall be charged and prorated in the manner as set forth herein above.
- (c) Tenant, for the use and benefit of Tenant, its agents, employees, customers, licensees and sub-tenants, shall have the non-exclusive right in common with Landlord, and other present and future owners, tenants and their agents, employees, customers, licensees and sub-tenants, to use said Common Areas during the entire Lease Term or Renewal Term, or any extension thereof; for ingress and egress, and automobile parking. **Landlord shall grant tenant five (5) designated parking spaces plus one (1) ambulance space, location to be mutually agreed upon. Cost of designated signs and the responsibility to monitor is the Tenant's responsibility.**
- (d) Tenant, in the use of said Common Areas, agrees to comply with such reasonable rules, regulations and charges for parking as Landlord may adopt from time to time for the orderly and proper operation of said Common Areas. Such rules may include, but shall not be limited to, the following: (i) the restricting of employee parking to a limited, designated area or areas; and (ii) the regulation of the removal, storage and disposal of Tenant's refuse and other rubbish at the sole cost and expense of Tenant.

## 28. SIGNS.

- (a) Tenant may affix and maintain upon the glass panes and supports of the show windows only such signs, advertising placards, names, insignia, trademarks and descriptive material as shall have first received the written approval of Landlord as to type, size, color, location, copy nature and display qualities.
- (b) Anything to the contrary in this Lease notwithstanding, Tenant shall not affix any sign to the roof.
- (c) Tenant, at Tenant's sole costs and expense, shall erect one sign (raceway sign) on the front (exterior wall) of the Premises no later than the date Tenant opens for business. The design of such sign shall be prepared by Tenant in accordance with Landlord's sign criteria and shall be subject to the approval of Landlord, and in compliance with all local zoning or other requirements and approvals. At the expiration of the Lease Term or Renewal Term, Tenant, at Tenant's sole cost and expense, shall remove all signs and make all repairs necessary to restore the building facade to its original condition.
- (d) At Tenant's sole cost and expense, Tenant is entitled to place a sign in one (1) slot or panel on the existing monument sign at the Building, if one exists. The design of such

sign, including the lettering and decals, shall be prepared by Tenant in accordance with Landlord's sign criteria and shall be subject to the approval of Landlord, and in compliance with all local zoning or other requirements and approvals. The existing blank slot or panel shall be removed by Landlord and shall remain in the possession of and the property of the Landlord. The material or composition of the sign shall be of the same and consistent type, color and quality as the other signs and in accordance with Landlord's sign criteria and subject to Landlord's approval, and in compliance with all local zoning or other requirements and approvals. At the expiration of the Lease Term or Renewal Term, Tenant, at Tenant's sole cost and expense, shall remove such sign and make all repairs necessary to restore the monument sign to its original condition.

### **29. DISPLAYS.**

Tenant may not display or sell merchandise or allow grocery carts or other similar devices within the control of Tenant to be stored or to remain outside the defined exterior walls and permanent doorways of the Premises. Tenant further agrees not to install any exterior lighting, amplifiers or similar devices or use in or about the Premises any advertising medium which may be heard or seen outside the Premises, such as flashing lights, searchlights, loudspeakers, phonographs or radio broadcasts or to affix anything, including signage, to the roof of the building.

### **30. AUCTIONS.**

Tenant shall not conduct or permit to be conducted any sale by auction in, upon or from the Premises whether said auction be voluntary, involuntary, pursuant to any assignment for the payment of creditors or pursuant to any bankruptcy or other insolvency proceeding.

### **31. HOURS OF BUSINESS.**

- (a) Subject to the provisions of Section 25 above, Tenant shall continuously during the entire Lease Term or Renewal Term conduct and carry on Tenant's business in the Premises and shall keep the Premises open for business and cause Tenant's business to be conducted therein during the usual business hours of each and every business day as is customary for businesses of like character in the city in which the Premises are located to be open for business; provided, however, that this provision shall not apply if the Premises should be closed and the business of Tenant temporarily discontinued therein on account of strikes, lockouts or similar causes beyond the reasonable control of Tenant. Tenant shall keep the Premises adequately stocked with merchandise, and with sufficient sales personnel to care for the patronage, and to conduct said business in accordance with sound business practice. **Tenant may operate on the Premises, at tenant's option, seven (7) days a week, twenty-four (24) hours a day, subject to zoning and other regulatory requirements.**

- (b) In the event of breach by Tenant of any of the conditions contained in this Section, Landlord shall have, in addition to any and all remedies herein provided, the right at its option to collect not only the Base Rent herein provided, but additional rent at the rate of one-thirtieth (1/30) of the Base Rent herein provided for each and every day that the Tenant shall fail to conduct its business as herein provided.

**32. MERCHANTS' ASSOCIATION. Intentionally Omitted.**

**33. GENERAL PROVISIONS.**

- (a) **Plats and Riders.** Clauses, exhibits, schedules, plats, riders and addenda, if any, affixed to this Lease are a part hereof.
- (b) **Waiver.** The waiver by Landlord of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of Rent hereunder by Landlord shall not be deemed to be a waiver of any preceding default by Tenant of any term, covenant or condition of this Lease, other than the failure of Tenant to pay the particular Rent so accepted, regardless of Landlord's knowledge of such preceding default at the time of the acceptance of such Rent.
- (c) **Joint Obligation.** If there be more than one Tenant, the obligations hereunder imposed shall be joint and several.
- (d) **Headings.** The headings and Section titles to the Sections of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part hereof.
- (e) **Time.** Time is of the essence of this Lease and each and all of its provisions in which performance is a factor.
- (f) **Successors and Assigns.** The covenants and conditions herein contained, subject to the provisions and limitations as to assignment, apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto.
- (g) **Recordation.** Neither Landlord nor Tenant shall record this Lease, but a short form memorandum hereof may be recorded at the request of, or with the permission of, Landlord.
- (h) **Quiet Possession.** Upon Tenant's paying the Rent reserved hereunder and observing and performing all of the covenants, conditions and provisions on Tenant's part to be

observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire Lease Term or Renewal Term, subject to all the provisions of this Lease.

- (i) **Late Charges.** Tenant hereby acknowledges that late payment by Tenant to Landlord of Base Rent, Tenant's Proportionate Share of CAM, Taxes or other expenses or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed upon Landlord by terms of any mortgage or trust deed covering the Premises. Accordingly, if any installment of Rent or any Rent due from Tenant shall not be received by Landlord or Landlord's designee by the fifth (5<sup>th</sup>) day of the month that said amount is due, then Tenant shall pay to Landlord as additional rent, the sum of \$100.00, plus any attorneys' fees incurred by Landlord by reason of Tenant's failure to pay Rent and/or other charges when due hereunder. Additionally, beginning on the tenth (10<sup>th</sup>) day of the month, an additional \$20.00 per day shall be due until all Rents are received. The parties hereby agree that such Late Charges represent a fair and reasonable estimate of the cost that Landlord will incur by reason of the late payment by Tenant. Acceptance of such Late Charges by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.
- (j) **Prior Agreements.** This Lease contains all of the agreements of the parties hereto with respect to any matter covered or mentioned in this Lease, and no prior agreements, representations or understandings pertaining to any such matters shall be effective for any purpose. No provision of this Lease may be amended or added to except by an agreement in writing signed by the parties hereto or their respective successors in interest. This Lease shall not be effective or binding on any party until fully executed by both parties hereto.
- (k) **Inability to Perform.** This Lease and the obligations of Tenant hereunder shall not be affected or impaired because Landlord is unable to fulfill any of its obligations hereunder or is delayed in doing so, if such inability or delay is caused by reason of strike, labor troubles, acts of God or any other cause beyond the reasonable control of Landlord.
- (l) **Partial Invalidity.** Any provision of this Lease which shall prove to be invalid, void, illegal or against public policy shall in no way affect, impair or invalidate any other provision hereof and such other provision shall remain in full force and effect.
- (m) **Cumulative Remedies.** No remedy or election hereunder shall be deemed exclusive, but shall, whenever possible, be cumulative with all other remedies at law or in equity.

- (n) **Choice of Law.** This Lease shall be governed by the laws of the State in which the Premises are located.
- (o) **Attorneys' Fees.** In the event of any action or proceeding is brought by Landlord seeking to enforce any provisions under this Lease or related to or arising out of this Lease, Landlord shall be entitled to recover its expenses and costs, including reasonable attorneys' fees, expert witness fees, court costs and other costs and expenses of or associated with such action or proceedings, including costs of appeal, if any. In the event of any action or proceeding is brought against Landlord by Tenant seeking to enforce any provisions under this Lease or related to or arising out of this Lease, if Landlord prevails in such action or proceeding, Landlord shall be entitled to recover its expenses and costs, including reasonable attorneys' fees, expert witness fees, court costs and other costs and expenses of or associated with such action or proceedings, including costs of appeal, if any.
- (p) **Sale of Premises by Landlord.** In the event of any sale of the Premises or Building by Landlord, Landlord shall be and is hereby entirely freed and relieved of all liability under any and all of its covenants and obligations contained in or derived from this Lease arising out of any act, occurrence or omission occurring after the consummation of such sale, and the purchaser, at such sale or any subsequent sale of the Premises shall be deemed, without any further agreement between the parties or their successors in interest or between the parties and any such purchaser, to have assumed and agreed to carry out any and all of the covenants and obligations of Landlord under this Lease.
- (q) **Subordination; Attornment.** Upon request of Landlord, Tenant will in writing subordinate its rights hereunder to the lien of any mortgage or deed of trust, to any bank, insurance company or other lending institution, now or hereafter in force against the Premises or Building, and to all advances made or hereafter to be made upon the security thereof. In the event any proceedings are brought for foreclosure or in the event of the exercise of the power of sale under any mortgage or deed of trust made by Landlord covering the Premises or Building, Tenant shall attorn to the purchaser upon any such foreclosure or sale and recognize such purchaser as Landlord under this Lease. The provisions of this Section to the contrary notwithstanding, and so long as Tenant is not in default hereunder, this Lease shall remain in full force and effect for the full term hereof.
- (r) **Notices.** Wherever this Lease requires or permits notice or demand to be given by either party to the other, such notice or demand shall be in writing and given or served either personally or in writing forwarded by certified mail, return receipt requested, or by nationally recognized overnight carrier addressed to the parties at the addresses specified in Sections 3(d), 3(e) and 3(f) above. Either party may change such address by written notice to the other as herein provided.

- (s) **Tenant's Statement (Estoppel Certificate).** Tenant shall at any time and from time to time, upon not less than three (3) days prior written notice from Landlord, execute, acknowledge and deliver to Landlord a statement in writing (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease as so modified is in full force and effect), and the date to which the Rental and other charges are paid in advance, if any, and (ii) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed, and (iii) setting forth the date of commencement of Rents and expiration of the Lease Term or Renewal Term. Any such statement may be relied upon by the prospective purchaser or encumbrance of all or any portion of the real property of which the Premises are a part.
  
- (t) **Authority of Tenant.** If Tenant is a corporation, Limited Liability Company or other entity, each individual executing this Lease on behalf of Tenant represents and warrants that he or she has full authority to do so and that this Lease binds the corporation, Limited Liability Company or other entity. If Tenant is a partnership, each individual executing this Lease for Tenant represents and warrants that he, she or it is a general partner of the partnership, that he, she or it has full authority to sign for the partnership and that this Lease binds the partnership and all general partners of the partnership.
  
- (u) **NSF Checks.** If an NSF check is received, Landlord's policy is to require the tenant to pay with CERTIFIED FUNDS for the next six (6) months. After six (6) months the tenant may pay with a personal company check. If a second NSF check is received, all check writing privileges will be revoked and CERTIFIED FUNDS will be required for the remainder of the Lease term.

#### 34. **BROKERS.**

Tenant warrants that it has had no dealings with any real estate brokers or agents in connection with the negotiation of this Lease excepting only the brokers named in Section 3(c) of this Lease, and Tenant represents that it knows of no other real estate broker or agent who is entitled to a commission in connection with this Lease. Tenant shall indemnify and hold harmless Landlord for any undisclosed and unidentified real estate broker or agent commissions, fees, expenses, charges and liens.

#### 35. **COMPLIANCE.**

- (a) The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, the Premises, the Building or the subject matter of this Lease including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign

Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

- (b) Tenant agrees and covenants that Tenant will keep the Premises in a clean and healthful condition, free of any Hazardous Material (hereinafter defined) except such Hazardous Materials kept in compliance with Environmental Laws (hereafter defined), and will not engage in any conduct, events or actions which could interfere with or prevent compliance with Environmental Laws or with requirements relating to health, safety and protection of the environment, or which may give rise to any legal liability or otherwise form the basis of any claim, action, proceeding, hearing or investigation based on any condition or violation or alleged violation of Environmental Laws or requirements relating to health, safety and protection of the environment. For purposes hereof, the term "Hazardous Material" shall mean any health endangering mold or any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation and Liability Act, as may be amended from time to time, any so-called "superfund" or "superlien" law, or any other law, statute, code, ordinance, order, rule or regulation or other requirement of any governmental authority as now or at any time hereafter in effect regulating, relating to, or imposing obligations, liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material. For purposes hereof, "Environmental Laws" means any federal, state or local laws, ordinances or regulations governing or regulating Hazardous Material, pollution, the environment or public health. Tenant agrees (to the extent it is adjudicated to be at fault) to indemnify, defend and hold the Landlord forever harmless from and against any and all conditions, liabilities, demands, claims, actions or causes of action, assessments, losses, costs, damages or expenses, whether asserted or unasserted, direct or indirect, existing or inchoate, known or unknown, having arisen or to arise in the future (whether by existing or subsequently-adopted federal, state or local statutes, ordinances, regulations or other requirements), including reasonable attorneys' fees, sustained or incurred resulting from or arising out of, relating to, or by virtue of any condition of the Premises, created by the Tenant (without limiting the generality of the foregoing, by means of arranging for the disposal or treatment of Hazardous Material), or Tenant's violation of the Environmental Laws existing or subsequently enacted, or Tenant's violation of requirements relating to health, safety and protection of the environment, including, but not limited to, those relating to the release or threatened release of Hazardous Material, or by reason of the imposition of any lien for the recovery of any costs expended related to the release or threatened release of Hazardous Material (or allegations of the release or threatened release of Hazardous Material).

### **36. ADMINISTRATIVE COMPLAINTS**

Tenant shall be responsible for all fines, attorney fees, permit fees and any costs relating to any administrative complaints that Landlord receives for the Premises including but not limited to violations to ordinances such as signage, loitering, and nuisance complaints that are due to Tenant's or Tenant's employees, invitees or patrons negligence or actions.

**37. NON-COMPETE.**

Landlord agrees, provided Tenant does not default under the terms of the Lease, that it will not lease nor allow to be leased any space within the Building under its control or with a five (5) mile radius, to any other tenant whose business is a hemodialysis center without the prior written consent of the Tenant. In the event Tenant defaults under any term, condition or provision of this Lease, this Article 36 shall become null and void and of no further force and effect

**38. CONTINGENCY.**

Tenant shall have until August 2, 2016 in which to obtain a Certificate of Need from the State of Illinois. If by August 2, 2016 Tenant is unable to obtain a Certificate of Need, then Tenant shall be entitled to terminate this Lease and all monies deposited will be refunded, provided that written notice thereof is given to Landlord by August 2, 2016. If written notice is not given of Tenant's inability to obtain then this contingency shall expire and have no further force and effect.

**SIGNATURE PAGE TO FOLLOW:**

ALI KUTOM AS TRUSTEE FOR  
TRUST #16701  
as Landlord.

DIALYSIS CENTER OF OAK LAWN LLC  
as Tenant.

By: \_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared \_\_\_\_\_ to me known to be the person that executed the within and foregoing instrument and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public

[SEAL]

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared \_\_\_\_\_ to me known to be the person that executed the within and foregoing instrument and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public

[SEAL]

## GUARANTY

FOR VALUE RECEIVED, and in consideration of, and as an inducement for, the execution and delivery of the foregoing Retail Lease demising and leasing certain Premises located at 9115 S Cicero Ave., Oak Lawn, IL as shown on the Site Plan attached thereto as Exhibit "A" ("Lease"), between Ali Kutom as Trustee for Trust #16701 ("Landlord"), and Dialysis Care Center of Oak Lawn, LLC ("Tenant"), the undersigned Asim Shazzad ("Guarantor"), hereby guarantees to Landlord, its successors and assigns, the full and prompt payment of Base Rent (as defined in the Lease), Tenant's Proportionate Share of CAM, Taxes and other expenses (as those terms are defined in the Lease) and any and all other sums and charges payable by Tenant, its successors and permitted assigns under the Lease, and further hereby guarantees the full and timely performance and observance of all the covenants, terms, conditions and agreements therein provided to be performed and observed by Tenant, its successors and permitted assigns; and the Guarantor hereby covenants and agrees to and with Landlord, its successors and assigns, that if default shall at anytime be made by Tenant, its successors or permitted assigns, in the payment of any Base Rent (as defined in the Lease), Tenant's Proportionate Share of CAM, Taxes and other expenses (as those terms are defined in the Lease) and any and all other sums and charges payable by Tenant, its successors or permitted assigns under the Lease, or if Tenant should default in the performance and observance of any of the covenants, terms, conditions or agreements contained in the Lease, the Guarantor shall forthwith pay such Base Rent (as defined in the Lease), Tenant's Proportionate Share of CAM, Taxes and other expenses (as those terms are defined in the Lease) and any and all other sums and charges payable by Tenant to Landlord, its successors and assigns, and any arrears thereof, and shall forthwith faithfully perform and fulfill all such terms, conditions and agreements, and shall forthwith pay to Landlord all damages that may arise in consequence of any default by Tenant, its successors and permitted assigns under the Lease, including, without limitation, all reasonable attorneys' fees and disbursements incurred by Landlord or caused by any such default and/or by the enforcement of this Guaranty.

This Guaranty is an absolute and unconditional guarantee of payment and of performance. If another party has guaranteed the Lease, this shall be a joint and several guaranty. It shall be enforceable against the Guarantor without the necessity of any suit or proceedings on Landlord's part of any kind or nature whatsoever against Tenant (or any other guarantor), its successors or permitted assigns, and without the necessity of any notice of nonpayment, nonperformance or nonobservance or of any notice of acceptance of this Guaranty or of any other notice or demand to which the Guarantor might otherwise be entitled, all of which the Guarantor hereby expressly waives; and the Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, diminished or impaired by reason of the Lease or by relief of Tenant from any of Tenant's obligations under the Lease or otherwise (including, but not by way of limitation, the rejection of the Lease in connection with proceedings under the bankruptcy laws now or hereafter in effect).

This Guaranty shall be a continuing guarantee and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or by reason of any modification or waiver of or change in any of the terms,

covenants, conditions or provisions of the Lease, or by reason of any extension of time that maybe granted by Landlord to Tenant, its successors or permitted assigns, or a changed or different use of the Premises (as defined in the Lease) consented to in writing by Landlord, or by reason of any dealings or transactions or matters or things occurring between Landlord and Tenant (or any other guarantor), its successors or permitted assigns, whether or not notice thereof is given to the Guarantor.

Landlord's consent to any assignment or assignments, and successive assignments by Tenant's assigns of the Lease made either with or without notice to the Guarantor, shall in no manner whatsoever release the Guarantor from any liability as Guarantor.

The assignment by Landlord of the Lease and/or the avails and proceeds thereof made either with or without notice to the Guarantor shall in no manner whatsoever release the Guarantor from any liability as Guarantor under this Guaranty.

All of Landlord's rights and remedies under the Lease or under this Guaranty are intended to be distinct, separate and cumulative and no such right remedy therein or herein mentioned is intended to be in exclusion of or a waiver of any of the others. The obligations of the Guarantor hereunder shall not be released by the Landlord's receipt, application or release of security given for the performance and observance of covenants and conditions required to be performed and observed by Tenant under the Lease, nor shall the Guarantor be released by the maintenance of or execution upon any lien which Landlord may have or assert against Tenant and/or Tenant's assets.

In the event of any action or proceeding is brought by Landlord seeking to enforce any provisions under this Guaranty or related to or arising out of this Guaranty, Landlord shall be entitled to recover its expenses and costs, including reasonable attorneys' fees, expert witness fees, court costs and other costs and expenses of or associated with such action or proceedings, including costs of appeal, if any.

The Guarantor hereby submits to the jurisdiction of the courts of the State of Illinois, and hereby irrevocably appoints Tenant, and all persons of Tenant upon whom service of process may be served for service upon Tenant, their agents for the service of process in any action against the Guarantor arising out of this Guaranty. Pursuant to such service, suit may be brought against the Guarantor in the county and state in which the Premises are located. This provision does not affect any right to serve process upon the Guarantor in any other manner permitted by law.

SIGNATURE PAGE TO FOLLOW:

GUARANTOR(S):

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Social Security Number

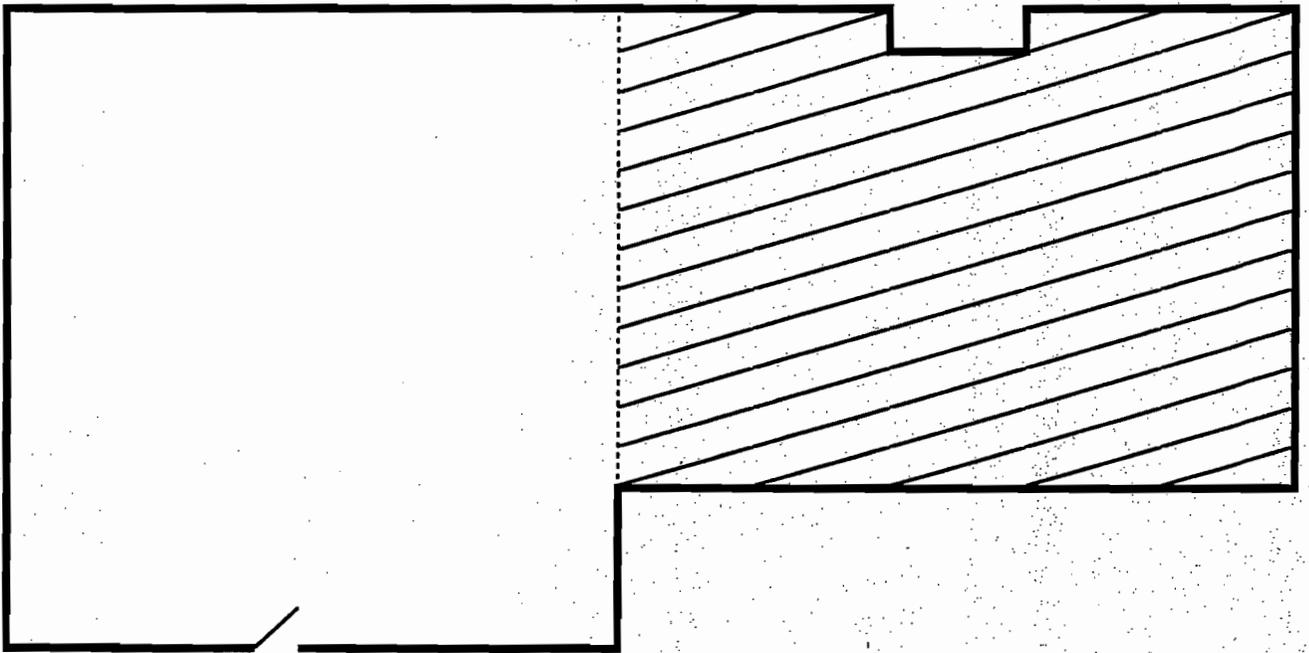
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared \_\_\_\_\_ to me known to be the person that executed the within and foregoing instrument and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public

[SEAL]

EXHIBIT A



## EXHIBIT B

There is no Landlord's work. Tenant is taking space as is.

Tenant shall have the right, at its cost, to install an emergency generator to service the Premises in a location to be mutually agreed upon between the parties.

Tenant will provide all space planning and architectural and mechanical drawings required to build out and demolish existing improvement not needed, the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be Tenant's responsibility.

Tenant has or will, perform its own building code analysis and acknowledges the demised premises will be delivered by the Landlord as is, without any repos or warranties regarding current or future codes.

EXHIBIT C

TENANT INFORMATION

Business Contact Name \_\_\_\_\_

Title \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Business Phone \_\_\_\_\_ Business Fax \_\_\_\_\_

Leaseholder Name \_\_\_\_\_

Leaseholder Address, City, ST, Zip (not the Premises)  
\_\_\_\_\_

Leaseholder Home or Corp. Phone # \_\_\_\_\_

Leaseholder Home or Corp. Fax # \_\_\_\_\_

Leaseholder SS # or FEIN# \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Insurance Carrier/Agent: \_\_\_\_\_

Insurance Phone # \_\_\_\_\_

Who should we contact in case of emergency at the leased premises **other than those listed above?**

Emergency Contact/Phone Number #1 \_\_\_\_\_

Emergency Contact/Phone Number #2 \_\_\_\_\_

Tenant agrees to update this information immediately upon moving or changing numbers and grants Landlord and/or its agent permission to contact the insurance carrier.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT D

Acceptable forms of identification:

Driver's License

Passport

Military ID

State issued photo ID

EXHIBIT E

None

**Operating Identity/Licensee**

[Provide this information for each applicable facility, and insert after this page.]

Exact Legal Name: Dialysis Care Center Oak Lawn, LLC	
Address: 15786 S Bell Rd, Homer Glen, IL 60491	
<input type="checkbox"/> Non-profit Corporation	<input type="checkbox"/> Partnership
<input type="checkbox"/> For-profit Corporation	<input type="checkbox"/> Governmental
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other
<ul style="list-style-type: none"><li>o Corporations and limited liability companies must provide an Illinois Certificate of Good Standing.</li><li>o Partnerships must provide the name of the state in which organized and the name and address of each partner specifying whether each is a general or limited partner.</li><li>o <b>Persons with 5 percent or greater interest in the licensee must be identified with the % of ownership.</b></li></ul>	

**Certificate of good standing at Attachment 1**

Operating identity/Licensee  
Attachment -3

**Dialysis Care Center Holdings , LLC**



**Dialysis Care Center Oak Lawn , LLC**

### **Flood Plain requirements**

The proposed location for the establishment of Dialysis Care Center Oak Lawn complies with the requirements of the Illinois executive order #2005-5. The site, 9115 S Cicero Ave, STE 300, Oak Lawn, is not located in a flood plain as can be seen on the FEMA flood plain map on the following page.

Flood Plain Determination  
Attachment -5



**Historic Resources Preservation Act Requirements**

The proposed location for the establishment of Dialysis Care Center Oak Lawn complies with the requirements of the Illinois state agency historic resources preservation act. Please find attached letter from the Illinois Historic Preservation Agency.

Historical Determination  
Attachment- 6



**Illinois Historic  
Preservation Agency**

1 Old State Capitol Plaza, Springfield, IL 62701-1512

FAX (217) 524-7525

[www.illinoishistory.gov](http://www.illinoishistory.gov)

Cook County

Oak Lawn

CON - Lease to Establish a Dialysis Facility

9115 S. Cicero Ave.

IHPA Log #027032116

April 6, 2016

Asim Shazzad

Dialysis Care Center Oak Lawn LLC

15786 S. Bell Road

Homer Glen, IL 60491

Dear Mr. Shazzad:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact me at 217/785-5031.

Sincerely,

Rachel Leibowitz, Ph.D.

Deputy State Historic

Preservation Officer

76

## SUMMARY OF PROJECT COSTS

### Clinical

Modernization Contracts –Renovation cost of existing space **\$120,000**

### Contingencies

Contingencies **\$10,000**

### Movable or other Equipment

Dialysis Chairs	\$12,000
Misc. Clinical Equipment	\$19,000
Clinical Furniture and equipment	\$25,000
Office equipment and other furniture	\$31,000
Cabinetry	\$48,500
Water treatment	\$100,000
Tvs & Accessories	\$26,000
Telephones	\$11,000
Computers, Fax, Copier	\$15,000
Generator	\$40,000
Facility Automation	\$12,500
Other Miscellaneous	\$10,000

**Total** **\$350,000**

### Fair Market Value Leased Space & Equipment

FMV Leased space	\$137,000
FMV Leased Dialysis Machines	\$145,000

**Total** **\$282,000**

## Cost Space Requirements

Provide in the following format, the department/area **GSF** or the building/area **GSF** and cost.. The sum of the department costs **MUST** equal the total estimated project costs. Indicate if any space is being reallocated for a different purpose. Include outside wall measurements plus the department's or area's portion of the surrounding circulation space. **Explain the use of any vacated space.**

Dept. / Area	Cost	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
		Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
<b>REVIEWABLE</b>							
In-center Hemodialysis	\$762,000	4,000			4,000		
Total Clinical	\$762,000	4,000			4,000		
<b>NON REVIEWABLE</b>							
Administrative							
Parking							
Gift Shop							
Total Non-clinical							
<b>TOTAL</b>	<b>\$762,000</b>	<b>4,000</b>			<b>4,000</b>		

APPEND DOCUMENTATION AS ATTACHMENT-9, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

BACKGROUND OF THE APPLICANT

Dialysis Care Center Oak Lawn, LLC & Dialysis Care Center Holdings, LLC are both newly formed entities and as such they do not own or operate any other ESRD IN-Center Dialysis facilities in the State of Illinois.

The applicants are fit, willing and able, and have qualifications, background and character to adequately provide proper standard of care services to the community.

Certification and Authorization

Dialysis Care Center Oak Lawn, LLC

In accordance with section III, A (2) of the Illinois Health Facilities Planning Board Application for certificate Need; I do hereby certify that no adverse actions have been taken against Dialysis Care Center Oak Lawn, LLC by either Medicare or Medicaid, or any State or Federal regulatory authority during the 3 years prior to the filing of the Application with the Illinois Health Facilities Planning Board; and

In regards to section III, A (3) of the Illinois Health Facilities Planning Board Application for certificate Need; I do hereby authorize the State Board and Agency access to information in order to verify any documentation or information submitted in response to the requirements of this subsection or to obtain any documentation or information that the State Board or Agency finds pertinent to this subsection.



SIGNATURE  
Morufu O Alausa M.D.

PRINTED NAME  
CEO /President

PRINTED TITLE



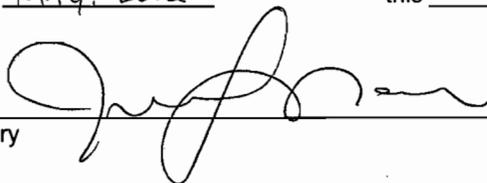
SIGNATURE  
Mohammad S Shafi M.D.

PRINTED NAME  
Vice president

PRINTED TITLE

Notarization:  
Subscribed and sworn to before me  
this 11<sup>th</sup> day of MAY, 2016

Notarization:  
Subscribed and sworn to before me  
this \_\_\_ day of \_\_\_\_\_



Signature of Notary

Signature of Notary

Seal

Seal



Attachment-11

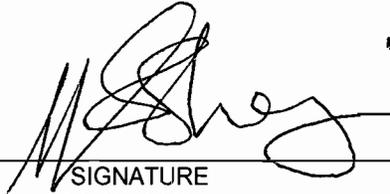
Certification and Authorization

Dialysis Care Center Holdings, LLC

In accordance with section III, A (2) of the Illinois Health Facilities Planning Board Application for certificate Need; I do hereby certify that no adverse actions have been taken against Dialysis Care Center Oak Lawn, LLC by either Medicare or Medicaid, or any State or Federal regulatory authority during the 3 years prior to the filing of the Application with the Illinois Health Facilities Planning Board; and

In regards to section III, A (3) of the Illinois Health Facilities Planning Board Application for certificate Need; I do hereby authorize the State Board and Agency access to information in order to verify any documentation or information submitted in response to the requirements of this subsection or to obtain any documentation or information that the State Board or Agency finds pertinent to this subsection.

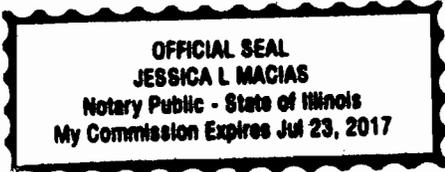
  
 \_\_\_\_\_  
 SIGNATURE  
 Morufu Alausa M.D.  
 \_\_\_\_\_  
 PRINTED NAME  
 CEO /President  
 \_\_\_\_\_  
 PRINTED TITLE

  
 \_\_\_\_\_  
 SIGNATURE  
 Mohammad S Shafi MD  
 \_\_\_\_\_  
 PRINTED NAME  
 Vice president  
 \_\_\_\_\_  
 PRINTED TITLE

Notarization:  
Subscribed and sworn to before me  
this 11<sup>th</sup> day of May, 2016

Notarization:  
Subscribed and sworn to before me  
this \_\_\_ day of \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Notary  
 Seal



Purpose of the project

This project is being proposed to address the current State Board determined need for additional stations in HSA 7. The current determined additional need in the HSA 7 is 57 stations. The proposed Dialysis Care Center Oak Lawn will open up additional treatment options for patients in the Oak Lawn area and also for patients in Southwest Cook County.

The new clinic which will help tremendously in accommodating growth of future dialysis patients will provide an additional 11 stations and will help as part of the planning for the future growth of ESRD.

The proposed project is to build an 11 station dialysis facility, which will be located at 9115 S. Cicero Ave, STE 300, Oak Lawn, IL. This clinic will serve the residents of HSA 7 where as previously stated, their current need is for an additional 57 stations based on the state boards determination.

Historically, the Oak Lawn and surrounding Southwest Cook County has seen tremendous and continuous growth of the ESRD Population, as objectively indicated in the over 80% utilization of most the ESRD facilities in the area.

The new clinic, Dialysis Care Center Oak Lawn, will have 100% physician ownership. This is the first time in almost over a decade that a mid-sized Nephrology practice with over 5 physicians in the immediate area are developing a dialysis clinic, to better serve the needs of their ESRD patients.

Purpose  
Attachment-12

As a solely physician-owned and managed clinic, patient care, comfort and quality will be placed first and foremost before profitability.

The physicians will also have total independence in making clinical decisions and will focus on maximizing the quality of care provided to patients receiving dialysis at this clinic.

The new clinic, Dialysis Care Center Oak Lawn, will allow area patients access to dialysis services within a reasonable travel distance from home while avoiding significant highway travel.

It is an established fact in medicine, that when a patient is requiring chronic dialysis, they have convenient and adequate access to services as it tends to reduce overall healthcare costs and results in less complications.

It is expected that Dialysis Care Center Oak Lawn, once operational will meet and possibly exceed the clinical outcomes set by the Renal Network, as well as Centers for Medicare and Medicaid services.

- Demographic data contained in the application was taken from [http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)
- HSA Data from Health Facilities Inventories and Data updated 3/31/16 <http://www.hfsrb.illinois.gov/pdf/Other%20Services%20Update%203-30-16.pdf>

Purpose  
Attachment-12

## Alternatives to the project

### Proposing a project of greater or lesser scope and cost

The only option that would entail a lesser scope and cost than the project proposed in this application would be to do nothing, which was considered. **This option however does not address the need for 57 additional stations needed for the HSA 7 area.** Not planning for future ESRD patients will do nothing more than allow area facilities to reach capacity as access declines in the area HFSRB identified need. There is no cost to this alternative.

The proposed facility that is identified for Dialysis Care Center Oak Lawn is a discontinued previously DaVita Site, by using this site the costs associated with this project are significantly lower compared to other ESRD projects brought to the board. This cost effective method will ensure the need for the additional stations are met with a reduced cost for the facility.

### Pursing a joint venture or similar arrangement with one or more providers or entities to meet all or portion of the projects intended purposes; developing alternative settings to meet all or a portion of the projects intended purposes.

Section is not applicable as this facility is 100% physician owned and operated directly by the physicians working in the area.

#### - Physician owned and managed compared to corporate owned facilities

There are currently no solely physician owned ESRD facilities in the area, the Medical Director and the physician partners identified that will refer their ESRD patients to Dialysis Care Center Oak Lawn has no options where they can refer their patients to and have the independence they need to make improved clinical decisions and can focus on maximizing patient care.

### Utilizing other health care resources that are available to serve all or portion of the population proposed to be served by the project

Utilizing other health care ESRD facilities was considered but there is no alternative. As mentioned there are no Physician owned ESRD facilities in the area where the physicians have the independence they need to improve the quality indicators set by the Boards criteria on quality. It is expected that the facility will exceed the clinical outcomes that meet all network, Centers for Medicare and Medicaid services clinical goals established.

Alternatives  
Attachment-13

Reasons why the chosen alternatives were selected

The project utilizes space that was previously an existing ESRD facility, the use of space would continue to be for the same service, the cost of the proposed project is a fraction of the cost of developing a new facility. We expect to spend less than \$120,000.00 in renovation cost on a space of 4000 sq ft. Beyond that, the only additional cost would be to provide the equipment needed to provide dialysis services. We believe that this is a very substantial cost effective alternative that will meet the need. The total cost of the proposed project is \$762,000 including the value of the leased space.

This we believe is the most efficient long term solution to maintaining access to dialysis services in the Oak Lawn area, and to accommodate the need of the additional stations identified by the board in HSA 7.

We believe that the proposed project meets the HFPB goals of providing health care services in the most cost effective manner.

Empirical evidence, including quantified outcome data that verifies improved quality of care, as available.

There is no direct empirical evidence relating to this project other than that when chronic care patients have adequate access to services, it tends to reduce overall healthcare costs and results in less complications. It is expected that this facility will exceed the quality expectations set by the Board.

**Size of Project**

<b>Dept. / Service</b>	<b>Proposed BGSF/DGSF</b>	<b>State Standard</b>	<b>Difference</b>	<b>Met Standard?</b>
ESRD In-center Hemodialysis	4,000 (11 Stations)	360- 520 DGSF	0	Yes

As seen in the chart above, the state standard for ESRD is 360-520 is between 360-520 DGSF per station. The project is being accomplished in leased space with in the state guidelines, at 364 DGSF per station.

Size of Project  
Attachment-14

**Project Service Utilization**

<b>UTILIZATION</b>					
	<b>DEPT./ SERVICE</b>	<b>HISTORICAL UTILIZATION</b>	<b>PROJECTED UTILIZATION</b>	<b>STATE STANDARD</b>	<b>MET STANDARD?</b>
	<b>IN-CENTER HEMODIALYSIS</b>	<b>N/A PROPOSED FACILITY</b>		<b>80%</b>	
<b>YEAR 1</b>	<b>IN-CENTER HEMODIALYSIS</b>		<b>50%</b>	<b>80%</b>	<b>NO</b>
<b>YEAR 2</b>	<b>IN-CENTER HEMODIALYSIS</b>		<b>85%</b>	<b>80%</b>	<b>YES</b>

Our Nephrologists have identified 110 pre-ESRD patients (a total of 77 patients after accounting for a 30% patient loss prior to dialysis commencement) with lab values indicative of active kidney failure who live in HSA 7 in Oak Lawn and surrounding areas that are expected to require dialysis services in the first two years after the Dialysis Care Center Oak Lawn facility begins operations.

Section VII. Service Specific Review Criteria  
 In-Center Hemodialysis  
 Criterion 1110.1430(b)(1), Planning area need

Dialysis Care Center Oak Lawn will be located in HSA 7, Where there is an additional need of 57 stations based on the Monthly updates to the inventory of health care facilities and services as of March, 31, 2016.

REVISED NEED DETERMINATIONS 3/30/2016

ESRD STATIONS

ESRD STATIONS				
ESRD SERVICE AREAS	APPROVED EXISTING STATIONS	CALCULATED STATION NEED 2015	ADDITIONAL STATIONS NEEDED 2018	EXCESS ESRD STATIONS 2018
HSA 1	182	191	9	0
HSA 2	171	155	0	16
HSA 3	168	140	0	28
HSA 4	182	175	0	7
HSA 5	191	173	0	18
HSA 6	1,217	1,271	54	0
<b>HSA 7</b>	<b>1,315</b>	<b>1,372</b>	<b>57</b>	<b>0</b>
HSA 8	399	421	22	0
HSA 9	265	284	19	0
HSA 10	95	66	0	29
HSA 11	205	194	0	11
ILLINOIS TOTAL	4,390	4,442	161	109

Planning Area Need  
Attachment-26b1

Section VII. Service Specific Review Criteria

In-Center Hemodialysis

Criterion 1110.1430(b)(2), Planning area need – Service to Planning area residents

The primary purpose of this project is to ensure that the ESRD patient population of the greater Oak Lawn area and planning area of HSA 7 has access to life sustaining dialysis. We anticipate that well over 90% of Dialysis Care Center Oak Lawn will be residents of the planning area HSA 7.

Planning Area Need  
Attachment-26 b-2

Section VII. Service Specific Review Criteria

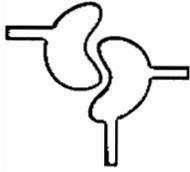
In-Center Hemodialysis

Criterion 1110.1430(b)(3), Planning area need – Service Demand- Establishment of Category of services

As evidenced in our Medical Directors referral letter and 3 other Nephrologist practicing in the Oak Lawn area, our physicians anticipate approximately 77 patients conservatively, based upon attrition due to patient death, transplant, of return of function, will be referred to the proposed facility in the next 12 to 24 months.

All these patients reside within 20 minutes of the proposed facility.

Physician Referrals  
Attachment-26 b-3



# KIDNEY CARE CENTER

*Your Partners In Health*

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May 6, 2016

Ms. Courtney Avery

Administrator

Illinois Health Facilities & Services Review Board

525 W. Jefferson St., 2<sup>nd</sup> Floor

Springfield, IL 62761

Dear Ms. Avery,

I am pleased to support Dialysis Care Center Oak Lawn. The proposed 11 station chronic renal dialysis facility, to be located at 9115 S Cicero Ave, Oak Lawn, IL, 60453, will directly benefit my patients.

Dialysis Care Center Oak Lawn facility will improve access to necessary dialysis services in the Oak Lawn community.

My partners, Dr. Sushant Taksande, M.D., Dr. Sarika Chopra, M.D., Dr. Mohammad Omar, M.D, and I experienced extreme growth of both Oak Lawn population in general and End Stage Renal Disease (ESRD) patients in this area. I take care of many pre-ESRD patients in our practice that I anticipate referring to the Dialysis Care Center Oak Lawn. This facility will better serve the growing number of dialysis patients in our practice.

Currently, our CKD (Chronic Kidney Disease) clinic has 110 CKD, stage 4 (pre-ESRD) patients in our practice. This number does not include any patients that are earlier stages (CKD Stage 3). The list of these patients is provided as well, but have not been accounted for in any calculation purposes. Of all patients at CKD Stage 4, I expect approximately 30% to expire from other causes, remain stable, move out of the area or choose home dialysis modality before dialysis therapy is started. It is safe then to assume that approximately 77 of these patients would be referred to Dialysis Care Center Oak Lawn facility for dialysis over the next one to two years. My partners and I will continue to refer patients to the other facilities in the area, based on patient preference. We are also strong supporters of home dialysis modalities through our Hickory Hills and Beverly home therapy programs and will continue to refer appropriate candidates to home dialysis services.

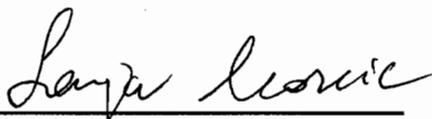
Physician Referrals  
Attachment-26 b-3

I respectfully ask you to consider the needs of constantly growing End Stage Renal Disease population in the Southwest Cook County area and approve the Dialysis Care Center Oak Lawn facility to provide dialysis services to these patients.

Thank you immensely in advance for your consideration.

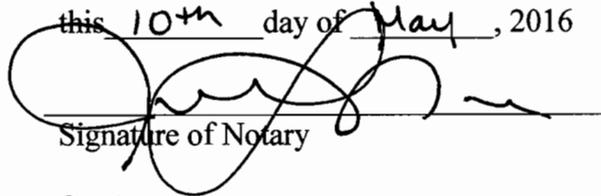
I attest that, to the best of my knowledge, all the information contained in this letter is true and correct and that the projected patient referrals listed in this document have not been used to support any other CON application.

Sincerely,

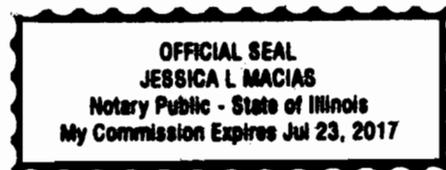
  
\_\_\_\_\_  
Sonja Marcic, M.D.

Notarization:

Subscribed and sworn to before me  
this 10<sup>th</sup> day of May, 2016

  
\_\_\_\_\_  
Signature of Notary

Seal



Patient	Zip	ICD Code
MA	60452	CKD Stage 3
AA	60459	CKD Stage 3
JA	60453	CKD Stage 4
KA	60455	CKD Stage 3
CA	60643	CKD Stage 3
DA	60628	CKD Stage 4
FA	60456	CKD Stage 3
KA	60459	CKD Stage 3
GA	60406	CKD Stage 3
NA	60477	CKD Stage 3
MA	60457	CKD Stage 3
FA	60632	CKD Stage 3
EB	60449	CKD Stage 3
DB	60628	CKD Stage 3
MB	60462	CKD Stage 3
BB	60453	CKD Stage 4
RB	60636	CKD Stage 3
LB	60439	CKD Stage 4
CB	60453	CKD Stage 4
WB	60464	CKD Stage 3
JB	60462	CKD Stage 3
AB	60462	CKD Stage 3
JB	60620	CKD Stage 3
DB	60473	CKD Stage 3
DB	60473	CKD Stage 4
MB	60487	CKD Stage 3
LB	60462	CKD Stage 4
LB	60619	CKD Stage 4
GB	60629	CKD Stage 3
MB	60629	CKD Stage 3
DB	60805	CKD Stage 4
AB	60465	CKD Stage 3
GB	60455	CKD Stage 3

SB	60459	CKD Stage 3
DB	60632	CKD Stage 4
LB	60482	CKD Stage 3
RB	60453	CKD Stage 3
JB	60459	CKD Stage 4
AB	60827	CKD Stage 4
BB	60636	CKD Stage 3
EB	60464	CKD Stage 3
LB	60409	CKD Stage 3
SB	60620	CKD Stage 3
CB	60620	CKD Stage 4
AB	60605	CKD Stage 3
GB	60629	CKD Stage 3
YB	60457	CKD Stage 4
MC	60629	CKD Stage 3
MC	60458	CKD Stage 4
RC	60462	CKD Stage 3
SC	60465	CKD Stage 3
CC	60629	CKD Stage 3
JS	60620	CKD Stage 3
SC	60466	CKD Stage 3
DC	60652	CKD Stage 3
EC	60655	CKD Stage 3
RC	60636	CKD Stage 3
NC	60463	CKD Stage 4
SC	60458	CKD Stage 3
DC	60643	CKD Stage 3
AC	46206	CKD Stage 3
LC	60620	CKD Stage 3
MC	60419	CKD Stage 4
GC	60620	CKD Stage 3
LC	60459	CKD Stage 3
DC	60453	CKD Stage 4
LC	60652	CKD Stage 3

JC	60453	CKD Stage 4
EC	60491	CKD Stage 3
TD	60453	CKD Stage 3
JD	60453	CKD Stage 3
LD	60620	CKD Stage 4
PD	60652	CKD Stage 3
KD	60482	CKD Stage 3
ED	60643	CKD Stage 3
RD	60445	CKD Stage 3
DD	60608	CKD Stage 3
JD	60827	CKD Stage 3
MD	60459	CKD Stage 3
DD	60445	CKD Stage 3
DD	60445	CKD Stage 4
DD	60803	CKD Stage 4
AD	60459	CKD Stage 3
CE	60636	CKD Stage 4
EE	60629	CKD Stage 3
EE	60608	CKD Stage 3
AE	60452	CKD Stage 3
OE	60619	CKD Stage 4
PE	60620	CKD Stage 3
RE	60643	CKD Stage 4
EE	60649	CKD Stage 4
GE	60419	CKD Stage 4
CF	60805	CKD Stage 3
PF	60453	CKD Stage 3
EF	60482	CKD Stage 3
MF	60458	CKD Stage 4
RF	60453	CKD Stage 3
WF	60805	CKD Stage 4
MF	60464	CKD Stage 3
CF	60629	CKD Stage 3
JF	60473	CKD Stage 4

RG	60804	CKD Stage 4
EG	60411	CKD Stage 3
CG	60459	CKD Stage 3
FG	60482	CKD Stage 3
RG	60652	CKD Stage 3
MG	60629	CKD Stage 3
WG	60458	CKD Stage 4
NG	60620	CKD Stage 4
RG	60491	CKD Stage 4
PH	60803	CKD Stage 4
DH	60649	CKD Stage 4
QH	60643	CKD Stage 4
DH	60649	CKD Stage 3
RH	60458	CKD Stage 3
PH	60629	CKD Stage 3
WH	60628	CKD Stage 3
AH	60463	CKD Stage 4
RH	60462	CKD Stage 3
KH	60620	CKD Stage 4
FH	60452	CKD Stage 3
HH	60827	CKD Stage 3
DH	60643	CKD Stage 3
ZH	60453	CKD Stage 3
JH	60643	CKD Stage 3
AH	60620	CKD Stage 4
LI	60406	CKD Stage 3
MI	60429	CKD Stage 3
FI	60805	CKD Stage 3
KJ	60453	CKD Stage 3
MJ	60643	CKD Stage 3
KJ	60805	CKD Stage 3
IJ	60628	CKD Stage 3
KJ	60478	CKD Stage 4
AJ	60619	CKD Stage 3

DI	60480	CKD Stage 4
JJ	60445	CKD Stage 3
L	60649	CKD Stage 3
JJ	60452	CKD Stage 4
L	60620	CKD Stage 3
RU	60609	CKD Stage 4
OJ	60617	CKD Stage 3
IJ	60477	CKD Stage 4
AJ	60453	CKD Stage 3
CK	60415	CKD Stage 4
PK	60445	CKD Stage 3
MK	60457	CKD Stage 4
JK	60643	CKD Stage 3
EK	60652	CKD Stage 3
FK	60464	CKD Stage 3
WK	60462	CKD Stage 3
SK	60636	CKD Stage 3
RK	60632	CKD Stage 3
AK	60477	CKD Stage 3
IK	60632	CKD Stage 3
SK	60452	CKD Stage 3
DK	60452	CKD Stage 3
DK	60462	CKD Stage 3
CL	60463	CKD Stage 4
WL	60620	CKD Stage 3
KL	46324	CKD Stage 3
RL	60462	CKD Stage 3
CL	60628	CKD Stage 3
JL	60477	CKD Stage 4
EL	60638	CKD Stage 3
GL	60422	CKD Stage 4
JL	60629	CKD Stage 4
LL	60620	CKD Stage 4
HL	60465	CKD Stage 3

RM	60617	CKD Stage 3
EM	60629	CKD Stage 4
LM	60803	CKD Stage 4
FM	60453	CKD Stage 4
MM	60452	CKD Stage 3
DM	60620	CKD Stage 3
VM	60636	CKD Stage 4
BM	60463	CKD Stage 4
CM	60406	CKD Stage 3
WM	60628	CKD Stage 4
YM	60411	CKD Stage 3
TM	60462	CKD Stage 3
EM	60453	CKD Stage 4
EM	60415	CKD Stage 3
FM	60453	CKD Stage 3
CM	60419	CKD Stage 3
AM	60620	CKD Stage 3
JM	60459	CKD Stage 4
RM	60636	CKD Stage 3
LM	60629	CKD Stage 4
PM	60621	CKD Stage 4
SM	60448	CKD Stage 3
SN	60453	CKD Stage 4
EN	60655	CKD Stage 3
FN	60453	CKD Stage 4
PN	60620	CKD Stage 4
BN	60621	CKD Stage 3
GN	60453	CKD Stage 4
BN	60458	CKD Stage 3
IO	60465	CKD Stage 3
BO	60463	CKD Stage 3
MP	60458	CKD Stage 3
HP	60467	CKD Stage 3
RP	60463	CKD Stage 4

SP	60457	CKD Stage 3
JP	60636	CKD Stage 4
AP	60465	CKD Stage 4
PP	60462	CKD Stage 4
JP	60628	CKD Stage 4
RP	60620	CKD Stage 3
IP	60620	CKD Stage 4
MP	60415	CKD Stage 3
JP	60443	CKD Stage 3
RP	60459	CKD Stage 3
DP	60453	CKD Stage 4
LP	60805	CKD Stage 3
JP	60491	CKD Stage 3
HP	60462	CKD Stage 3
MQ	60452	CKD Stage 3
VQ	60803	CKD Stage 3
RR	60419	CKD Stage 3
WR	60643	CKD Stage 3
PR	60457	CKD Stage 4
DR	60628	CKD Stage 4
BR	60643	CKD Stage 4
KR	60457	CKD Stage 4
AR	60643	CKD Stage 3
GR	60620	CKD Stage 4
WR	60628	CKD Stage 4
ER	60628	CKD Stage 3
MR	60803	CKD Stage 4
JR	60643	CKD Stage 3
Trudo, Savalia		
AS	60453	CKD Stage 4
SS	60457	CKD Stage 3
RS	60619	CKD Stage 4
MS	60452	CKD Stage 4
GS	60655	CKD Stage 3

CS	60467	CKD Stage 4
RS	60544	CKD Stage 3
SS	60406	CKD Stage 3
PS	60652	CKD Stage 4
SS	60477	CKD Stage 3
DS	60452	CKD Stage 3
TS	60457	CKD Stage 3
PS	60455	CKD Stage 4
AS	60655	CKD Stage 3
JS	60652	CKD Stage 4
FS	60463	CKD Stage 3
TS	60628	CKD Stage 4
JS	60463	CKD Stage 3
GS	60472	CKD Stage 4
DS	60620	CKD Stage 4
CS	60562	CKD Stage 4
HS	60652	CKD Stage 3
TS	60628	CKD Stage 3
HS	60453	CKD Stage 3
CS	60652	CKD Stage 3
AS	60406	CKD Stage 3
RS	60453	CKD Stage 3
PS	60423	CKD Stage 4
ES	60628	CKD Stage 3
RS	60454	CKD Stage 3
SS	60453	CKD Stage 4
JS	60455	CKD Stage 3
AS	60629	CKD Stage 3
CS	60805	CKD Stage 3
MS	60621	CKD Stage 4
HS	60455	CKD Stage 4
LS	60643	CKD Stage 3
RS	60482	CKD Stage 3
AS	60453	CKD Stage 4

DT	60463	CKD Stage 3
ZT	60402	CKD Stage 4
DT	60457	CKD Stage 4
AT	60453	CKD Stage 4
ST	60462	CKD Stage 3
AT	60620	CKD Stage 3
HT	60827	CKD Stage 4
DT	60473	CKD Stage 3
LT	60453	CKD Stage 3
HT	60620	CKD Stage 3
HT	46320	CKD Stage 4
WT	60465	CKD Stage 3
ST	60617	CKD Stage 3
FT	60643	CKD Stage 4
KU	60463	CKD Stage 4
SV	60415	CKD Stage 3
JV	60465	CKD Stage 3
RV	60461	CKD Stage 4
FV	60482	CKD Stage 4
FV	60629	CKD Stage 3
LV	60445	CKD Stage 3
WW	60620	CKD Stage 4
JW	60652	CKD Stage 3
PW	60652	CKD Stage 3
GW	60453	CKD Stage 3
SW	60619	CKD Stage 4
AW	60445	CKD Stage 3
SW	60461	CKD Stage 3
AW	60803	CKD Stage 4
MW	60643	CKD Stage 4
DW	60619	CKD Stage 3
JW	60636	CKD Stage 3
NV	60467	CKD Stage 3
JV	60445	CKD Stage 4

IZ		60652	CKD Stage 3
PZ		60643	CKD Stage 3
LZ		60463	CKD Stage 4



# KIDNEY CARE CENTER

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May 7, 2016

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities and Services Review Board  
525 W. Jefferson Street, 2<sup>nd</sup> Floor  
Springfield, IL 62761

Re: Dialysis Care Center Oak Lawn

Dear Ms. Avery,

My name is Sushant Taksande, M.D. and I am a nephrologist practicing in the Oak Lawn area. I am writing to express my strong support for the proposed Dialysis Care Center Oak Lawn dialysis facility.

Over the years, I have witnessed extreme growth of both population and of End Stage Renal Dialysis (ESRD) patients in the Oak Lawn area. I currently care for many pre-ESRD patients within my practice, of which, I anticipate in referring to the Dialysis Care Center Oak Lawn. My partners and I, along with our patients and their families, are hopeful to have this new dialysis facility located in their community.

This clinic is located within a community whose population is prone to diseases leading to kidney failure.

I urge you to approve this dialysis clinic for the residents in Oak Lawn.

Sincerely,

Sushant Taksande, M.D.

Physician Referrals  
Attachment-26 b-3



# KIDNEY CARE CENTER

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May 7, 2016

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities and Services Review Board  
525 W. Jefferson Street, 2<sup>nd</sup> Floor  
Springfield, IL 62761

Re: Dialysis Care Center Oak Lawn

Dear Ms. Avery,

I am writing in support to the Dialysis Care Center Oak Lawn proposal to open an 11-station dialysis facility in Oak Lawn. As a nephrologist practicing in the Oak Lawn area, I have witnessed a surplus of End Stage Renal Disease (ESRD) patients in this area. There are many Chronic Kidney Disease (CKD) stage 3 and stage 4 patients in my Oak Lawn practice.

I anticipate a shortage of dialysis chairs if a new facility is not readily available. There will be no duplication of services or misdistribution in the Oak Lawn area. I am certain of my referring of patients to Dialysis Care Center Oak Lawn. I, along with my patients and their families are eager to have this new dialysis facility located in their community.

There is a large number of CKD stage 3 and stage 4 patients in the immediate area. We anticipate this clinic to fill up quickly.

I urge you to approve this dialysis clinic for the residents in Oak Lawn.

Sincerely,

Muhammad Omer, M.D.

Physician Referrals  
Attachment-26 b-3



# KIDNEY CARE CENTER

*Your Partners In Health*

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Ms. Courtney Avery  
Administrator  
Illinois Health Facilities and Services Review Board  
525 W. Jefferson Street, 2<sup>nd</sup> Floor  
Springfield, IL 62761

Re: Dialysis Care Center Oak Lawn

Dear Ms. Avery,

I am a nephrologist practicing in Oak Lawn and surrounding vicinities. I am writing to support the Dialysis Care Center Oak Lawn proposal to open an 11-station dialysis facility in Oak Lawn.

I have witnessed firsthand a significant End Stage Renal Dialysis (ESRD) population of patients in this area which continues to increase. I have many Chronic Kidney Disease (CKD) stage 3 and stage 4 patients within my practice, many of which I will refer to this facility. I am concerned that the current dialysis facilities in the surrounding areas will be at capacity in the very near future.

I would be pleased if Dialysis Care Center Oak Lawn was approved and opened.

I urge you to approve this dialysis clinic for the residents in Oak Lawn.

Sincerely,

Sarika Chopra, D.O.

Physician Referrals  
Attachment-26 b-3

Section VII. Service Specific Review Criteria

In-Center Hemodialysis

Criterion 1110.1430(b)(5), Planning area need – Service Accessibility

As set forth throughout this application, the proposed ESRD facility is needed to maintain access to life-sustaining dialysis for patients in the greater Oak Lawn area. Dialysis Care Center Oak Lawn is necessary to provide essential care to ESRD patients in the Oak Lawn community and address the need of shortage of HSA 7. This facility will better accommodate the current and future demand for dialysis services and ensure dialysis services are accessible to the greater Oak Lawn Community and HSA 7 area.

Service Accessibility  
Attachment-26 b-5

Section VII. Service Specific Review Criteria  
 In-Center Hemodialysis  
 Criterion 1110.1430(C) (1), Unnecessary Duplication

1.a. The proposed dialysis facility will be located at 9115 S Cicero Ave, STE 300, Oak Lawn, Illinois, 60453. A list of all zip codes located, in total or in part, within 30 -45 minutes' normal travel time of the site of the proposed dialysis facility as well as 2010 census figures for each zip code is provided in table 1110.1430(c)(1)(A) below.

<b>Table 1110.1430(c)(1)(A)</b>		
<b>Population of Zip Codes within 30 Minutes of Proposed Facility</b>		
<b>Zip Code</b>	<b>City</b>	<b>Population</b>
60491	HOMER GLEN	22,743
60517	WOODRIDGE	32,038
60516	DOWNERS GROVE	29,084
60559	WESTMONT	24,852
60439	LEMONT	22,919
60561	DARIEN	23,115
60527	WILLOWBROOK	27,486
60514	CLARENDON HILLS	9,708
60521	HINSDALE	17,597
60558	WESTERN SPRINGS	12,960
60523	OAK BROOK	9,890
60162	HILLSDALE	8,111
60163	BERKELEY	5,209
60487	TINLEY PARK	26,928
60467	ORLAND PARK	26,046
60462	ORLAND PARK	38,723
60477	TINLEY PARK	38,161
60478	COUNTRY CLUB HILLS	16,833
60452	OAK FOREST	27,969
60463	PALOS HEIGHTS	14,671
60445	MIDLOTHIAN	26,057
60464	PALOS PARK	9,620
60480	WILLOW SPRINGS	5,246
60465	PALOS HILLS	17,495
60457	HICKORY HILLS	14,049

Unnecessary Duplication  
Attachment-26 C-1

**Table 1110.1430(c)(1)(A)**  
**Population of Zip Codes within 30 Minutes**  
**of Proposed Facility**

Zip Code	City	Population
60455	BRIDGEVIEW	16,446
60525	LA GRANGE	31,168
60526	LA GRANGE PARK	13,576
60458	JUSTICE	14,428
60501	SUMMIT ARGO	11,626
60513	BROOKFIELD	19,047
60534	LYONS	10,649
60482	WORTH	11,063
60415	CHICAGO RIDGE	14,139
60459	BURBANK	28,929
60803	ALSIP	22,285
60453	OAK LAWN	56,855
60456	HOMETOWN	4,349
60638	CHICAGO	55,026
60402	BERWYN	63,443
60430	HOMEWOOD	20,094
60429	HAZEL CREST	15,630
60428	MARSHAM	12,203
60472	ROBBINS	5,390
60469	POSEN	5,930
60406	BLUE ISLAND	25,460
60426	HARVEY	29,594
60473	SOUTH HOLLAND	22,439
60827	RIVERDALE	27,946
60655	CHICAGO	28,550
60805	EVERGREEN PARK	19,852
60652	CHICAGO	40,959
60643	CHICAGO	49,952
60670	CHICAGO	72,216
60679	CHICAGO	113,916
60632	CHICAGO	91,326
60636	CHICAGO	40,916
60621	CHICAGO	35,912
60609	CHICAGO	64,906
60628	CHICAGO	72,202

Unnecessary Duplication  
Attachment-26 C-1

Table 1110.1430(c)(1)(A) Population of Zip Codes within 30 Minutes of Proposed Facility		
Zip Code	City	Population
60619	CHICAGO	63,825
60633	CHICAGO	12,927
60617	CHICAGO	84,155
60637	CHICAGO	49,503
60653	CHICAGO	29,908
60615	CHICAGO	40,603
60649	CHICAGO	46,650
60154	WESTCHESTER	16,773
60155	BROADVIEW	7,927
60104	BELLWOOD	19,038
60153	MAYWOOD	24,106
60141	HINES	224
60546	RIVERSIDE	15,668
60130	FOREST PARK	14,167
60804	CICERO	84,573
60623	CHICAGO	92,108
60608	CHICAGO	82,739
60616	CHICAGO	48,433
<b>Total</b>		<b>2,409,264</b>

Source: U.S Census Bureau, Census 2010, Zip Code Fact Sheet  
<http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>  
 last visited website May,5,2016

B. A list of existing dialysis facilities operational for 2 years located 30-45 minutes' normal travel time of the proposed dialysis facility is provided in the following attachment. Attachment 26 C 2 Also driving time from MapQuest is attached on Appendix 1

Unnecessary Duplication  
 Attachment-26 C-1/C-2

Table 1110.130(c), Facilities within 45 Minutes Driving Time of Existing Facility

Facility	Address	City	State	Zip Code	HSA	Distance	Drive Time	Adjusted Drive Time
Fresenius Medical Care of Naperville North	516 West 5th Avenue	Naperville	Illinois	60563	7	29.56	35	40.25
Fresenius Medical Care Naperville	2451 S. Washington Street	Naperville	Illinois	60565	9	25.03	33	37.95
Naperville Dialysis Center	100 Spalding Drive	Naperville	Illinois	60540	7	23.51	35	40.25
Fresenius Medical Care Joliet	721 East Jackson Street	Joliet	Illinois	60435	9	23.93	39	44.85
Silver Cross Renal Center	1890 Silver Cross Blvd.	New Lenox	Illinois	60451	9	19.89	32	36.8
USRC Bolingbrook Dialysis	396 Remington Blvd	Bolingbrook	Illinois	60440	0	20.84	25	28.75
Bolingbrook Dialysis Center	538 Boughton Road	Bolingbrook	Illinois	60446	9	21.79	28	32.2
USRC Oak Brook	1201-B Butterfield Rd.	Downers Grove	Illinois	60515	7	20.31	23	26.45
Downers Grove Dialysis Center	3825 Highland Ave., Suite 102	Downers Grove	Illinois	60515	7	20.85	24	27.6
FMC Dialysis Services of Willowbrook	6300 South Kingery Highway #408	Willowbrook	Illinois	60527	7	13.91	18	20.7
Glendale Heights Dialysis Center	520 East North Avenue	Glendale Heights	Illinois	60139	7	29.2	33	37.95
Fresenius Medical Care - Lombard	1940 Springer Drive	Lombard	Illinois	60148	7	21.98	27	31.05
Elk Grove Dialysis Center	901 Belsterfield Road Suite 400	Elk Grove Village	Illinois	60007	7	29.15	33	37.95
McStage Oak Brook	1600 West 16th Street	Oak Brook	Illinois	60523		17.86	21	24.15
Nocturnal Dialysis Spa	1634 South Ardmore Avenue	Villa Park	Illinois	60181		18.87	23	26.45
US Renal Care Villa Park	700 East North Avenue	Villa Park	Illinois	60181	7	21.93	28	32.2
FMC Elmhurst	133 E. Brush Hill Road	Elmhurst	Illinois	60125	7	17.04	21	24.15
LaGrange Dialysis Center	2400 Wolf Road, Suite 101a	Westchester	Illinois	60154	7	15.19	19	21.85
Arlington Heights Renal Center	17 West Golf Road	Arlington Heights	Illinois	60005	7	34.01	37	42.55
Fresenius Medical Care Steger	219 East 34th Street	Steger	Illinois	60475	7	30.22	34	39.1
Fresenius Medical Care of Mokena	8910 W. 192nd Street	Mokena	Illinois	60448	9	16.27	28	32.2
Palos Park Dialysis	13155 S. La Grange Road	Orland Park	Illinois	60462	7	7.49	13	14.95
Dialysis Center of America - Orland Park	9160 West 159th Street	Orland Park	Illinois	60462	7	11.46	20	23
Olympia Fields Dialysis Center	4557-B West Lincoln Highway	Matteson	Illinois	60443	7	16.55	29	33.95
Fresenius Medical Care Oak Forest	5340 West 159th Street	Oak Forest	Illinois	60452	7	11.03	19	21.85
Direct Dialysis - Crestwood Care Centre	14255 S. Cicero Ave.	Crestwood	Illinois	60445	7	7.1	14	16.1
Dialysis Center of America - Crestwood	4861-73 West Cal Sag Road	Crestwood	Illinois	60445	7	6.1	12	13.8
Alsip Dialysis Center	12250 S. Cicero Ave. Suite 105	Alsip	Illinois	60803	7	4.67	9	10.35
Stoney Creek Dialysis	9115 S. Cicero	Oak Lawn	Illinois	60453	7	1.69	4	4.6
Fresenius Medical Care - Midway	6201 W. 63rd Street	Chicago	Illinois	60638	6	7.7	16	18.4
FMC Dialysis Services - Burbank	4811 W. 77th Street	Burbank	Illinois	60459	7	3.14	7	8.05
ROG-Scottsdale	4651 W. 79th Street	Chicago	Illinois	60652	6	3.11	7	8.05
West Lawn Dialysis	7000 S. Pulaski Road	Chicago	Illinois	60629	6	4.95	11	12.65
Dialysis Center of America - Olympia Fields	2609 West Lincoln Highway	Olympia Fields	Illinois	60461	7	18.48	32	36.8
Hazel Crest Renal Center	3470 West 183rd Street	Hazel Crest	Illinois	60429	7	13.96	26	29.9
Fresenius Medical Care Hazel Crest	17524 Carriageway	Hazel Crest	Illinois	60429	7	17.47	22	25.3
Chicago Heights Dialysis	177 West Joe Orr Road	Chicago Heights	Illinois	60411	7	20.23	27	31.05

Unnecessary Duplication  
Attachment-26 C-1/C-2

Markham Renal Center	3053-3055 West 159th Street	Markham	Illinois	60428	7	13.9	16	18.4
FMC - Blue Island Dialysis Ctr	12200 South Western Avenue	Blue Island	Illinois	60406	7	9.79	18	20.7
Community Dialysis of Harvey	16641 S. Halsted St #1	Harvey	Illinois	60426	7	16.56	22	25.3
South Holland Renal Center	16136 South Park Avenue	South Holland	Illinois	60473	7	17.21	23	26.45
Fresenius Medical Care Far South Holland	17225 South Paxton Avenue	South Holland	Illinois	60473	7	22.46	27	31.05
FMC - Merrionette Park	11630 S. Kedzie Avenue	Merrionette Park	Illinois	60003	7	5.82	11	12.65
Mount Greenwood Dialysis	3401 W. 111th Street	Chicago	Illinois	60655	6	4.87	9	10.35
Fresenius Medical Care Evergreen Park	9730 South Western Avenue	Evergreen Park	Illinois	60643	7	4.63	11	12.65
Beverly Dialysis	8111 South Western Avenue	Chicago	Illinois	60620	6	5.13	12	13.8
Fresenius Medical Care Chatham	8710 S. Holland Road	Chicago	Illinois	60620	6	8.22	19	21.85
FMC - Southside	3134 West 76th Street	Chicago	Illinois	60652	6	4.27	9	10.35
FMC - Neomedica - Marquette Park	6535 South Western Avenue	Chicago	Illinois	60636	6	6.23	14	16.1
FMC - Ross Dialysis - Englewood	6333 South Green Street	Chicago	Illinois	60621	6	8.49	20	23
FMC - Garfield	5401 South Wentworth Avenue #18	Chicago	Illinois	60609	6	12.22	23	26.45
Emerald Dialysis	710 West 43rd Street	Chicago	Illinois	60609	6	14.00	25	28.75
Fresenius Medical Care Bridgeport	825 West 35th Street	Chicago	Illinois	60609	6	12.97	27	31.05
Fresenius Medical Care of Roseland	132 W. 111th Street	Chicago	Illinois	60628	6	8.71	21	24.15
Greenwood Dialysis Center	1111 East 87th Street, Suite 700	Chicago	Illinois	60619	6	9.28	23	26.45
Stony Island Dialysis	8721 S. Stony Island Avenue	Chicago	Illinois	60617	6	9.94	24	27.6
Fresenius Medical Care South Deering	10559 S. Torrence Avenue	Chicago	Illinois	60617	6	11.43	23	26.45
Fresenius Medical Care - Neomedica South	9200 South Chicago Avenue	Chicago	Illinois	60617	6	11.02	26	29.9
Grand Crossing Dialysis	7319 S. Cottage Grove Ave.	Chicago	Illinois	60619-1909	6	10.65	22	25.3
Jackson Park Dialysis	7531 South Stony Island Avenue	Chicago	Illinois	60649	6	11.49	26	29.9
Woodlawn Dialysis	5060 S State Street	Chicago	Illinois	60609	6	12.76	24	27.6
Kenwood Dialysis	4253 S Cottage Grove Avenue	Chicago	Illinois	60653	6	14.75	27	31.05
Fresenius Medical Care South Shore	2420 East 79th Street	Chicago	Illinois	60649	6	11.91	29	33.35
Loyola Dialysis Center	1201 West Roosevelt Road	Maywood	Illinois	60153	7	20.46	24	27.6
Fresenius Medical Care Melrose Park	1111 Superior Street	Melrose Park	Illinois	60160	7	21.76	28	32.2
Dialysis Center of America - Berwyn	2601 South Harlem Avenue	Berwyn	Illinois	60402	7	11.19	24	27.6
Maple Avenue Kidney Center	610 South Maple Avenue	Oak Park	Illinois	60304	7	13.38	30	34.5
North Avenue Dialysis Center	719 West North Avenue	Melrose Park	Illinois	60160	7	23.55	31	35.65
Fresenius Medical Care River Forest	103 Forest Ave.	River Forest	Illinois	60305	7	22.02	28	32.2
Fresenius Medical Care Northwest	4701 North Cumberland Rd.	Norridge	Illinois	60706	7	27.48	33	37.95
Resurrection Medical Center	7435 West Talcott Ave.	Chicago	Illinois	60631	6	29.47	33	37.95
Oak Park Dialysis Center	733 West Madison Street	Oak Park	Illinois	60302	7	14.06	32	36.8
West Suburban Hosp. Dialysis Unit	518 N. Austin Blvd., Ste. 5000	Oak Park	Illinois	60302	7	13.88	32	36.8
Fresenius Medical Care Cicero	3000 South Cicero Avenue	Cicero	Illinois	60804	7	8.73	20	23
DaVita Lawndale Dialysis	3934 West 24th Street	Chicago	Illinois	60623	6	10.12	24	27.6
Austin Community Kidney Center	4800 W. Chicago Ave. #2a	Chicago	Illinois	60651	6	12.62	32	36.8
Fresenius Medical Care North Kilpatrick	4800 North Kilpatrick Avenue	Chicago	Illinois	60630	6	32.34	37	42.55

Unnecessary Duplication  
Attachment-26 C-1/C-2

Presentus Medical Care Des Plaines	1625 East Oakton Street	Des Plaines	Illinois	60018	7	28.75	32	36.8
SAH Dialysis at 26th Street	3059 West 26th Street	Chicago	Illinois	60623	6	11.17	23	26.43
FMC Dialysis Services of Congress Parkway	3410 West Van Buren Street	Chicago	Illinois	60624	6	12.71	31	35.65
Mt. Sinai Hospital Mad Cir	1500 South California Ave.	Chicago	Illinois	60603	6	11.97	25	28.75
Little Village Dialysis	2335 W. Cermack Road	Chicago	Illinois	60603	6	11.91	26	29.9
Presentus Medical Care of Chicago - West	1340 S. Damen Avenue	Chicago	Illinois	60603	6	12.87	26	29.9
John H. Stroger Jr. Hospital of Cook County	1835 W. Harrison	Chicago	Illinois	60612	6	14.21	30	34.5
University of Illinois Hospital - Dialysis	1859 W Taylor Street, Room 1003	Chicago	Illinois	60612	6	13.43	28	32.2
Garfield Kidney Center	3250 W. Franklin Blvd.	Chicago	Illinois	60624	6	14.23	36	41.4
FMC - West Metro	1044 N Mozart	Chicago	Illinois	60622	6	15.13	33	37.95
FMC - Chicago Dialysis Center	1806 West Hubbard Street	Chicago	Illinois	60622	6	14.89	32	36.8
DaVita West Side Dialysis	1600 West 13th Street	Chicago	Illinois	60608	6	13.28	27	31.05
Rush University - St Luke's Medical Center	1750 West Harrison Street, Suite 735	Chicago	Illinois	60612	6	13.88	29	33.35
Loop Renal Center	1101 S Canal St.	Chicago	Illinois	60607	6	14.87	27	31.05
Presentus Medical Care - Polk Street	557 West Polk Street	Chicago	Illinois	60607	6	14.88	27	31.05
Circle Medical Management	1426 West Washington Blvd.	Chicago	Illinois	60607	6	16.28	29	33.35
Presentus Medical Care West Willow	1444-1454 West Willow	Chicago	Illinois	60622	6	18.09	33	37.95
TRC Children's Dialysis	1333 North Kingsbury Street	Chicago	Illinois	60642	6	16.98	30	34.5
FMC - Logan Square	2721 N Spaulding Avenue	Chicago	Illinois	60647	6	20.75	35	40.25
Logan Square Dialysis	2838 N Kimball Ave	Chicago	Illinois	60618	6	21.31	35	40.25
Presentus Medical Care Northcenter	2620 W. Addison	Chicago	Illinois	60618	6	21.06	36	41.4
Lincoln Park Dialysis Center	3155-57 N. Lincoln Avenue	Chicago	Illinois	60657	6	19.94	36	41.4
Presentus Medical Care of Lakeview	4008 N. Broadway Suite 1200	Chicago	Illinois	60613	6	22.63	36	41.4
FMC - Prairie	1717 South Wabash Avenue	Chicago	Illinois	60616	6	14.54	26	29.9

Unnecessary Duplication  
Attachment-26 C-1/C-2

Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430(C) (2), Misdistribution

The establishment of Dialysis Care Center Oak Lawn will not result in an unnecessary duplication of services or a service misdistribution. A misdistribution exists when an identified area has an excess supply of facilities, stations, and services characterized by such factors as, but not limited to: (1) ratio of stations to population exceeds one and one-half times the state average; (2) historical utilization for existing facilities and services is below the State Boards utilization standard; or (3) insufficient population to provide the volume of caseload necessary to utilize the services proposed by the project at or above utilization standards. As discussed more fully below, the ratio of stations to population in the geographic area is around 140% of the state average, and the average utilization of existing facilities within the geographic service area is more than 70%. Importantly, average utilization of facilities within 20 minutes of the proposed site is about 80%. Sufficient population exists to achieve target utilization. Dialysis care Center Oak Lawn will also be located in HSA 7 GSA where there is a documented need for additional chairs.

Accordingly, the proposed dialysis facility will not result in a Misdistribution of services.

Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430(C) (3), Impact of project on other Area Providers

The proposed dialysis facility will not have an adverse impact on existing facilities in the proposed geographic service area. All of the identified patients will be referrals from identified physicians and are on pre-ESRD list. No patients will be transferred from other existing dialysis facilities.

The proposed dialysis facility will not lower utilization of other area providers that are operating below the occupancy standard.

Also as mentioned throughout this application the facility will be located in HSA 7 where there is an additional need of 57 stations based on the Monthly updates to the inventory of health care facilities and services as of March, 31, 2016.

Unnecessary Duplication  
Attachment-26 C-2/C-3

Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430(e) Staffing

Dialysis Care Center Oak Lawn will be staffed in accordance with all state and Medicare staffing guidelines and requirements.

A. Medical Director:

Dr. Sonja M Marcic will serve as the Medical Director for Dialysis Care Center Oak Lawn. Attached is her curriculum vitae

Additional staffed physicians: Dr. Sushant R. Taksande, Dr. Sarika Chopra, and Dr. Muhammad Omer. Attached please find their curriculum vitae

B. All Other personal

Upon opening, the facility will hire a Clinic Manager who is a Registered Nurse (RN) , this nurse will have at least a minimum of twelve months experience in a Hemo-Dialysis center additionally we will hire one Patient Care Technician (PCT). After we have more than one patient, we will hire another RN and another PCT. All personnel will undergo an orientation process, led by the Medical Director and experienced members of the nursing staff prior to participating in any patient care activities

Upon opening we will also employ:

- Part-Time Registered Dietician
- Part-Time Registered Master Level Social Worker (MSW)
- Part-Time Equipment Technician
- Part-Time Secretary

These positions will go full time as the clinic census increases. As well, the patient Care staff will increase to the following:

- One Clinic Manager –Registered Nurse
- Four Registered Nurses
- Ten Patient Care Technicians

Staffing  
Attachment-26 e

All patient care staff and licensed / registered professionals will meet the State of Illinois requirements. Any additional staff hired must also meet these requirements along with completing an orientation training program.

Annually all clinical staff must complete OSHA training, Compliance training, CPR certification, Skills competency, CVC competency, Water quality training and pass the competency exam.

Dialysis Care Center Oak Lawn will maintain at least a 4 to 1 patient-staff ratio at all times on the treatment floor. A RN will be at the facility at all times when the facility is operational.

**SONJA M. MARCIC. M.D.**

10508 S. Roberts Road

Palos Hills, IL 60465

708-608-8122

**EDUCATION AND TRAINING:**

7/84-3/90 University of Belgrade, School of Medicine- Belgrade, Yugoslavia  
M.D.

1989 Hospital Princessa Sofia, Leon, University of Valladolid, Spain,  
Internal Med Clerkship

5/90-5/91 University of Belgrade, Clinical Center Zvezdara  
Belgrade, Yugoslavia  
Internship

6/91-5/94 University Children's Hospital, University of Belgrade  
Belgrade, Yugoslavia  
Residency in Pediatrics/ Masters in Pediatric Endocrinology

7/94-6/99 University of Illinois at Chicago – Chicago, IL  
Ph. D. in Pharmacology

7/99-6/02 University of Illinois at Chicago – Chicago, IL  
Christ Hospital and Medical Center  
Residency – Internal Medicine

7/02-6/03 University of Illinois at Chicago – Chicago, IL  
Christ Hospital and Medical Center  
Chief Resident – Internal Medicine

7/03- 6/05 Loyola University and Hines VA Hospital – Maywood, IL  
Fellowship – Nephrology

**EMPLOYMENT:**

4/13-Present Kidney Care Center South LLC – Palos Hills, IL  
Nephrologist

7/05-3/13 Kidney and Hypertension Associates – Oak Lawn, IL  
Nephrologist

**CERTIFICATIONS:**

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2012 ABIM Recertification  
2005 Nephrology Board Certification  
2002 ABIM Certification  
1998 ECFMG Certificate

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**SONJA M. MARCIC. M.D., Ph. D.**

**HOSPITAL PRIVILEGES:**

**Advocate Christ Medical Center – Oak Lawn, IL**

**Committee Service: Resident Selection Committee**

**Resident Advisory Committee, Resident Clinical Competency.**

**Advocate Christ Medical Center Medicine Credentialing Committee**

**Little Company of Mary Hospital – Evergreen Park, IL**

**Palos Community Hospital – Palos Heights, IL**

**RML Long Term Care Hospital – Hinsdale, IL**

**Metro South Hospital – Blue Island, IL**

**GAPS:**

4/91-5/90

Waiting for Internship to begin

6/94-7/94

Relocating to the United States

**TEACHING EXPERIENCE:**

- 2002 - 2003      Clinical Instructor of Medicine, University of Illinois at Chicago, Chicago, Illinois
- 1994 - 1999      Teaching Assistant, Department of Pharmacology,  
College of Medicine, University of Illinois at Chicago, Chicago, Illinois
- 1985 - 1986      Teaching Assistant, Department of Biology and Human Genetics,  
School of Medicine, University of Belgrade, Belgrade, Serbia

**EMPHASIZED SKILLS/ PROCEDURES:**

Ultrasound guided native and transplanted kidney biopsy

**LAB TECHNIQUES AND SKILLS:**

Cell culture and transfection, chromatographic techniques, affinity chromatography, HPLC  
ELISA, radiometric enzyme assays, SDS-PAGE electrophoresis, immunoblotting, Northern  
blotting, plasmid growth and purification, electromobility shift assays (EMSA), PCR, handling  
of radioactive and hazardous material, ability to carry out independent research projects as  
well as ability to work as a team member

**EMPHASIZED GRADUATE COURSES:**

Medical Physiology, Methods in Experimental Physiology, Medical Biochemistry,  
Receptor Physiology Pharmacology, Neuropharmacology, Medical Pharmacology,  
Drug Metabolism and Disposition of Foreign Compounds

**PUBLICATIONS/ ABSTRACTS:**

Shen M, Marcic S et al. A Clinical Dillema. Managing Anticoagulation in a Medically  
Complicated Patient with Calciphylaxis; Advocate Research Forum Poster Presentation, 2012

Azar A, Marcic S et al. Unusual presentation of secondary amyloidosis; NKF Spring Clinical Meeting, 2010

Marcic S, Kammeyer P, Yong S, Aneziocoro C, Bartnicki L, Yong S, Leehey D. "Culture-negative" peritonitis  
due to Histoplasma capsulatum; Nephrol Dial Transplant, 21:3002, 2006

Isreb M, Marcic S, Singh R, Singh A, Leehey D. Effect of high glucose on superoxide in human mesangial cells:  
role of Angiotensin II; Nephron Experimental Nephrology; 100:1, 46-53, 2005

Marcic S, Luke A, Kramer-Mattix H, Holt D, Hou S. Predictors of Weight Gain after Kidney  
Transplantation; ASN 37<sup>th</sup> Annual Federal Meeting, St. Louis, MO, Oct 27-Nov 1, 2004

Marcic S, Guenther T. Human Microsomal Epoxide Hydrolase Exhibits both ARE- and XRE-Linked  
Regulation; 13<sup>th</sup> International Symposium on Microsomes and Drug Oxidations (VII World Conference on  
Clinical Pharmacology and Therapeutics), Florence, Italy, July 15-20, 2000

Marcic S, Guenther T. Regulation of Expression of Human Microsomal Epoxide Hydrolase in HepG2 cells;  
Society of Toxicology, 38<sup>th</sup> Annual Meeting, New Orleans, LA, March 14-18, 1999

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Marcic S. Effects of Xenobiotics on Expression of Human Microsomal Epoxide Hydrolase; Ph.D. Thesis, 1999

**CAREER GOALS:**

Clinical career dedicated to compassionate care for patients with kidney diseases as well as advancement of science and medicine.

**SPECIAL INTERESTS:**

All forms of kidney replacement therapies including hemodialysis, peritoneal dialysis, CRRT and kidney transplantation.

**AWARDS/HONORS:**

- 1999 Graduate College and Graduate Student Council Travel Award  
University of Illinois at Chicago
- 1994 - 1999 Ph.D. Tuition Waiver, University of Illinois at Chicago
- 1989 International Federation of Medical Students Associations Travel Award 1989
- 1990 Doctor of Medicine summa laude (GPA 9.21 on 10 point scale)

**MEMBERSHIPS:**

- 2003 - present American Society of Nephrology (ASN)

**CERIFICATE/LICENSE:**

- 2012 ABIM Recertification
- 2005 Nephrology Board Certification
- 2002 ABIM Certification
- 2001 Permanent Physician License/Illinois
- 1998 ECFMG Certificate
- 1991 Unrestricted Physician License, Serbia

**VOLUNTEER ACTIVITY:**

- 2012 National Kidney Foundation-sponsored "Kidney Mobile Event" -  
raising awareness about chronic kidney disease in general population
- 2012 "Dietary supplements, Herbs, Heavy Metals, Drug Interactions and Kidney Injury"- Oral  
Presentation at 4th Annual Advocate CMC Kidney Transplant Symposium
- 2002 "Fellowship Day" organization on behalf of Northern Illinois Chapter ACP Associate Member  
Council
- 2001 Nursing Continuous Education Lecture Series on "Congestive Heart Failure", Advocate Health  
System
- 1999 Medical Tent Volunteer, AIDS Walk, Chicago

**CITIZENSHIP:**

USA

**MARITAL STATUS:**

Married, two children, spouse – Branislav Marcic, MD, PhD, Attending Nephrologist

**REFERENCES:**

Available upon request

**MUHAMMAD OMER, M.D.**

10508 S. Roberts Road

Palos Hills, IL 60465

708-608-8122

**EDUCATION AND TRAINING:**

- 6/98-7/03                    King Edward Medical College – Lahore, Pakistan  
MBBS
- 6/07-10/10                  University of Illinois at Chicago, Advocate Christ Medical Center  
Chicago, IL  
Residency – Internal Medicine
- 10/10-6/11                  University of Illinois at Chicago, Chicago, IL  
Fellowship – Geriatrics
- 7/11-6/13                    Northwestern University, Feinberg School of Medicine – Chicago, IL  
Fellowship – Nephrology
- 7/13-6/14                    Northwestern University, McGaw Medical Center – Chicago, IL  
Comprehensive Transplant Center

**EMPLOYMENT:**

- 7/14- Present                Kidney Care Center South, LLC – Palos Hills, IL  
Nephrologist

**HOSPITAL PRIVILEGES:**

Advocate Christ Hospital – Oak Lawn, IL  
Palos Community Hospital – Palos Heights, IL  
Little Company of Mary – Evergreen Park, IL

**INTERESTS:**

Diabetic Nephropathy  
Glomerular Disease  
Fluid and electrolyte management  
ESRD and RRT, especially peritoneal dialysis and kidney transplant  
Early detection and management of kidney transplant rejection  
Complications of induction and maintenance immunosuppression  
Glomerular diseases and their recurrence in transplanted kidney

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**LICENSURE & CERTIFICATION** 2013 American Board of Nephrology, Eligible  
2011 Illinois State Medical License #036128035, Active.  
2011 American Board of Internal Medicine.

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**RESEARCH** Participated in an NIH and JDRF funded study titled "Nocturnal Hypertension and Prevention of microalbuminuria in Type 1 Diabetes."

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**HONORS & ACHIEVEMENTS** **DEL GRECO AWARD, 2012** for Excellence in Patient Care and Satisfaction  
**BEST TEACHER AWARD**  
First year of Nephrology Fellowship by medical students  
**POSTER OF DISTINCTION, DDW 2009**  
EUS-FNA of Liver Lesions: Case series of 63 patients.  
**ANNUAL RESEARCH COMPETITION AT ADVOCATE CHRIST MEDICAL CENTER/UIC 2008 & 2009** Participated with presentation of case series regarding EUS-FNA of liver lesions

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**PUBLICATIONS** **CASE REPORT OF IGA NEPHROPATHY** in a patient with Ankylosing spondylitis and Crohns disease on treatment with anti TNF agents. Accepted for ASN 2012.  
**CASE REPORT OF ACUTE RENAL FAILURE AND SEVERE HYPERTENSION** from a page kidney post-transplant biopsy. Scientific World Journal, 2010 Aug 3;10:1539-42

**CASE PRESENTATIONS DURING NEPHROLOGY FELLOWSHIP:**

1. Intradialytic Hypotension: Literature review and strategies to prevent it
  2. Hypocalcemia.
  3. Hyponatremia: Etiology, Mechanism, Management with emphasis on role of ADH antagonists in hyponatremia
  4. Nocturnal Hypertension; Literature review with emphasis on management
  5. Intravascular hemolysis as a cause of ARF in a patient on RRT.
  6. Atheroembolic Renal Disease: Literature review, etiology, diagnosis and management
  7. IgA Nephropathy in a patient with Crohns disease and Ankylosing Spondylitis: possible role of Anti TNFs in causation.
  8. Calciphylaxis in ESRD patients:
  9. Chapter review: Treatment of Hypertension-Drug Therapy from Kaplan's Clinical Hypertension.
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Muhammad Omer, M.D.

10. Corticosteroid therapy in IgA nephropathy
  11. Disorders of water homeostasis. Hyponatremia and Hypernatremia.
  12. Autosomal Dominant Interstitial Kidney diseases.
  13. Sickle Cell Nephropathy
  14. HTN and its management in patients on HD.
  15. Antibody mediated vascular rejection of kidney allografts.
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Muhammad Omer, M.D.

**CV GAPS:**

1. **June 2006 to May 2007:**
  - a. Studied and appeared for Step 3 CS. Travelled for IM residency interviews.
2. **Jan 2006 to May 2006:**
  - a. Worked as a Medical Officer with Punjab Rural Support Program, Lahore, Pakistan.
3. **Nov 2005 to Dec 2005**
  - a. Worked as a Medical Officer at Shaukat Khanum Cancer Hospital, Lahore, Pakistan.
4. **Sept 2004 to Aug 2005**
  - a. Worked as a house officer at Mayo Hospital, Lahore, Pakistan.
5. **Aug 2003 to Aug 2004**
  - a. Studied, prepared and took USMLE steps.

**SUSHANT R. TAKSANDE, M.D.**  
10508 S. Roberts Road  
Palos Hills, IL 60465  
708-608-8122

**EDUCATION AND TRAINING:**

6/00-2/06            Topiwala National Medical College – Mumbai, India  
MBBS

7/06- 6/09            Wright State University – Dayton, OH  
Masters in Biological Sciences

7/09-6/12            Wayne State University School of Medicine – Detroit, MI  
Detroit Medical Center  
Residency – Internal Medicine

7/12-6/14            University of Chicago – Chicago, IL  
Fellowship – Nephrology

**WORK HISTORY:**

7/14-Present        Kidney Care Center South LLC – Palos Hills, IL  
Nephrologist

**CERTIFICATIONS:**

2012                American Board of Internal Medicine  
Internal Medicine

2014                American Board of Internal Medicine  
Nephrology

**GAPS:**

3/06-6/06            Relocating to the United States

**HOSPITAL PRIVILEGES:**

Advocate Christ Hospital – Oak Lawn, IL  
Palos Community Hospital – Palos Heights, IL  
Little Company of Mary – Evergreen Park, IL

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Franciscan St. James Hospital - Chicago, IL

# Sushant Taksande M.D.

## CERTIFICATION/TEST SCORES:

American Board of Internal Medicine: Passed in 10<sup>th</sup> Decile

USMLE Step 1 score: 99 percentile/254

USMLE Step 2 score: 99 percentile /259

USMLE step 2 CS: Pass

USMLE Step 3: 86 Percentile /204

GRE: 1300/1600 (Quantitative: 700/800 & Verbal: 600/800)

VISA STATUS : H1B

## CLINICAL/RESEARCH INTEREST:

Nephrology- Epidemiological determinants of Atherosclerosis in Chronic kidney disease.

Quantitative genetics

## AWARDS & SCHOLARSHIPS:

Graduate Tuition Scholarship awarded by College of Science and Mathematics, Wright State University, United States- 2006

## RESEARCH: (Abstracts submitted for oral/poster presentation at ACC 2011)

- Predictors of Carotid Artery Stenosis in a Multiethnic population with Mild to Moderate Chronic Kidney Disease, Sushant R. Taksande, Pawan Hari, Gayatri Ravi, Luis Afonso
- Predictors of Carotid Artery Intima-Media Thickness in a multiethnic population with Mild to Moderate Chronic Kidney Disease, Sushant R. Taksande, Pawan Hari, Vineet Nair, Luis Afonso
- Peripheral Artery disease and its predictors in a multiethnic population with Mild to Moderate Chronic Kidney Disease Sushant R.Taksande, Pawan Hari, Vineet Nairm Luis Afonso

## RESEARCH

- Calcium Supplementation in Chronic Kidney Disease Sushant Taksande; Elaine Worcester - Manuscript submitted for publication in expert opinion on drug safety

## THESIS PROJECT:

- "Quantitative genetic analysis of glucose tolerance test parameters" in partial fulfillment of the requirements for the degree of Master of Biological Sciences.

## MEDICAL INTERNSHIP WITH CLINICAL ROTATIONS:

B.Y.L. Nair Charitable Hospital, Mumbai Central, Mumbai (Bombay), India (From January 2005 to Feb 2006) B.Y.L Nair Hospital is a 1300- bed tertiary health care center, situated in Bombay City.

## VOLUNTEER ACTIVITIES:

- Dept. Of Exercise Biology, Wright State University, Ohio Teaching Assistant for Clinical Exercise Physiology for Dr.R.L.Pojhman 2006-2009
- Disaster management program (Flood Relief.Camps). Post flood disaster Mumbai July 2005. Provided medical treatment & preventive services to people in affected areas.
- National Polio Surveillance Program (World Health Organization) worked as a Pulse Polio Inspector (PPI), surveyed/inspected the pulse polio staff activities, coordinated efforts and carried out door to door immunization.
- Students Committee, General Secretary T.N.Medical College, India 2005-2006

## COMPUTER SKILLS:

- Fluent with MS Word, MS PowerPoint, MS Excel
- Statistical Analysis Software (SPSS)

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**SARIKA CHOPRA, D.O.**  
**182 N. Jefferson St. Apt 1109**  
**Chicago, IL 60661**  
**617-851-3664**

**EDUCATION AND TRAINING**

**Fellowship:**

University of Illinois at Chicago Medical Center – Chicago, IL  
Nephrology  
7/13-6/15

**Residency:**

University of Connecticut Health Center – Farmington, CT  
Primary Care – Internal Medicine  
6/10-6/13

Western University of Health Sciences, College of Osteopathic Medicine – Pomona, CA  
Doctor of Osteopathic Medicine  
6/06-6/10

University of Pennsylvania College of Liberal and Professional Studies – Philadelphia, PA  
Post-baccalaureate Certificate of Special Sciences  
6/04-6/05

Brunswick College – Brunswick ME  
Bachelor of Arts in Biology  
8/00-6/04

**WORK HISTORY**

Kidney Care Center South  
10508 South Roberts Rd, Palos Hills, IL 60465 (primary office)  
7/01/15-Present  
2038 West 95<sup>th</sup> Street, Chicago, IL 60643 (secondary office)  
Nephrologist  
7/01/15-Present

**HOSPITAL AFFILIATIONS:**

Palos Community Hospital	Active
Little Company of Mary	Active
Advocate Christ Hospital (Nephrology)	approved 10/18/15 – Provisional – Dept of Medicine- Section of Nephrology – Oak Lawn, IL 60453

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# SARIKA CHOPRA, D.O.

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## RESEARCH AND PRESENTATIONS

- University of Illinois Medical Center** **8/2014-Present**  
*Principal Investigator*
- "Effect of intra-dialytic protein supplementation on functional capacity, nutritional status and quality of life on dialysis patients"
- AACE Annual Meeting and Clinical Conference** **3/2011**  
*Poster and Oral Presentation*
- "Ectopic ACTH production in a rapidly growing sarcoma"
- New England Society of General Internal Medicine** **3/2012**  
*Oral Presentation*
- "A case of NSCLC presenting with Hypercalcemia and Pericardial Effusion"
- New England Society of General Internal Medicine** **3/2012**  
*Oral Presentation*
- "Follow up appointments after hospital discharge: an evaluation of current practices and a possible intervention"
- University of Connecticut Medical Center** **3/2012**  
*Researcher*
- IRB approved quality improvement study regarding patient health literacy. Involved in study design, implementation and manufacturing of study materials used to survey the patients at John Dempsey Hospital, CT

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## WORK, VOLUNTEER AND ORGANIZATIONAL EXPERIENCE

- Engeye Health Clinic, Ddegeye, Uganda, Africa** **4/2012-5/2012**  
*Internal Medicine Resident*
- Resident physician in an outpatient clinic in a rural Ugandan village evaluating and treating acute and chronic medical issues for patients of all ages.
- Osteopathic Manipulative Medicine (OMM) Course** **2007-2008**  
*Teaching Assistant*
- Taught first year medical students OMM with interactive and hands-on teaching sessions in collaboration with professors and OMM fellows.
- Pediatrics Club/American College of Osteopathic Pediatricians (ACOP)** **2006-2010**  
*Co-Vice President* **2007-2008**  
*Community Service Coordinator* **2006-2007**
- Committee for International Cross Cultural Programs** **2007-2008**  
*ACOP Representative*
- South Asian Student Association** **2006-2010**  
*Social Activities Chair* **2007-2008**  
*Community Service Coordinator* **2006-2007**
-

# SARIKA CHOPRA, D.D.

**Shirati Health, Education and Development Foundation, Tanzania, Africa** 6/2006-8/2006  
*International Volunteer*

- Worked with the SHED Foundation, a nonprofit organization committed to improving medical care availability and health awareness in rural African communities.

**International Health Organizations (IHO), Boston, MA** 2005-2006  
*Conference Coordinator*

- Coordinator of the AIDS in India: Progress and Opportunities Conference presented by the IHO in conjunction with the Massachusetts Medical Society, AAPI and Harvard Medical International.

**Children's Hospital of Philadelphia (CHOP)** 2004-2005  
*Volunteer*

- Volunteered with the Pediatric Oncology Clinic working with patients and their families.

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## Certifications

**Board Certified, American Board of Internal Medicine (ABIM)** 2014  
**Board Eligible, American Board of Internal Medicine, Nephrology Specialty** July 1, 2015  
**ACLS/BLS Certified** 6/2014-6/2016

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## Licensure

**Licensed Physician, State of Illinois** 7/2013-current

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## REFERENCES

Furnished upon request.

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## PROFESSIONAL MEMBERSHIPS

2013-Present American Society of Nephrology  
2013-Present National Kidney Foundation  
2006-Present American College of Physicians  
2006-Present American Osteopathic Association

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## Honors and Awards

Veterans Administration James E.C. Walker, MD Award: Excellence in patient care and teaching  
2010-2011

Gold Humanism Honor Society, Outstanding Resident Teacher Honor  
2010-2011

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Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430(f) Support Services

Attached please the attached letter consistent with Section 1110.1430f, attesting that Dialysis Care Center Oak Lawn will participate in a dialysis data system, will make health support services available to patients, and will provide training for self-care dialysis, self-care instructions, home and home-assisted dialysis, and home training.

Support Services  
Attachment-26 f

Kathryn Olson  
Chair  
Illinois Health Facilities and services review Board  
525 west Jefferson Street, 2<sup>nd</sup> floor  
Springfield, Illinois, 62761

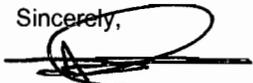
Dear Chairwoman Olson:

I hereby certify under of perjury as provided in § 1-109 of the Illinois code of civil procedure, 735 ILCS 5/109 and pursuant to 77 III. Admin. Code § 1110-1430 (f) that Dialysis Care Center Oak Lawn will maintain an open medical staff.

I also certify the following with regards to need support services:

- Dialysis Care Center Oak Lawn will utilize a dialysis electronic patient data tracking system
- Dialysis Care Center Oak Lawn will have available all needed support services required by CMS which may consist of nutritional counseling, clinical laboratory services, blood bank, rehabilitation, psychiatric services, and social services; and
- Patients will have access to training for self-care dialysis, self-care instruction, and home hemodialysis and peritoneal Dialysis

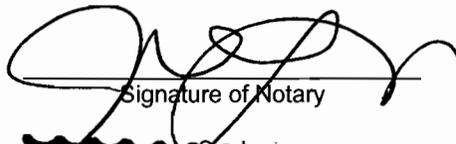
Sincerely,



Asim M Shazzad  
Chief Operating Officer

Notarization:

Subscribed and sworn to before me  
this 10 day of May, 2016



Signature of Notary



Support Services  
Attachment-26 f

Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430(g) Minimum Number of stations

Dialysis Care Center Oak Lawn will provide eleven ESRD stations, as identified in section 1110-1430g as the minimum number of eight dialysis stations to be provided at an ESRD Facility to be located in a Metropolitan statistical area ("MSA"). Accordingly, this criterion is met.

Minimum Number of Stations  
Attachment-26 g

Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430 (h) Continuity of Care

Dialysis Care Center Oak Lawn has an agreement with Advocate Health and hospitals corporation DBA Advocate Christ Medical Center to provide inpatient care and other hospital services. Attached is a copy of the service agreement with the area hospital.

Continuity of Care  
Attachment-26 h

Section VII. Service Specific Review Criteria  
In-Center Hemodialysis  
Criterion 1110.1430(j) Assurances

Attached please the attached letter consistent with Section 1110.1430 j, attesting that Dialysis Care Center Oak Lawn will achieve target utilization by the second year of operation and will also expect to meet if not exceed the hemodialysis outcome measures.

Assurances  
Attachment-26 i

Kathryn Olson  
Chair  
Illinois Health Facilities and services review Board  
525 west Jefferson Street, 2<sup>nd</sup> floor  
Springfield, Illinois, 62761

Dear Chairwoman Olson:

Pursuant to 77 III. Admin. Code § 1110.1430 (j), I hereby certify the following:

- By the second year after project completion, Dialysis Care Center Oak Lawn expects to achieve and maintain 80% target utilization
- Dialysis Care Center Oak Lawn also expects hemodialysis outcome measures will be achieved and maintained at the following minimums:

≥85% of hemodialysis patient population achieves urea reduction ratio (URR) ≥ 65% and

≥85% of hemodialysis patient population achieves Kt/V Daugirdas II .1.2

Sincerely,



Asim M Shazzad  
Chief Operating Officer

Notarization:

Subscribed and sworn to before me  
this 10 day of May, 2014



Assurances  
Attachment-26 i

Section VIII. Financial and economic Feasibility  
Criterion 1110.120 Availability of funds

Dialysis Care Center Oak Lawn will be funded entirely with cash and cash equivalents, and a lease with Network Property Management LLC as agent for owner Ali Kutom as trustee of trust #16701. An attestation letter is attached with a copy of the LOI of the lease property as attachment 39

Availability of funds  
Attachment-36

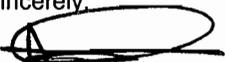
Kathryn Olson  
Chair  
Illinois Health Facilities and services review Board  
525 west Jefferson Street, 2<sup>nd</sup> floor  
Springfield, Illinois, 62761

Dear Chairwoman Olson:

I hereby certify the following:

- Dialysis Care Center Oak Lawn will be funded through cash and cash equivalents, and a lease, and no debt financing to be used
- Dialysis Care Center maintains sufficient cash and short term securities to fund this project; and
- The expenses to be incurred through the lease of space and selected equipment are less than those associated with the construction of a new facility or the purchase of equipment.

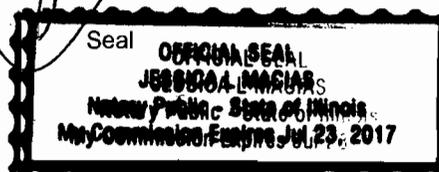
Sincerely,



Asim M Shazzad  
Chief Operating Officer

Notarization:

Subscribed and sworn to before me  
this 10 day of MAY, 2014

  
\_\_\_\_\_  
Signature of Notary

Availability of funds  
Attachment-36



# Arthur J. Rogers & Co.

www.arthurjrogers.com

Sales • Management • Leasing • Construction

May 9, 2016

Ms. Tammy Spilis  
Network Commercial RE, LLC  
7820 Graphics Dr.  
Tinley Park, IL 60477

Via Email: tammy@networkregroup.com

RE: 9115 S. Cicero Ave.  
Oak Lawn, IL

Dear Tammy,

On Behalf of Dialysis Care Center Oak Lawn, we have been authorized to submit for your review the following letter of intent outlining the general terms and conditions in which to Lease the premises:

- Landlord:** Ali Kutom as Trustee of Trust #16701  
9115 S. Cicero Ave, Oak Lawn, IL 60453  
C/O NPM  
7820 Graphics Dr., Tinley Park, IL 60477
- Tenant:** Dialysis Care Center Oak Lawn
- Premises:** Approximately 4,000 rentable square feet located at 9115 S Cicero Ave.
- Use:** The Premises shall be used for the operation of a dialysis facility and related medical/administrative offices. Tenant may operate on the premises, at tenant's option, on a seven (7) days a week, twenty-four (24) hours a day basis, subject to zoning and other regulatory requirements.
- Primary Lease Term:** An initial lease term of Five (5) years, five (5) months from rent commencement.
- Possession Date:** September 1, 2016 (Upon CON awarded by the Illinois State Board per the May 20<sup>th</sup> application date, see attached schedule).
- CON Contingency:** Lease is contingent upon tenant receiving a CON (Certificate of Need) awarded by the State of Illinois per the application date of May 20, 2016, per the attached State of Illinois schedule.
- Base Rental Rate:** \$12.00 psf NNN
- Rent Commencement Date:** Tenant shall have sixty (60) days from possession to complete the tenant improvements, rent to commence thereafter (Nov. 1).
- Escalation:** 3% increases compounded annually.
- Option Periods:** Two (2), three (3) year options to renew. Tenant shall provide to Landlord a ninety (90) day prior written notice of its desire to exercise each option.
- CAM:** Tenant shall be responsible for their proportionate share of CAM of \$3.64 psf which shall not exceed a 5% annual increase on controllable expenses. (Please state what is included in CAM.)

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**RE Taxes:** Tenant shall be responsible for their proportionate of real estate taxes of \$6.69 psf.

**Landlord's Work:** Landlord shall warranty that the roof and mechanicals are in good working order and shall maintain them throughout the term of the lease. Landlord shall make the necessary building repairs which shall consist of repair of brick, paint building's exterior, all parking lot and sidewalk improvements (which shall include repair/patch all potholes, sealcoat and stripe). All work shall be performed prior to rent commencement. *Landlord shall offer a net rent abatement of five (5) months in lieu of TI allowance to commence after the sixty (60) day build-out period.*

**Demised Premises Shell and Site:** Landlord shall deliver the Premises as is, except for its commitment to perform (or provide) Landlord Work.

**Contractor for Tenant Improvements:** Tenant will hire a contractor and/or subcontractors of their choosing to complete their tenant improvements utilizing the tenant, allowance. Tenant shall be responsible for the implementation and management of the tenant improvement construction and will not be responsible to pay for Landlord's project manager, if any.

**HVAC:** Equipment as-is. Landlord to maintain pursuant to its Landlord maintenance, described below.

**Deliveries:** Tenant requires delivery access to the Premises 24 hours per day, 7 days per week.

**Emergency Generator:** Tenant shall have the right, at its cost, to install an emergency generator to service the Premises in a location to be mutually agreed upon between the parties.

**Space Planning/Architectural And Mechanical Drawings:** Tenant will provide all space planning and architectural and mechanical drawings required to build out and demolish existing improvement not needed, the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be the Tenant's responsibility.

**Utilities:** Separately metered. Tenant shall be responsible for their electric, gas, Telephone/internet.

**Signage:** Tenant may install signs, at Tenant's expense, in and on the Premises to the maximum extent permitted by local law. Landlord will have the right to approve signage. Landlord's approval will not be unreasonably withheld. Landlord will grant Tenant signage space on any monument due the Premises.

**Parking:** Landlord shall grant Tenant five (5) designated parking spaces plus one (1) ambulance space in addition to the designated handicap spaces.

**Building Codes:** Tenant has or will, perform its own building code analysis and acknowledges the demised premises will be delivered by the Landlord as described herein, without any repos or warranties regarding current or future codes.

**Assignment/ Subletting:** Tenant requires the right to assign or sublet all or a portion of the demised premises to any subsidiary or affiliate without Landlord's consent, provided guarantor remains fully liable under its guaranty. Any other assignment or

subletting will be subject to Landlord's prior consent, which shall not be unreasonably withheld or delayed.

Landlord Maintenance:

Landlord shall, without expense to Tenant, maintain and make all necessary repairs to the structural portions of the Building to keep the building structurally sound including, without limitation: foundations, structure, load bearing walls, exterior walls, roof supports, columns, retaining walls, footings as well as water mains, gas and sewer lines serving the Premises. *Landlord shall warranty HVAC for the first 18 months of lease term.*

With respect to the parking and other exterior areas of the Premises and subject to reasonable reimbursement by Tenant, Landlord shall perform the following, pursuant to good and accepted business practices and reasonable management and administrative fees throughout the term: repainting or routine tuck-pointing the exterior surfaces of the building when necessary; repairing, resurfacing, repaving, re-striping, and resealing of the parking areas; repairing and maintaining the roof (other than its structure, which is Landlord's responsibility); ~~repairing, maintaining and replacing the HVAC equipment;~~ repair of all curbing, sidewalks and directional markers; removal of snow and ice; landscaping; and provision of adequate lighting during all hours of darkness that Tenant shall be open for business.

Tenant shall maintain and keep the interior of the Premises, including all windows and doors, in good repair, free of refuse and rubbish. Tenant shall return the same at the expiration or termination of the Lease in as good condition as received by Tenant, ordinary wear and tear, and damage or destruction by fire, flood, storm, civil commotion or other unavoidable causes expected. Tenant shall be responsible for maintenance and repair of all equipment serving the Premises.

Surrender:

At any time prior to the expiration or earlier termination of the Lease, Tenant may remove any or all the alterations, additions or installations installed by or on behalf of Tenant, in such a manner as will not substantially injure the Premises. Tenant agrees to restore the portion of the Premises affected by Tenant's removal of such alterations, additions or installations to the same condition as existed prior to the making of such alterations, additions, or installations. Upon the expiration or earlier termination of the Lease, Tenant shall turn over the Premises to Landlord in good condition, ordinary wear and tear, damage or destruction by fire, flood, storm, civil commotion or other unavoidable cause excepted. All alterations, additions, or installations not so removed by Tenant shall become the property of Landlord without liability on Landlord's part to pay for the same.

Zoning and Restrictive Covenants:

Landlord confirms that the current property zoning is acceptable for the proposed use as an outpatient kidney dialysis clinic. There are no restrictive covenants imposed by the development, owner, and/or municipality that would in any way limit or restrict the operation of Tenant's dialysis clinic.

Flood Plain:

Landlord confirms that the property and premises is not in a Flood Plain or in a flood zone.

Financing:

Landlord will use its best efforts to cause its lender to provide a non-disturbance agreement.

Exclusivity:

Landlord will not, during the term of the Lease and any option terms, lease space in a 5 mile radius to any other provider of hemodialysis services.

Environmental:

A Phase One Environmental Study may be conducted.

Individual  
Membership

1559 Elmhurst Road



• Elk Grove Village, IL 60007-6452



• (847) 297-2200



• FAX (847) 699-9048



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Lease Execution: Both parties agree that they will make best efforts to reach a fully executed lease document within thirty days of the execution of this letter of intent.

Security Deposit: equal to one (1) month's gross rent payable upon full lease execution.

Confidential: The material contained herein is confidential. It is intended for use of the Landlord and Tenant solely in determining whether they desire to enter into a Lease, and it is not to be copied or discussed with any other person.

Agency: Arthur J. Rogers & Co. represents the Tenant and Network RE Group, LLC represents the Landlord. Landlord shall be responsible to pay all brokerage fees per separate agreement.

Disclaimer: This proposal is submitted subject to errors, omissions, and changes in information, modification, and withdrawal, with or without notice.

This proposal is not intended as, and does not constitute, a binding agreement by any party, nor an agreement by any party to enter into a binding agreement, but is merely intended to specify some of the proposed terms and conditions of the transaction contemplated herein. Neither party may claim any legal rights against the other by reason of the signing of this letter or by taking any action in reliance thereon. Each party hereto fully understands that no party shall have any legal obligations to the other, or with respect to the proposed transaction have been negotiated, agreed to by all parties and set forth in a fully executed lease. The only legal obligations, which any party shall have, shall be those contained in such signed and delivered definitive agreement referred to above.

Notwithstanding any provision to the contrary contained herein, this letter shall not constitute an agreement to negotiate and solely constitutes an outline of certain key terms. Landlord and Tenant each acknowledge and agree that each party is proceeding with negotiations relating to the proposed Lease at its sole cost and expense and that either party may terminate negotiations at any time and for any reason without any liability or obligation whatsoever.

Tammy, we look forward to working with you towards successfully completing this proposed Lease transaction.

Thank you for your consideration.

Arthur J. Rogers & Co.



Carole Caveney  
Vice President-Commercial Properties

AGREED AND ACCEPTED:

THIS 17 DAY OF March, 2016.

TENANT:

By: [Signature]

Its: COOLCE

LANDLORD:

By: Sammy Sales  
Its: Agent

Individual  
Membership  
1559 Elmhurst Road



**BOMA**  
CHICAGO



Elk Grove Village, IL 60007-6452

(847) 297-2200

FAX (847) 699-9048

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## LEASE

### LEASE SUMMARY

<u>Section</u>	<u>Subject Matter</u>
1.	PARTIES.
2.	LEASE OF PREMISES.
3.	LEASE TERMS AND DEFINITIONS. (a) Building. (b) Premises. (c) Broker(s). (d) Landlord's Management Company. (e) Landlord's Mailing Address. (f) Tenant's Mailing Address. (g) Common Areas. (h) Common Area Maintenance Costs ("CAM"). (i) Taxes. (j) Lease Term. (k) Lease Term Commencement Date (l) Option to Renew. (m) Rent Commencement Date. (n) Base Rent. (o) Rental Adjustment Date. (p) Security Deposit. (q) Tenant's Proportionate Share. (r) Use of Premises.
4.	BASE RENT AND ADJUSTMENTS.
5.	SECURITY DEPOSIT.
6.	TENANT'S PROPORTIONATE SHARE OF CAM, TAXES AND OTHER EXPENSES.
7.	USES PROHIBITED.
8.	COMPLIANCE WITH LAW.
9.	ALTERATIONS AND ADDITIONS.
10.	REPAIRS.
11.	LIENS.
12.	ASSIGNMENT AND SUBLETTING.
13.	INDEMNIFICATION AND HOLD HARMLESS.
14.	SUBROGATION.
15.	LIABILITY INSURANCE.
16.	UTILITIES.
17.	PERSONAL PROPERTY TAXES.
18.	RULES AND REGULATIONS.
19.	HOLDING OVER.
20.	ENTRY BY LANDLORD.

- 21. CONDITION OF PREMISES ON SURRENDER.
- 22. EVENTS OF DEFAULT BY TENANT.
- 23. LANDLORD'S REMEDIES UPON TENANT'S DEFAULT.
- 24. EVENTS OF DEFAULT BY LANDLORD.
- 25. RECONSTRUCTION.
- 26. EMINENT DOMAIN.
- 27. PARKING AND COMMON AREAS.
- 28. SIGNS.
- 29. DISPLAYS.
- 30. AUCTIONS.
- 31. HOURS OF BUSINESS.
- 32. MERCHANTS' ASSOCIATION.
- 33. GENERAL PROVISIONS.
  - (a) Plats and Riders.
  - (b) Waiver.
  - (c) Joint Obligation.
  - (d) Headings.
  - (e) Time.
  - (f) Successors and Assigns.
  - (g) Recordation.
  - (h) Quiet Possession.
  - (i) Late Charges.
  - (j) Prior Agreements.
  - (k) Inability to Perform.
  - (l) Partial Invalidity.
  - (m) Cumulative Remedies.
  - (n) Choice of Law.
  - (o) Attorneys' Fees.
  - (p) Sale of Premises by Landlord.
  - (q) Subordination; Attornment.
  - (r) Notices.
  - (s) Tenant's Statement (Estoppel Certificate).
  - (t) Authority of Tenant.
- 34. BROKERS.
- 35. COMPLIANCE.
- 36. ADMINISTRATIVE COMPLAINTS
- 37. CONTINGENCY

- Exhibit A PREMISES
- Exhibit B LANDLORD'S WORK
- Exhibit C TENANT INFORMATION SHEET
- Exhibit D TENANT IDENTIFICATION
- Exhibit E EXCLUSIONS

## LEASE SUMMARY

**Premises Address:** 9115 S Cicero Ave., Oak Lawn, IL 60453

**Lessor:** Ali Kutom as Trustee for Trust #16701

**Mailing address:** c/o Network Property Management, 7820 Graphics Dr., Tinley Park, IL 60477

**Lessee:** Dialysis Care Center Oak Lawn, LLC

**Mailing address:** To the Premises and \_\_\_\_\_

**Term:** Five (5) year Five (5) month initial term      **Options:** Two (2) Three (3) year options

**Lease commencement date:** September 1, 2016

**Rent commencement date:** 60 days gross abatement then 5 months net abatement from ate of possession

<b>Base rent:</b>	<b><u>Lease year</u></b>	<b><u>PSF</u></b>	<b><u>Annual</u></b>
	1 (months 1 – 12)	\$12.00	\$48,000.00
	2 (months 13 – 24)	\$12.36	\$49,400.00
	3 (months 25 – 36)	\$12.73	\$50,923.20
	4 (months 37 – 48)	\$13.11	\$52,447.60
	5 (months 49 – 65)	\$13.50	\$54,013.20

**Security Deposit:** \$7443.33

**Lease exclusions/non-compete:** Landlord will not lease space within a 5 mile radius to any other provider of hemodialysis services.

\_\_\_\_\_  
**Lessor initials**

\_\_\_\_\_  
**Lessee initials**

**LEASE**

**1. PARTIES.**

This Lease, dated as of this \_\_\_\_\_ day of \_\_\_\_\_ 2016, is made by and between Ali Kutom as Trustee for Trust #16701 ("Landlord"), and Dialysis Care Center of Oak Lawn, LLC and Illinois limited liability company ("Tenant").

**2. LEASE OF PREMISES.**

- (a) Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises shown on Exhibit "A" attached hereto and as further defined and described in Section 3(b) below.
- (b) This Lease is subject to the terms, covenants and conditions herein set forth and each party covenants as a material part of the consideration for this Lease to keep and perform each and all of its terms, covenants and conditions.

**3. LEASE TERMS AND DEFINITIONS.**

As used in this Lease, the following terms shall have the following meanings:

- (a) **Building:** The real estate and building of which the Premises (defined below) is a part and any other buildings and improvements on the real estate located at 9115 S Cicero Ave., Oak Lawn, IL and as further described on "Exhibit A."
- (b) **Premises:** That portion of the Building containing approximately 4000 rentable square feet, shown by diagonal lines on Exhibit "A" and commonly known as 9115 S Cicero Ave., Oak Lawn, IL.
- (c) **Broker(s):**

Landlord's Broker: Network Commercial Real Estate, LLC  
7820 Graphics Drive  
Tinley Park, IL 60477  
Phone: (708) 873-5540  
Fax: (708) 873-0157

Tenant's Broker: Arthur J Rogers & Co  
1559 Elmhurst Rd  
Elk Grove Village, IL 60007  
Phone: (847) 297-2200  
Fax: (847) 699-9048

- (d) **Landlord's Management Company:** Landlord designates, and has engaged and retained:

Network Property Management, LLC  
7820 Graphics Drive  
Tinley Park, IL 60477  
Phone: (708) 873-5540  
Fax: (708) 873-0157

to manage, supervise and administer the Building on behalf of Landlord. All communications with respect to any matters relating to this Lease, the use, condition, occupancy, tenancy of the Premises and Building should be directed to Landlord's Management Company. Tenant shall deliver all Base Rent (defined below) and Tenant's Proportional Share of CAM, Taxes and other expenses (as those terms are defined below), and make checks payable to Landlord's Management Company.

- (e) **Landlord's Mailing Address:**

Ali Kutom as Trustee for Trust #16701  
C/O Network Property Management, LLC  
7820 Graphics Drive  
Tinley Park, IL 60477

with a copy to: N/A

- (f) **Tenant's Mailing Address:**

To the Premises

With a copy to:

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- (g) **Common Areas:** All areas, non-structural portions, facilities and equipment of the Building outside the Premises and the Premises of other tenants, but within the exterior boundaries of the Building that are provided and designated by Landlord from time to time for the general use, benefit and/or convenience of Tenant and/or other tenants of the Building and/or their respective authorized representatives and invitees. Common Areas include, without limitation, pedestrian walkways and patios, landscaped areas, sidewalks, service corridors, public restrooms, stairways, garbage container enclosures, non-structural portions of the roofs and the exterior walls, plazas, malls (including any enclosed malls where climate control is provided),

throughways, loading areas, parking areas, and roads, all as generally shown on Exhibit "A." Landlord shall have the right to regulate or restrict the use of the Common Areas.

(h) **Common Area Maintenance Costs ("CAM").**

(i) all costs paid or incurred by Landlord in maintaining, repairing, operating and insuring the portions of the Building which are the responsibility of Landlord hereunder, including, without limitation, the total costs of operating, repairing, lighting, removal of snow, cleaning, maintaining (including maintenance service agreements and garbage removal), landscaping, painting, securing, managing (including management fees paid) and insuring (including liability insurance for personal injury, wrongful arrest or detainer, death and property damage; insurance and extended coverage against fire, theft, flood or other casualty; workman's compensation insurance); supplies and sundries used in connection with the Building, sales or use taxes on supplies or services, costs of wages, salaries and so-called fringe benefits of all persons engaged in the operation, maintenance and repair of the Building, reasonable legal and accounting expenses and fees which in accordance with generally accepted accounting and management principles would be considered an expense of maintaining, operating and repairing the Building.

(ii) the cost, as reasonably amortized by the Landlord with interest at a rate of eleven percent (11%) per annum on the unamortized amount, of any capital improvement which is reasonably calculated to reduce operating expenses.

- (i) **Taxes.** All taxes, public charges and assessments of whatsoever nature, directly or indirectly assessed or imposed upon the land, buildings, equipment and improvements constituting the Building and the rents therefrom, including, but not limited to, all real property taxes, rates, duties and assessments, local improvement taxes, import charges or levies, whether general or special, that are levied, charged or assessed against the Building by any lawful taxing authority, whether federal, state, county, municipal, school or otherwise (other than income, inheritance and franchise taxes thereon), which are payable during the Lease Term or Renewal Term, provided, however, to the extent such assessments may be payable in installments, Landlord shall so elect to pay same in installments over the longest period available to Landlord. Landlord's expenditures for attorneys' fees, appraisers' fees, experts' fees and other costs incurred in any efforts by Landlord to minimize real estate taxes and assessments (not to exceed the proportionate tax savings) shall be included in the definition of Taxes to be paid pursuant to the terms of this Lease by Tenant. If, at any time during the Lease Term or Renewal Term, the methods of taxation or assessment shall be altered so that in lieu of, as a substitute for, or in addition to the whole or any part of the taxes not levied, assessed or imposed on real estate as such or personal property there shall be levied, assessed or imposed a tax, assessment, levy, charge, fee or the like, including, without limitation: (i) a tax on the rents received from such real estate; or (ii) a charge, fee or

tax imposed upon Landlord which is otherwise measured by or based in whole or in part upon the Building or any portion thereof; or (iii) a license fee measured by the rents receivable by Landlord from the Building or any portion thereof; then the same shall be included in the computation of Taxes hereunder. Tenant shall also be solely responsible for any increase in the building coverage due to his particular type of business or Tenant specific improvements, and shall deposit this additional amount monthly.

(j) **Lease Term:** The Lease Term shall commence as of the Lease Term Commencement Date (defined below) and shall continue thereafter for a period of Five years (5) years and Five (5) months. If the commencement date is any day other than the 1<sup>st</sup> of the month, the expiration date shall be the last day of the prior month.

(k) **Lease Term Commencement Date:** (strike one)

(i) The Lease Term shall commence September 1, 2016, the date Tenant will receive keys, as evidenced by an executed possession acknowledgement ("Lease Term Commencement Date"), and shall continue thereafter for a period of Five (5) years and Five (5) months.

~~(ii) — The Lease Term shall commence on the date Landlord completes the build out (as defined in Exhibit "B" to this Lease), if any, ("Lease Term Commencement Date") and shall continue thereafter for a period of \_\_\_\_\_ ( ) years and \_\_\_\_\_ ( ) months.~~

(l) **Option to Renew:** Upon the expiration of the Lease Term, Tenant shall have the option to extend the Lease Term for Two (2) consecutive Three (3) year period (each, a "Renewal Term"), provided, that, at the time Tenant exercises the option to extend the Lease Term or Renewal Term, or at the commencement of such Renewal Term, Tenant shall not be in default hereunder. As a condition to the valid exercise of this option to extend the Lease Term or Renewal Term, Tenant shall provide Landlord with written notice of Tenant's exercise of its option to extend the Lease Term or Renewal Term not less than ninety (90) days prior to the end of the Lease Term or Renewal Term, as applicable. Tenant's failure to timely notify Landlord, in writing, of Tenant's exercise of such option to extend shall be deemed a complete, absolute and final waiver by Tenant of such option.

(m) **Base Rent Commencement Date:** (strike two)

(i) The payment of Base Rent, as described in Sections 3(m) and 4 below, together with Tenant's Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, by Tenant shall commence **April 1, 2017**. Tenant is obligated to pay and is responsible for Tenant's

Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, on **November 1, 2016**.

- ~~(ii) — The payment of Base Rent, as described in Sections 3(m) and 4 below, together with Tenant's Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, by Tenant shall commence on the date Tenant initially opens for business in the Premises.~~
- ~~(iii) — The payment of Base Rent, as described in Sections 3(m) and 4 below, together with Tenant's Proportionate Share (defined below) of CAM, Taxes and other expenses, as described in Sections 3(h), 3(i) and 6, by Tenant shall commence on the date Tenant takes or is otherwise tendered possession of the Premises.~~
- (n) **Base Rent (Section 4):** \$4000.00 (Four thousand and no one hundredths dollars) nnn per month, to be adjusted as hereinafter provided.
- (o) **Rental Adjustment Date (Section 4(d)):** The first day of the 13th calendar month following the Lease Term Commencement Date ("First Rental Adjustment Date") and every 12 months thereafter.
- (p) **Security Deposit (Section 5):** \$7443.33 (Seven thousand four hundred forty-three and thirty-three one hundredths dollars)
- (q) **Tenant's Proportionate Share:** Thirty-eight point ten percent (38.10%). Such Tenant's Proportionate Share is the percentage equivalent of a fraction, the numerator of which is the rentable area of the Premises, and the denominator of which is the total rentable area of the buildings in the Building available for the use and occupancy by tenants, as determined by Landlord from time to time on a consistent basis.
- (r) **Use of Premises:** Tenant shall use the Premises for the operation of a dialysis facility and related medical/administrative offices and shall not use or permit the Premises to be used for any other purpose.

#### 4. **BASE RENT AND ADJUSTMENTS.**

- (a) Tenant agrees to pay to Landlord the Base Rent, without notice or demand, in advance, on or before the first day of each and every successive calendar month during the Lease Term or Renewal Term, commencing on the Lease Term Commencement Date, except the first month's rent shall be paid upon the execution of this Lease. No cash payments will be accepted.
- (b) Base Rent for any period which is for less than one (1) month shall be a prorated portion of the Base Rent herein provided based upon the actual number of days in that

month. All Base Rent shall be paid to Landlord, without deduction or offset, in lawful money of the United States of America and at the place of Landlord's Management Company or any such place as Landlord may from time to time designate in writing.

- (c) Tenant shall pay, as additional rent, all sums required to be paid pursuant to the terms of this Lease, including Tenant's Proportionate Share of CAM, Taxes and other expenses. All amounts required to be paid by Tenant hereunder are sometimes collectively referred herein to as "Rent" or "Rental."
- (d) The Base Rent set forth in Section 3(m) above shall be adjusted commencing on the First Rental Adjustment Date as follows:
  - (i) Months 13 - 24: \$12.36 nnn psf                      \$4120.00 nnn monthly
  - (ii) Months 25 - 36: \$12.73 nnn psf                      \$4243.33 nnn monthly
  - (iii) Months 37 - 48: \$13.11 nnn psf                      \$4370.00 nnn monthly
  - (iv) Months 49 - 65: \$13.50 nnn psf                      \$4500.00 nnn monthly
  - (v) Optional Renewal Terms: Three percent (3%) annual increases throughout optional Renewal Term.
- (e) No endorsement or statement on any check or other communication accompanying a check for payment of any amounts payable hereunder shall be deemed an accord and satisfaction, and Landlord may accept such check in payment without prejudice to Landlord's right to recover the balance of any sums owed by Tenant hereunder.

## 5. SECURITY DEPOSIT.

Concurrently with Tenant's execution of this Lease, Tenant shall deposit with Landlord's Management Company, the Security Deposit. Said Security Deposit shall be held by Landlord **in any non-interest bearing account he chooses, but not an escrow account**, as security for the faithful performance by Tenant of all the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the Lease Term or Renewal Term. If Tenant defaults with respect to any provision of this Lease, including, but not limited to, the provisions relating to the payment of Rent, Landlord may (but shall not be required to) use, apply or retain all or any part of the Security Deposit for the payment of any Rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said Security Deposit is so used or applied, Tenant shall, within five (5) days after written demand therefore, deposit cash with Landlord's Management Company in an amount sufficient to restore the Security Deposit to its original amount and Tenant's failure to do so shall be a default under this Lease. Landlord or Landlord's Management Company shall not be required to keep the Security Deposit separate from its general funds, and Tenant shall not be entitled to interest on such Security Deposit. If Tenant shall fully and faithfully perform every provision of this Lease to be performed by Tenant, the Security Deposit or any balance thereof shall be returned to Tenant (or, at Landlord's option, to

the last assignee of Tenant's interest hereunder) within thirty (30) days following expiration of the Lease Term. In the event of termination of Landlord's interest in this Lease, Landlord shall transfer said Security Deposit to Landlord's successor in interest and thereafter shall be relieved of all responsibility with respect to the Security Deposit.

**6. TENANT'S PROPORTIONATE SHARE OF CAM, TAXES AND OTHER EXPENSES.**

- (a) In addition to the Base Rent provided in Sections 3(m) and 4 above, and commencing at the same time as any Rental commences under this Lease, Tenant shall pay to Landlord Tenant's Proportionate Share of the following items, costs and expenses:
  - (i) All Taxes, as defined in Section 3(i) above, including assessments. Tenant shall also be solely responsible for any increase in the taxes due to his particular type of business or Tenant specific improvements, and shall deposit this additional amount monthly.
  - (ii) All costs to maintain, repair, service and replace the Common Areas, including Common Area Maintenance Costs (CAM), as defined in Section 3(h) above.
  - (iii) All insurance costs and premiums related to the Premises and Building including land, and the building and improvements thereon. Said insurance costs and premiums shall include all insurance costs and premiums for fire, extended coverage, liability and any other insurance that Landlord deems necessary on the Premises and Building. Tenant shall also be solely responsible for any increase in the building coverage due to his particular type of business or Tenant specific improvements, and shall deposit this additional amount monthly.
  - (iv) Reasonable reserves for the costs of maintaining, repairing, re-roofing, painting and resurfacing the Common Areas, including CAM, Taxes and insurance costs.
  - (v) All costs to supervise, manage and administer the Building. Said costs include a property management fee in connection with the Building and in any event may include a fee to Landlord to supervise, manage and administer the Building.
  - (vi) Any parking charges, utilities surcharges or any other costs levied, assessed or imposed by, or at the direction of, or resulting from statutes or regulations, or interpretations thereof, promulgated by any governmental authority in connection with the use or occupancy of the Premises and Building or the parking facility serving the Premises and Building.

- (vii) Any costs to inspect, repair, maintain or replace the heating, air conditioning and fire protection systems and equipment (including fire sprinklers) serving the Premises and Building, including the cost of a preventive maintenance contract providing for the regular inspection and maintenance of same. Landlord may, but shall not be required to obtain a service contract for maintenance of the heating and air conditioning system serving the Premises and Building.
- (b) Such CAM, Taxes, insurance costs and premiums and other expenses set forth in Section 6(a) above shall be reasonably apportioned in accordance with Tenant's Proportionate Share, provided, however, that if any tenants pay taxes directly to any taxing authority or carry their own insurance, as may be provided in their Leases, such tenants' square footage shall not be deemed a part of the rentable area.
- (c) Tenant shall also be solely responsible for any increase in the building insurance coverage due to Tenant's particular type of business or Tenant's specific improvements, and shall deposit this additional amount monthly.
- (d) Upon the Lease Term Commencement Date, Landlord shall submit to Tenant a statement of the anticipated, estimated or projected monthly CAM, Taxes and other expenses for the period between the Lease Term Commencement Date and the following January. Tenant shall pay these CAM, Taxes and other expenses on a monthly basis in accordance with Tenant's Proportionate Share concurrently with the payment of the Base Rent. Tenant shall continue to make said monthly payments until notified by Landlord of a change thereof. By the last business day of March of each year, Landlord shall endeavor to give Tenant a statement showing the total CAM, Taxes and other expenses for the Building for the prior calendar year and Tenant's Proportionate Share thereof, prorated from the Lease Term Commencement Date. In the event the total of the monthly payments which Tenant has made for the prior calendar year is less than Tenant's Proportionate Share of such CAM, Taxes and other expenses, then Tenant shall pay the difference in a lump sum within ten (10) days after receipt of such statement from Landlord. Tenant shall concurrently pay the difference in monthly payments made in the then calendar year and the amount of monthly payments which are then calculated as monthly CAM, Taxes and other expenses based on the prior year's experience. Any over-payment by Tenant shall be credited towards the monthly CAM, Taxes and other expenses next coming due.
- (e) The actual CAM, Taxes and other expenses for the prior calendar year shall be used for purposes of calculating the anticipated monthly CAM, Taxes and other expenses for the then current year with actual determination of such CAM, Taxes and other expenses after each calendar year as above provided, (except with a newly constructed building;) excepting that in any year in which re-roofing or resurfacing is contemplated, Landlord shall be permitted to include the anticipated cost of same as part of the estimated monthly CAM, Taxes and other expenses. Even though the Lease

Term or Renewal Term has expired and Tenant has vacated the Premises, when the final determination is made of Tenant's Proportionate Share of said CAM, Taxes and other expenses for the year in which this Lease terminates, Tenant shall immediately pay, within 30 days notice, any increase due over the estimated CAM, Taxes and other expenses previously paid and, conversely, any overpayment made shall be immediately rebated by Landlord to Tenant, provided however, in no event shall payments representing reserves be required to be rebated. Failure of Landlord to submit statements as called for herein shall not be deemed to be a waiver of Tenant's requirement to pay CAM, Taxes and other expenses or sums as herein provided.

**7. USES PROHIBITED.**

- (a) Tenant shall not do or permit anything to be done in or about the Premises or Building nor bring or keep anything therein which is not within the permitted use of the Premises and Building which will in any way increase the existing rate of or affect any fire or other insurance upon the Building or any of its contents, or cause a cancellation of any insurance policy covering the Building or any part thereof or any of its contents.
- (b) Tenant shall not do or permit anything to be done in or about the Premises and Building which will in any way obstruct or interfere with the rights of other tenants or occupants of the Building or injure or annoy them or use or allow the Premises to be used for any improper, immoral, unlawful or objectionable purpose; nor shall Tenant cause, maintain or permit any nuisance in, on or about the Premises.
- (c) Tenant shall not commit or allow to be committed any waste in or upon the Premises.
- (d) Tenant is expressly prohibited from (i) storing, selling, using, bartering, trading or giving any intoxicating liquors in, on or from the Premises at any time, or (ii) permitting any other person or entity from doing any of same; unless advance notice is given to Landlord, adequate insurance is carried by Tenant (and evidence thereof given in advance to Landlord) and it does not violate any laws, codes, regulations, rules or ordinances.

**8. COMPLIANCE WITH LAW.**

Tenant shall not use the Premises or Building, or permit anything to be done in or about the Premises or Building, which will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated. Tenant shall, at its sole cost and expense, promptly comply with all laws, statutes, ordinances and governmental rules, regulations or requirements now in force or which may hereafter be in force and with the requirements of any board of fire underwriters or other similar bodies now or hereafter constituted relating to or affecting the condition, use or occupancy of the Premises, excluding structural changes not related to or affected by Tenant's improvements or acts. The judgment of any court of competent jurisdiction or the admission of Tenant in any action against Tenant, whether

Landlord be a party thereto or not, that Tenant has violated any law, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of that fact as between Landlord and Tenant.

## 9. ALTERATIONS AND ADDITIONS.

Tenant shall not make or allow to be made any alterations, additions or improvements to or of the Premises or any part thereof without first obtaining the written consent of Landlord. Any alterations, additions or improvements to or of said Premises, including, but not limited to, wall covering, paneling and built-in cabinet work, but excepting movable furniture and trade fixtures, shall at once become a part of the realty and belong to Landlord and shall be surrendered with the Premises. In the event Landlord consents to the making of any alterations, additions or improvements to the Premises by Tenant, the same shall be made by Tenant, at Tenant's sole cost and expense, in a good and workmanlike manner in accordance with all applicable laws, codes and ordinances (including laws relating to the use of hazardous materials such as asbestos-containing materials), in accordance with all properly and timely obtained building permits, and diligently completed. Any expenses incurred by Landlord that result from alterations or additions made by Tenant without Landlord's written consent shall be the responsibility of the Tenant. Invoices for such expenses shall be paid within fifteen (15) days of receipt or Tenant shall be considered in default. Upon the expiration or sooner termination of the Lease Term or Renewal Term, Tenant shall, upon written demand by Landlord, given at least thirty (30) days prior to the end of the Lease Term or Renewal Term, at Tenant's sole cost and expense, forthwith and with all due diligence, remove any alterations, additions, or improvements made by Tenant, designated by Landlord to be removed, and Tenant shall, forthwith and with all due diligence, at its sole cost and expense, repair any damage to the Premises caused by such removal.

## 10. REPAIRS.

- (a) Except for any work or build out described in Exhibit "B" which is to be performed by Landlord, Tenant acknowledges and agrees that the Premises shall be leased hereunder as-is, where-is, without warranty as to physical condition, environmental condition, zoning, suitability for a particular purpose or any other matter whatsoever.
- (b) By executing this Lease, Tenant shall be deemed to have accepted the Premises as being in good, sanitary order, condition and repair. Tenant shall, at Tenant's sole cost and expense, keep the Premises and every part thereof in good condition and repair (except as hereinafter provided with respect to Landlord's obligations) including, without limitation, the maintenance, replacement and repair of any storefront, doors, window casements, glazing, plumbing, pipes, electrical wiring and lighting fixtures and conduits, heating and air conditioning system (when there is an air conditioning system), **except that Landlord will be responsible for the HVAC during the initial 18 months of this lease.** Tenant shall, upon the expiration or sooner termination of this Lease, surrender the Premises to Landlord in good condition, broom clean, ordinary wear and tear and damage from causes beyond the reasonable control of

Tenant excepted. All tenant improvements shall be removed from the Premises unless otherwise noted in a separate signed agreement. Any damage to adjacent premises caused by Tenant's use of the Premises shall be repaired at the sole cost and expense of Tenant.

- (c) Notwithstanding any other provision herein, Landlord, at its expense, shall maintain and repair the structural portions of the Building, including the exterior walls and the structural portions of the roof, unless such maintenance and repair are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees, invitees, or any damage caused by breaking and entering, in which case Tenant shall pay to Landlord the actual cost of such maintenance and repairs. Landlord shall not be liable for any failure to make such repairs or to perform any maintenance unless such failure shall persist for an unreasonable time after written notice of the need of such repairs or maintenance is given to Landlord by Tenant. Except as provided in Section 25 below, there shall be no abatement of rent and no liability of Landlord by reason of any injury to or interference with Tenant's business arising from the making of any repairs, alterations or improvements in or to any portion of the Building or the Premises or in or to fixtures, appurtenances and equipment therein. Tenant waives the right to make repairs at Landlord's expense under any law, statute or ordinance now or hereafter in effect.

## **11. LIENS.**

Tenant shall keep the Premises and the property in which the Premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by or on behalf of Tenant. Landlord may require, at Landlord's sole option, that Tenant shall provide to Landlord, at Tenant's sole cost and expense, a lien and completion bond, performance bond and/or payment bond in an amount equal to one and one-half (1-1/2) times the estimated cost of any improvements, additions, repairs or alterations in the Premises which Tenant desires to make, to insure Landlord against any liability for mechanics' and material men's liens and to insure completion of the work.

## **12. ASSIGNMENT AND SUBLETTING.**

Tenant shall not either voluntarily, or by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest, rights or entitlements herein, and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or allow any other person (the employees, agents, servants and invitees of Tenant excepted) to occupy or use the Premises, or any portion thereof, without first obtaining the written consent of Landlord, which consent shall not be unreasonably withheld. A consent to one assignment, subletting, occupation or use by any other person shall not be deemed to be a consent to any other assignment, subletting, occupation or use by another person. Consent to any such assignment or subletting shall in no way relieve Tenant of any liability under this Lease. Any such assignment or subletting without such consent shall be void, and shall, at the option of Landlord, constitute a default under the terms of this

Lease. In the event that Landlord shall consent to a sublease or assignment hereunder, Tenant shall pay Landlord reasonable fees, not to exceed One Thousand and No/100ths Dollars (\$1,000.00), incurred in connection with the processing of documents necessary to giving of such consent.

### **13. INDEMNIFICATION AND HOLD HARMLESS.**

- (a) Tenant shall indemnify and hold harmless Landlord and Landlord's Management Company against and from any and all claims arising from Tenant's use of the Premises or from the conduct of Tenant's business or from any activity, work, or other things done, permitted or suffered by Tenant in or about the Premises, and shall further indemnify and hold harmless Landlord and Landlord's Management Company against and from any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from any act or negligence of Tenant, or any officer, agent, employee, guest or invitee of Tenant, and from all costs, attorneys' fees, and liabilities incurred in or about the defense of any such claim or any action or proceeding brought thereon. If any action or proceeding is brought against Landlord or Landlord's Management Company by reason of such claim, Tenant upon notice from Landlord shall defend Landlord and Landlord's Management Company, at Tenant's expense, by counsel reasonably satisfactory to Landlord. Tenant, as a material part of the consideration to Landlord, hereby assumes all risk of damage to property or injury to persons in, upon or about the Premises, from any cause other than Landlord's negligence, and Tenant hereby waives all claims in respect thereof against Landlord and Landlord's Management Company. Tenant shall give prompt notice to Landlord and Landlord's Management Company in case of casualty, injury or accidents in the Premises.
- (b) Landlord or its agents shall not be liable for any loss or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water or rain which may leak from any part of the Building or from the pipes, appliances or plumbing works therein or from the roof, street or subsurface or from any other place resulting from dampness or any other cause whatsoever, unless caused by or due to the negligence of Landlord, its agents, servants or employees. Landlord or its agents shall not be liable for interference with the light, air or for any latent defect in the Premises.

### **14. SUBROGATION.**

As long as their respective insurers so permit, Landlord and Tenant hereby mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage and other property insurance policies existing for the benefit of the respective parties. Each party shall apply to their insurers to obtain said waivers. Each party shall obtain any special endorsements, if required by their insurer to evidence compliance with the aforementioned waiver.

## 15. LIABILITY INSURANCE.

Tenant shall, at Tenant's expense, obtain and keep in force during the Lease Term or Renewal Term a policy of commercial general liability insurance (sometimes known as comprehensive public liability insurance) insuring Landlord, Landlord's Management Company and Tenant (and, if requested by Landlord, Landlord's lender) against any liability for bodily injury, property damage (including loss of use of property) and personal injury arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be in the amount of not less than \$1,000,000.00 per occurrence. The limit of any such insurance shall not, however, limit the liability of Tenant hereunder. Tenant may provide this insurance under a blanket policy, provided that said insurance shall have a Landlord's protective liability endorsement attached thereto. **If Tenant shall fail to procure and maintain said insurance, Landlord may, but shall not be required to, procure and maintain same, but at the expense of Tenant.** Insurance required hereunder shall be in companies rated A:XII or better as set forth in the most current "Best's Key Rating Guide." Tenant shall deliver to Landlord, prior to right of entry or possession, copies of policies of liability insurance required herein or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Landlord. No policy shall be cancelable or subject to reduction of coverage. All such policies shall be written as primary policies not contributing with and not in excess of coverage which Landlord may carry. Landlord and Landlord's Management Company shall be named as additional insured on said insurance policies. Tenant shall provide to Landlord and Landlord's Management Company proof of such insurance or certificates of insurance annually or upon the request of Landlord or Landlord's Management Company.

## 16. UTILITIES.

Tenant shall pay for all water, gas, heat, light, power, sewer charges, telephone service and all other services and utilities supplied to the Premises, together with any taxes thereon. If any such services are not separately metered to Tenant, Tenant shall pay a reasonable proportion to be determined by Landlord of all charges jointly metered with other premises and payment is to be received within ten (10) days of receipt.

## 17. PERSONAL PROPERTY TAXES.

Tenant shall pay, or cause to be paid, before delinquency any and all taxes levied or assessed and which become payable during the Lease Term or Renewal Term upon all of Tenant's leasehold improvements, equipment, furniture, fixtures and any other personal property located in the Premises. In the event any or all of Tenant's leasehold improvements, equipment, furniture, fixtures and other personal property shall be assessed and taxed with the real property, Tenant shall pay to Landlord its share of such taxes within ten (10) days after delivery to Tenant by Landlord of a statement in writing setting forth the amount of such taxes applicable to Tenant's property.

## 18. RULES AND REGULATIONS.

Tenant shall faithfully observe and comply with the rules and regulations that Landlord shall

from time to time promulgate and/or modify. The rules and regulations shall be binding upon Tenant upon delivery of a copy of them to Tenant. Landlord shall not be responsible to Tenant for the nonperformance of any said rules and regulations by any other tenants or occupants.

**19. HOLDING OVER.**

If Tenant remains in possession of the Premises or any part thereof after the expiration of the Lease Term or Renewal Term with or without the express written consent of Landlord, such occupancy shall be a tenancy from month to month at a rental in the amount of one hundred and fifty percent (150%) of the last monthly Base Rent, plus Tenant's Proportionate Share of all CAM, Taxes and other expenses as set forth in Section 6 above, and upon all the terms hereof applicable to a month to month tenancy. There shall be a \$250.00 administrative fee associated with the administration of such tenancy.

**20. ENTRY BY LANDLORD.**

Landlord reserves, and shall at any and all times during business hours have, the right to enter the Premises to inspect the same, to submit said Premises to prospective purchasers or tenants, to post notices of non-responsibility, to repair the Premises and any portion of the Building of which the Premises are a part that Landlord may deem necessary or desirable, without abatement of rent, and may for that purpose erect scaffolding and other necessary structures where reasonably required by the character of the work to be performed, always providing that the entrance to the Premises shall not be unreasonably blocked thereby, and further providing that the business of Tenant shall not be interfered with unreasonably. Tenant hereby waives any claim for damages or for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or quiet enjoyment of the Premises, and any other loss occasioned thereby. Landlord at any and all times shall have the right to use any and all means which Landlord may deem proper to open said doors in an emergency, in order to obtain entry to the Premises without liability to Tenant except for any failure to exercise due care for Tenant's property and any entry to the Premises obtained by Landlord by any of said means, or otherwise, shall not under any circumstances be construed or deemed to be a forcible or unlawful entry into, or a detainer of, the Premises, or an eviction of Tenant from the Premises or any portion thereof.

**21. CONDITION OF PREMISES ON SURRENDER.**

At the expiration or earlier termination of this Lease, Tenant shall surrender the Premises in as "broom-clean" condition as the Premises were on the Lease Term Commencement Date, reasonable wear and tear and loss due to acts of Landlord or casualty excepted, and shall surrender all keys for the Premises to Landlord at the place then fixed for the payment of Rent, and shall inform Landlord of all combinations on locks, safes and vaults, if any, in the Premises. Tenant shall repair any damage to the Premises caused by the removal of Tenant's property from the Premises. Tenant's

obligation to observe or perform this covenant shall survive the expiration or other termination of the Lease Term or Renewal Term.

## **22. EVENTS OF DEFAULT BY TENANT.**

The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

- (a) The vacating or abandonment of the Premises by Tenant.
- (b) The failure by Tenant to make any payment of Base Rent, Tenant's Proportionate Share of CAM, Taxes and other expense, Rent, Rental or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of five (5) days after written notice thereof by Landlord to Tenant. Landlord shall charge Tenant, as additional Rent, seventy-five dollars (\$75.00) for each notice served. Any payment received by Landlord from Tenant shall be applied in the following order: first to any outstanding Late Charges (as described in Section 33(i) below), then to any payments of additional Rent (Tenant's Proportionate Share of CAM, Taxes and other expenses) and other charges due hereunder, and then to payment of Base Rent.
- (c) The failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant, other than described in Section 22(b) above, where such failure shall continue for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.
- (d) The making by Tenant of any general assignment or general arrangement for the benefit of creditors; or the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt, or a petition or reorganization or arrangement under any law relating to bankruptcy unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days or the appointment of a trustee or a receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged within thirty (30) days.

### 23. LANDLORD'S REMEDIES UPON TENANT'S DEFAULT.

In the event of any such default or breach by Tenant, Landlord may at any time thereafter, in its sole discretion, without statutory notice or demand and without limiting Landlord in the exercise of a right or remedy which Landlord may have by reason of such default or breach:

- (a) Terminate Tenant's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to Landlord. In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises; expenses of re-letting, including necessary renovation and alteration of the Premises; reasonable attorneys' fees; court costs and other expenses of legal proceedings; the worth, discounted to present value, of the amount by which the unpaid Base Rent and Tenant's Proportionate Share of CAM, Taxes and other expenses and other charges called for in this Lease for the balance of the Lease Term or Renewal Term less the amount of such loss for the same period that Tenant proves could be reasonably avoided; and that portion of any leasing commission or fee paid by Landlord and applicable to the unexpired Lease Term or Renewal Term of this Lease. Unpaid installments of Rent or other sums shall bear interest from the date due at the maximum legal rate.
- (b) Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to recover the Base Rent, Tenant's Proportionate Share of CAM, Taxes and other expenses and any other charges as may become due hereunder.
- (c) Landlord may elect with or without notice of such election, and with or without demand, to terminate this Lease and Tenant's right to possession of the Premises without terminating this Lease.
- (d) Upon any termination of this Lease or Tenant's right to possession, Tenant shall surrender possession to Lessor and vacate the Premises immediately, and if Tenant fails to surrender possession, Landlord may elect whether or not to re-enter the Premises.
- (e) If Tenant fails to surrender possession and Landlord elects not to re-enter the Premises, Tenant will pay as liquidated damages for the time such possession is withheld, one hundred and fifty percent (150%) of the amount of the Base Rent plus Tenant's proportionate share of all CAM, Taxes and other expenses as set forth in paragraph 19, applicable at the time of termination of this Lease for each month or partial month during which Tenant retains possession of the Premises; provided, however, that this sub-paragraph shall not be held to be a waiver of Landlord's right of re-entry nor shall the receipt of any sums under this sub-paragraph operate as a waiver of the right to

terminate this Lease. Tenant shall indemnify Landlord against all liabilities and damages sustained by Landlord by reason of such retention of possession.

- (f) If Tenant fails to surrender possession and Landlord does elect to re-enter the Premises, or if Tenant abandons the Premises, Landlord may re-enter after notice and compliance with the law. Such entry shall not be deemed to terminate this Lease or release Tenant, in whole or in part, from its obligation to pay Rent under this Lease and in any such case, Tenant shall pay to Landlord, at Landlord's election, a sum equal to the entire amount of the Rent due for the remainder of the Lease Term or Renewal Term of this Lease, plus any sums due for repairs, alterations, additions or redecorating of the Premises. Upon making such payment, Tenant shall be entitled to receive from Landlord all the rents received from subsequent tenants in the Premises during the remainder of the Lease Term or Renewal Term under this Lease; provided, however, that Tenant shall not be entitled to receive any money in excess of that paid by Tenant as the remainder of the Rent due under this Lease.
- (g) After re-entry by Landlord, Landlord may, but need not, re-let the Premises for the account of Tenant to any person or entity other than Tenant and for any such rent and upon such terms as Landlord shall determine in its sole and absolute discretion. Landlord shall not be required to accept any leases offered by Tenant or to observe any instructions given by Tenant in connection with such re-letting. Tenant shall, upon demand, pay to Landlord the cost of any repairs, alterations, additions or redecorating deemed by Landlord, in its sole and absolute discretion, to be necessary or desirable, together with all expenses of the re-letting. Nothing herein shall be deemed to waive the duty of the Landlord and Landlord agrees to mitigate damages which Landlord is obligated to do under this Lease.
- (h) Any and all property which may be removed from the Premises by Landlord pursuant to the authority of this Lease or of law, to which Tenant is or may be entitled, may be handled, removed or stored by Landlord at the risk, cost and expense of Tenant and Landlord shall in no event be responsible for the value, preservation or safekeeping of such property. Tenant shall pay to Landlord, upon demand, all expenses incurred in such removal and all storage charges so long as the same shall be in the possession of Landlord or under its control. Any such property owned by Tenant not removed from the Premises or retaken from storage by Tenant within thirty (30) days of the end of the term, however ended, or within thirty (30) days of the termination of Tenants right to possession without termination of this Lease, shall be presumed to have been conveyed by Tenant to Landlord under this Lease as a bill of sale without further payment or credit to Tenant; and Tenant will pay and discharge all reasonable costs, attorney's fees and expenses that may be incurred by Landlord, in enforcing the covenants and agreements of this Lease.
- (i) Pursue any other remedy or combination of remedies now or hereafter available to

Landlord under the laws or judicial decisions of the State in which the Premises are located.

- (j) Landlord's rights and remedies hereunder or otherwise permitted by law shall be cumulative, and none of which shall exclude any other right or remedy allowed by law.
- (k) Tenant hereby waives trial by jury.

#### **24. EVENTS OF DEFAULT BY LANDLORD.**

Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after written notice by Tenant to Landlord and to the holder of any first mortgage or deed of trust covering the Premises whose name and address shall have theretofore been furnished to Tenant in writing, specifying wherein Landlord has failed to perform such obligation. If the nature of Landlord's obligation is such that more than thirty (30) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion. In no event shall Tenant have the right to terminate this Lease as a result of Landlord's default and Tenant's remedies shall be limited to actual damages and/or an injunction.

#### **25. RECONSTRUCTION.**

- (a) In the event the Premises are damaged by fire or other perils covered by extended coverage insurance, Landlord agrees to forthwith repair same, and this Lease shall remain in full force and effect, except that Tenant shall be entitled to a proportionate reduction of the Base Rent from the date of damage and while such repairs are being made, such proportionate reduction to be based upon the extent to which the damage and making of such repairs shall reasonably interfere with the business carried on by Tenant in the Premises. If the damage is due to the fault or neglect of Tenant or its employees, there shall be no abatement of Base Rent.
- (b) In the event the Premises are damaged to any extent as a result of any cause other than the perils covered by fire and extended coverage insurance, Landlord shall have the option: (i) to repair, reconstruct or restore the Premises, in which event this Lease shall continue in full force and effect, but the Base Rent shall be proportionately reduced, only in the case of business closing, as hereinabove provided in Section 25(a) during the period of such repair, reconstruction or restoration; or (2) to give notice to Tenant at any time within sixty (60) days after such damage, terminating this Lease as of the date specified in such notice, which date shall be no more than thirty (30) days after the giving of such notice. In the event of giving such notice, this Lease shall expire and all interest of Tenant in the Premises shall terminate on the date so specified in such notice and the Base Rent, reduced by a proportionate reduction, based upon the extent,

if any, to which such damage interfered with the business carried on by Tenant in the Premises, shall be paid up to date of said such termination.

- (c) Anything to the contrary contained in this Section 25 notwithstanding, Landlord shall not have any obligation whatsoever to repair, reconstruct or restore the Premises when the damage resulting from any casualty covered under this Section occurs during the last twenty-four (24) months of the Lease Term or Renewal Term or any extension thereof.
- (d) Landlord shall not be required to repair any injury or damage by fire or other cause, or to make any repairs or replacements of any leasehold improvements, fixtures or other personal property of Tenant.

**26. EMINENT DOMAIN.**

- (a) If more than fifty percent (50%) of the Premises shall be taken or appropriated by any public or quasi-public authority under the power of eminent domain, either party hereto shall have the right, at its option, within sixty (60) days after said taking, to terminate this Lease upon thirty (30) days written notice. If either less than or more than fifty percent (50%) of the Premises are taken (and neither party elects to terminate as herein provided), the Base Rent thereafter to be paid shall be equitably reduced. If any part of the Building other than the Premises may be so taken or appropriated, Landlord shall within sixty (60) days of said taking have the right at its option to terminate this Lease upon written notice to Tenant.
- (b) In the event of any taking or appropriation whatsoever, Landlord shall be entitled to any and all awards and/or settlements which may be given on account of the reduction in the value of the leasehold, the taking of the fee or otherwise and Tenant shall have no claim against Landlord for the value of any unexpired portion of the Lease Term or Renewal Term.

**27. PARKING AND COMMON AREAS.**

- (a) Landlord covenants that upon completion of the Building an area approximately equal to the Common Areas as shown on the attached Exhibit "A" shall be at all times available for the non-exclusive use of Tenant during the full Lease Term or Renewal Term or any extension thereof, provided that the condemnation or other taking by any public authority, or sale in lieu of condemnation, of any or all of such Common Areas shall not constitute a violation of this covenant. Landlord reserves the right to change the entrances, exits, traffic lanes and the boundaries and locations of such Common Areas, provided, however, that anything to the contrary contained in this Section 27 notwithstanding, said areas shall at all times be substantially equal or equivalent to that shown on the attached Exhibit "A."

- (b) Prior to the date of Tenant's opening for business in the Premises, Landlord shall cause appropriate portions of the Common Areas to be graded, surfaced, marked and landscaped at no expense to Tenant. Landlord shall keep said automobile parking and Common Areas in a neat, clean and orderly condition and shall repair any damage to the facilities thereof, but all expenses in connection with said Common Areas shall be charged and prorated in the manner as set forth herein above.
- (c) Tenant, for the use and benefit of Tenant, its agents, employees, customers, licensees and sub-tenants, shall have the non-exclusive right in common with Landlord, and other present and future owners, tenants and their agents, employees, customers, licensees and sub-tenants, to use said Common Areas during the entire Lease Term or Renewal Term, or any extension thereof; for ingress and egress, and automobile parking. **Landlord shall grant tenant five (5) designated parking spaces plus one (1) ambulance space, location to be mutually agreed upon. Cost of designated signs and the responsibility to monitor is the Tenant's responsibility.**
- (d) Tenant, in the use of said Common Areas, agrees to comply with such reasonable rules, regulations and charges for parking as Landlord may adopt from time to time for the orderly and proper operation of said Common Areas. Such rules may include, but shall not be limited to, the following: (i) the restricting of employee parking to a limited, designated area or areas; and (ii) the regulation of the removal, storage and disposal of Tenant's refuse and other rubbish at the sole cost and expense of Tenant.

## 28. SIGNS.

- (a) Tenant may affix and maintain upon the glass panes and supports of the show windows only such signs, advertising placards, names, insignia, trademarks and descriptive material as shall have first received the written approval of Landlord as to type, size, color, location, copy nature and display qualities.
- (b) Anything to the contrary in this Lease notwithstanding, Tenant shall not affix any sign to the roof.
- (c) Tenant, at Tenant's sole costs and expense, shall erect one sign (raceway sign) on the front (exterior wall) of the Premises no later than the date Tenant opens for business. The design of such sign shall be prepared by Tenant in accordance with Landlord's sign criteria and shall be subject to the approval of Landlord, and in compliance with all local zoning or other requirements and approvals. At the expiration of the Lease Term or Renewal Term, Tenant, at Tenant's sole cost and expense, shall remove all signs and make all repairs necessary to restore the building facade to its original condition.
- (d) At Tenant's sole cost and expense, Tenant is entitled to place a sign in one (1) slot or panel on the existing monument sign at the Building, if one exists. The design of such

sign, including the lettering and decals, shall be prepared by Tenant in accordance with Landlord's sign criteria and shall be subject to the approval of Landlord, and in compliance with all local zoning or other requirements and approvals. The existing blank slot or panel shall be removed by Landlord and shall remain in the possession of and the property of the Landlord. The material or composition of the sign shall be of the same and consistent type, color and quality as the other signs and in accordance with Landlord's sign criteria and subject to Landlord's approval, and in compliance with all local zoning or other requirements and approvals. At the expiration of the Lease Term or Renewal Term, Tenant, at Tenant's sole cost and expense, shall remove such sign and make all repairs necessary to restore the monument sign to its original condition.

### **29. DISPLAYS.**

Tenant may not display or sell merchandise or allow grocery carts or other similar devices within the control of Tenant to be stored or to remain outside the defined exterior walls and permanent doorways of the Premises. Tenant further agrees not to install any exterior lighting, amplifiers or similar devices or use in or about the Premises any advertising medium which may be heard or seen outside the Premises, such as flashing lights, searchlights, loudspeakers, phonographs or radio broadcasts or to affix anything, including signage, to the roof of the building.

### **30. AUCTIONS.**

Tenant shall not conduct or permit to be conducted any sale by auction in, upon or from the Premises whether said auction be voluntary, involuntary, pursuant to any assignment for the payment of creditors or pursuant to any bankruptcy or other insolvency proceeding.

### **31. HOURS OF BUSINESS.**

- (a) Subject to the provisions of Section 25 above, Tenant shall continuously during the entire Lease Term or Renewal Term conduct and carry on Tenant's business in the Premises and shall keep the Premises open for business and cause Tenant's business to be conducted therein during the usual business hours of each and every business day as is customary for businesses of like character in the city in which the Premises are located to be open for business; provided, however, that this provision shall not apply if the Premises should be closed and the business of Tenant temporarily discontinued therein on account of strikes, lockouts or similar causes beyond the reasonable control of Tenant. Tenant shall keep the Premises adequately stocked with merchandise, and with sufficient sales personnel to care for the patronage, and to conduct said business in accordance with sound business practice. **Tenant may operate on the Premises, at tenant's option, seven (7) days a week, twenty-four (24) hours a day, subject to zoning and other regulatory requirements.**

- (b) In the event of breach by Tenant of any of the conditions contained in this Section, Landlord shall have, in addition to any and all remedies herein provided, the right at its option to collect not only the Base Rent herein provided, but additional rent at the rate of one-thirtieth (1/30) of the Base Rent herein provided for each and every day that the Tenant shall fail to conduct its business as herein provided.

**32. MERCHANTS' ASSOCIATION. Intentionally Omitted.**

**33. GENERAL PROVISIONS.**

- (a) **Plats and Riders.** Clauses, exhibits, schedules, plats, riders and addenda, if any, affixed to this Lease are a part hereof.
- (b) **Waiver.** The waiver by Landlord of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of Rent hereunder by Landlord shall not be deemed to be a waiver of any preceding default by Tenant of any term, covenant or condition of this Lease, other than the failure of Tenant to pay the particular Rent so accepted, regardless of Landlord's knowledge of such preceding default at the time of the acceptance of such Rent.
- (c) **Joint Obligation.** If there be more than one Tenant, the obligations hereunder imposed shall be joint and several.
- (d) **Headings.** The headings and Section titles to the Sections of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part hereof.
- (e) **Time.** Time is of the essence of this Lease and each and all of its provisions in which performance is a factor.
- (f) **Successors and Assigns.** The covenants and conditions herein contained, subject to the provisions and limitations as to assignment, apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto.
- (g) **Recordation.** Neither Landlord nor Tenant shall record this Lease, but a short form memorandum hereof may be recorded at the request of, or with the permission of, Landlord.
- (h) **Quiet Possession.** Upon Tenant's paying the Rent reserved hereunder and observing and performing all of the covenants, conditions and provisions on Tenant's part to be

observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire Lease Term or Renewal Term, subject to all the provisions of this Lease.

- (i) **Late Charges.** Tenant hereby acknowledges that late payment by Tenant to Landlord of Base Rent, Tenant's Proportionate Share of CAM, Taxes or other expenses or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed upon Landlord by terms of any mortgage or trust deed covering the Premises. Accordingly, if any installment of Rent or any Rent due from Tenant shall not be received by Landlord or Landlord's designee by the fifth (5<sup>th</sup>) day of the month that said amount is due, then Tenant shall pay to Landlord as additional rent, the sum of \$100.00, plus any attorneys' fees incurred by Landlord by reason of Tenant's failure to pay Rent and/or other charges when due hereunder. Additionally, beginning on the tenth (10<sup>th</sup>) day of the month, an additional \$20.00 per day shall be due until all Rents are received. The parties hereby agree that such Late Charges represent a fair and reasonable estimate of the cost that Landlord will incur by reason of the late payment by Tenant. Acceptance of such Late Charges by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.
- (j) **Prior Agreements.** This Lease contains all of the agreements of the parties hereto with respect to any matter covered or mentioned in this Lease, and no prior agreements, representations or understandings pertaining to any such matters shall be effective for any purpose. No provision of this Lease may be amended or added to except by an agreement in writing signed by the parties hereto or their respective successors in interest. This Lease shall not be effective or binding on any party until fully executed by both parties hereto.
- (k) **Inability to Perform.** This Lease and the obligations of Tenant hereunder shall not be affected or impaired because Landlord is unable to fulfill any of its obligations hereunder or is delayed in doing so, if such inability or delay is caused by reason of strike, labor troubles, acts of God or any other cause beyond the reasonable control of Landlord.
- (l) **Partial Invalidity.** Any provision of this Lease which shall prove to be invalid, void, illegal or against public policy shall in no way affect, impair or invalidate any other provision hereof and such other provision shall remain in full force and effect.
- (m) **Cumulative Remedies.** No remedy or election hereunder shall be deemed exclusive, but shall, whenever possible, be cumulative with all other remedies at law or in equity.

- (n) **Choice of Law.** This Lease shall be governed by the laws of the State in which the Premises are located.
- (o) **Attorneys' Fees.** In the event of any action or proceeding is brought by Landlord seeking to enforce any provisions under this Lease or related to or arising out of this Lease, Landlord shall be entitled to recover its expenses and costs, including reasonable attorneys' fees, expert witness fees, court costs and other costs and expenses of or associated with such action or proceedings, including costs of appeal, if any. In the event of any action or proceeding is brought against Landlord by Tenant seeking to enforce any provisions under this Lease or related to or arising out of this Lease, if Landlord prevails in such action or proceeding, Landlord shall be entitled to recover its expenses and costs, including reasonable attorneys' fees, expert witness fees, court costs and other costs and expenses of or associated with such action or proceedings, including costs of appeal, if any.
- (p) **Sale of Premises by Landlord.** In the event of any sale of the Premises or Building by Landlord, Landlord shall be and is hereby entirely freed and relieved of all liability under any and all of its covenants and obligations contained in or derived from this Lease arising out of any act, occurrence or omission occurring after the consummation of such sale, and the purchaser, at such sale or any subsequent sale of the Premises shall be deemed, without any further agreement between the parties or their successors in interest or between the parties and any such purchaser, to have assumed and agreed to carry out any and all of the covenants and obligations of Landlord under this Lease.
- (q) **Subordination; Attornment.** Upon request of Landlord, Tenant will in writing subordinate its rights hereunder to the lien of any mortgage or deed of trust, to any bank, insurance company or other lending institution, now or hereafter in force against the Premises or Building, and to all advances made or hereafter to be made upon the security thereof. In the event any proceedings are brought for foreclosure or in the event of the exercise of the power of sale under any mortgage or deed of trust made by Landlord covering the Premises or Building, Tenant shall attorn to the purchaser upon any such foreclosure or sale and recognize such purchaser as Landlord under this Lease. The provisions of this Section to the contrary notwithstanding, and so long as Tenant is not in default hereunder, this Lease shall remain in full force and effect for the full term hereof.
- (r) **Notices.** Wherever this Lease requires or permits notice or demand to be given by either party to the other, such notice or demand shall be in writing and given or served either personally or in writing forwarded by certified mail, return receipt requested, or by nationally recognized overnight carrier addressed to the parties at the addresses specified in Sections 3(d), 3(e) and 3(f) above. Either party may change such address by written notice to the other as herein provided.

- (s) **Tenant's Statement (Estoppel Certificate).** Tenant shall at any time and from time to time, upon not less than three (3) days prior written notice from Landlord, execute, acknowledge and deliver to Landlord a statement in writing (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease as so modified is in full force and effect), and the date to which the Rental and other charges are paid in advance, if any, and (ii) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed, and (iii) setting forth the date of commencement of Rents and expiration of the Lease Term or Renewal Term. Any such statement may be relied upon by the prospective purchaser or encumbrance of all or any portion of the real property of which the Premises are a part.
  
- (t) **Authority of Tenant.** If Tenant is a corporation, Limited Liability Company or other entity, each individual executing this Lease on behalf of Tenant represents and warrants that he or she has full authority to do so and that this Lease binds the corporation, Limited Liability Company or other entity. If Tenant is a partnership, each individual executing this Lease for Tenant represents and warrants that he, she or it is a general partner of the partnership, that he, she or it has full authority to sign for the partnership and that this Lease binds the partnership and all general partners of the partnership.
  
- (u) **NSF Checks.** If an NSF check is received, Landlord's policy is to require the tenant to pay with CERTIFIED FUNDS for the next six (6) months. After six (6) months the tenant may pay with a personal company check. If a second NSF check is received, all check writing privileges will be revoked and CERTIFIED FUNDS will be required for the remainder of the Lease term.

#### 34. **BROKERS.**

Tenant warrants that it has had no dealings with any real estate brokers or agents in connection with the negotiation of this Lease excepting only the brokers named in Section 3(c) of this Lease, and Tenant represents that it knows of no other real estate broker or agent who is entitled to a commission in connection with this Lease. Tenant shall indemnify and hold harmless Landlord for any undisclosed and unidentified real estate broker or agent commissions, fees, expenses, charges and liens.

#### 35. **COMPLIANCE.**

- (a) The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, the Premises, the Building or the subject matter of this Lease including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign

Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

- (b) Tenant agrees and covenants that Tenant will keep the Premises in a clean and healthful condition, free of any Hazardous Material (hereinafter defined) except such Hazardous Materials kept in compliance with Environmental Laws (hereafter defined), and will not engage in any conduct, events or actions which could interfere with or prevent compliance with Environmental Laws or with requirements relating to health, safety and protection of the environment, or which may give rise to any legal liability or otherwise form the basis of any claim, action, proceeding, hearing or investigation based on any condition or violation or alleged violation of Environmental Laws or requirements relating to health, safety and protection of the environment. For purposes hereof, the term "Hazardous Material" shall mean any health endangering mold or any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation and Liability Act, as may be amended from time to time, any so-called "superfund" or "superlien" law, or any other law, statute, code, ordinance, order, rule or regulation or other requirement of any governmental authority as now or at any time hereafter in effect regulating, relating to, or imposing obligations, liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material. For purposes hereof, "Environmental Laws" means any federal, state or local laws, ordinances or regulations governing or regulating Hazardous Material, pollution, the environment or public health. Tenant agrees (to the extent it is adjudicated to be at fault) to indemnify, defend and hold the Landlord forever harmless from and against any and all conditions, liabilities, demands, claims, actions or causes of action, assessments, losses, costs, damages or expenses, whether asserted or unasserted, direct or indirect, existing or inchoate, known or unknown, having arisen or to arise in the future (whether by existing or subsequently-adopted federal, state or local statutes, ordinances, regulations or other requirements), including reasonable attorneys' fees, sustained or incurred resulting from or arising out of, relating to, or by virtue of any condition of the Premises, created by the Tenant (without limiting the generality of the foregoing, by means of arranging for the disposal or treatment of Hazardous Material), or Tenant's violation of the Environmental Laws existing or subsequently enacted, or Tenant's violation of requirements relating to health, safety and protection of the environment, including, but not limited to, those relating to the release or threatened release of Hazardous Material, or by reason of the imposition of any lien for the recovery of any costs expended related to the release or threatened release of Hazardous Material (or allegations of the release or threatened release of Hazardous Material).

### **36. ADMINISTRATIVE COMPLAINTS**

Tenant shall be responsible for all fines, attorney fees, permit fees and any costs relating to any administrative complaints that Landlord receives for the Premises including but not limited to violations to ordinances such as signage, loitering, and nuisance complaints that are due to Tenant's or Tenant's employees, invitees or patrons negligence or actions.

**37. NON-COMPETE.**

Landlord agrees, provided Tenant does not default under the terms of the Lease, that it will not lease nor allow to be leased any space within the Building under its control or with a five (5) mile radius, to any other tenant whose business is a hemodialysis center without the prior written consent of the Tenant. In the event Tenant defaults under any term, condition or provision of this Lease, this Article 36 shall become null and void and of no further force and effect

**38. CONTINGENCY.**

Tenant shall have until August 2, 2016 in which to obtain a Certificate of Need from the State of Illinois. If by August 2, 2016 Tenant is unable to obtain a Certificate of Need, then Tenant shall be entitled to terminate this Lease and all monies deposited will be refunded, provided that written notice thereof is given to Landlord by August 2, 2016. If written notice is not given of Tenant's inability to obtain then this contingency shall expire and have no further force and effect.

**SIGNATURE PAGE TO FOLLOW:**

## GUARANTY

FOR VALUE RECEIVED, and in consideration of, and as an inducement for, the execution and delivery of the foregoing Retail Lease demising and leasing certain Premises located at 9115 S Cicero Ave., Oak Lawn, IL as shown on the Site Plan attached thereto as Exhibit "A" ("Lease"), between Ali Kutom as Trustee for Trust #16701 ("Landlord"), and Dialysis Care Center of Oak Lawn, LLC ("Tenant"), the undersigned Asim Shazzad ("Guarantor"), hereby guarantees to Landlord, its successors and assigns, the full and prompt payment of Base Rent (as defined in the Lease), Tenant's Proportionate Share of CAM, Taxes and other expenses (as those terms are defined in the Lease) and any and all other sums and charges payable by Tenant, its successors and permitted assigns under the Lease, and further hereby guarantees the full and timely performance and observance of all the covenants, terms, conditions and agreements therein provided to be performed and observed by Tenant, its successors and permitted assigns; and the Guarantor hereby covenants and agrees to and with Landlord, its successors and assigns, that if default shall at anytime be made by Tenant, its successors or permitted assigns, in the payment of any Base Rent (as defined in the Lease), Tenant's Proportionate Share of CAM, Taxes and other expenses (as those terms are defined in the Lease) and any and all other sums and charges payable by Tenant, its successors or permitted assigns under the Lease, or if Tenant should default in the performance and observance of any of the covenants, terms, conditions or agreements contained in the Lease, the Guarantor shall forthwith pay such Base Rent (as defined in the Lease), Tenant's Proportionate Share of CAM, Taxes and other expenses (as those terms are defined in the Lease) and any and all other sums and charges payable by Tenant to Landlord, its successors and assigns, and any arrears thereof, and shall forthwith faithfully perform and fulfill all such terms, conditions and agreements, and shall forthwith pay to Landlord all damages that may arise in consequence of any default by Tenant, its successors and permitted assigns under the Lease, including, without limitation, all reasonable attorneys' fees and disbursements incurred by Landlord or caused by any such default and/or by the enforcement of this Guaranty.

This Guaranty is an absolute and unconditional guarantee of payment and of performance. If another party has guaranteed the Lease, this shall be a joint and several guaranty. It shall be enforceable against the Guarantor without the necessity of any suit or proceedings on Landlord's part of any kind or nature whatsoever against Tenant (or any other guarantor), its successors or permitted assigns, and without the necessity of any notice of nonpayment, nonperformance or nonobservance or of any notice of acceptance of this Guaranty or of any other notice or demand to which the Guarantor might otherwise be entitled, all of which the Guarantor hereby expressly waives; and the Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall not be terminated, affected, diminished or impaired by reason of the Lease or by relief of Tenant from any of Tenant's obligations under the Lease or otherwise (including, but not by way of limitation, the rejection of the Lease in connection with proceedings under the bankruptcy laws now or hereafter in effect).

This Guaranty shall be a continuing guarantee and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or by reason of any modification or waiver of or change in any of the terms,

covenants, conditions or provisions of the Lease, or by reason of any extension of time that maybe granted by Landlord to Tenant, its successors or permitted assigns, or a changed or different use of the Premises (as defined in the Lease) consented to in writing by Landlord, or by reason of any dealings or transactions or matters or things occurring between Landlord and Tenant (or any other guarantor), its successors or permitted assigns, whether or not notice thereof is given to the Guarantor.

Landlord's consent to any assignment or assignments, and successive assignments by Tenant's assigns of the Lease made either with or without notice to the Guarantor, shall in no manner whatsoever release the Guarantor from any liability as Guarantor.

The assignment by Landlord of the Lease and/or the avails and proceeds thereof made either with or without notice to the Guarantor shall in no manner whatsoever release the Guarantor from any liability as Guarantor under this Guaranty.

All of Landlord's rights and remedies under the Lease or under this Guaranty are intended to be distinct, separate and cumulative and no such right remedy therein or herein mentioned is intended to be in exclusion of or a waiver of any of the others. The obligations of the Guarantor hereunder shall not be released by the Landlord's receipt, application or release of security given for the performance and observance of covenants and conditions required to be performed and observed by Tenant under the Lease, nor shall the Guarantor be released by the maintenance of or execution upon any lien which Landlord may have or assert against Tenant and/or Tenant's assets.

In the event of any action or proceeding is brought by Landlord seeking to enforce any provisions under this Guaranty or related to or arising out of this Guaranty, Landlord shall be entitled to recover its expenses and costs, including reasonable attorneys' fees, expert witness fees, court costs and other costs and expenses of or associated with such action or proceedings, including costs of appeal, if any.

The Guarantor hereby submits to the jurisdiction of the courts of the State of Illinois, and hereby irrevocably appoints Tenant, and all persons of Tenant upon whom service of process may be served for service upon Tenant, their agents for the service of process in any action against the Guarantor arising out of this Guaranty. Pursuant to such service, suit may be brought against the Guarantor in the county and state in which the Premises are located. This provision does not affect any right to serve process upon the Guarantor in any other manner permitted by law.

SIGNATURE PAGE TO FOLLOW:

GUARANTOR(S):

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Social Security Number

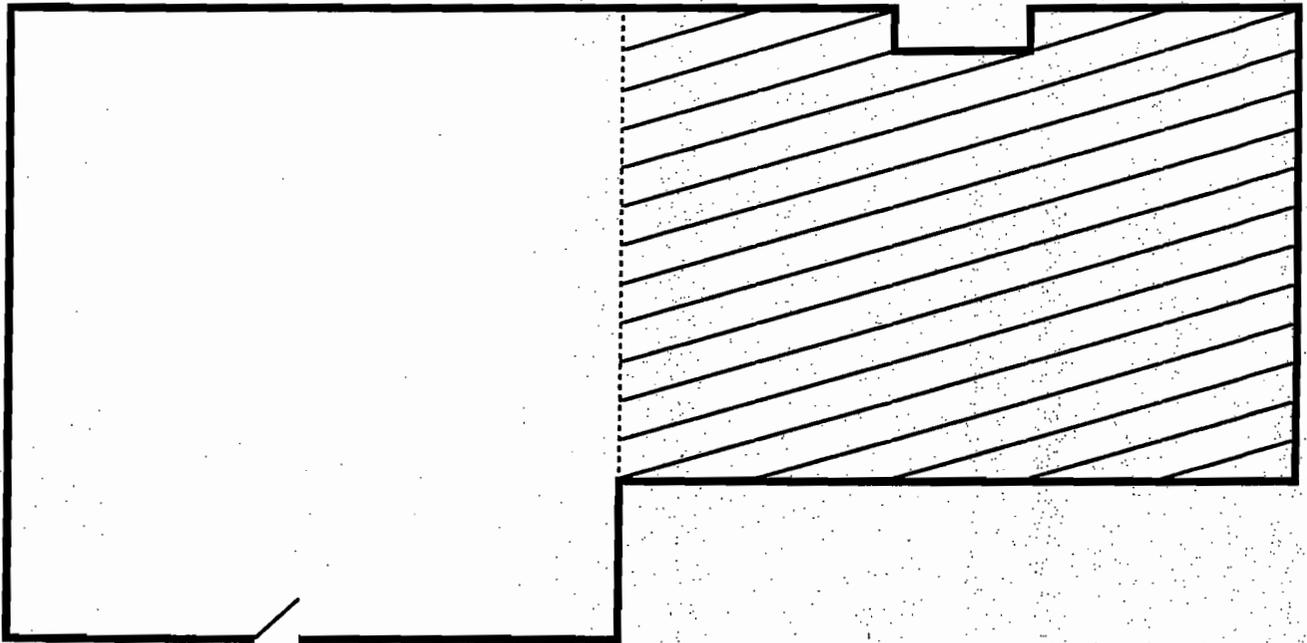
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared \_\_\_\_\_ to me known to be the person that executed the within and foregoing instrument and acknowledged that he executed the same as his free act and deed.

\_\_\_\_\_  
Notary Public

[SEAL]

**EXHIBIT A**



## EXHIBIT B

There is no Landlord's work. Tenant is taking space as is.

Tenant shall have the right, at its cost, to install an emergency generator to service the Premises in a location to be mutually agreed upon between the parties.

Tenant will provide all space planning and architectural and mechanical drawings required to build out and demolish existing improvement not needed, the tenant improvements, including construction drawings stamped by a licensed architect and submitted for approvals and permits. All building permits shall be Tenant's responsibility.

Tenant has or will, perform its own building code analysis and acknowledges the demised premises will be delivered by the Landlord as is, without any repos or warranties regarding current or future codes.

EXHIBIT C

TENANT INFORMATION

Business Contact Name \_\_\_\_\_

Title \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Business Phone \_\_\_\_\_ Business Fax \_\_\_\_\_

Leaseholder Name \_\_\_\_\_

Leaseholder Address, City, ST, Zip (not the Premises)  
\_\_\_\_\_

Leaseholder Home or Corp. Phone # \_\_\_\_\_

Leaseholder Home or Corp. Fax # \_\_\_\_\_

Leaseholder SS # or FEIN# \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Insurance Carrier/Agent: \_\_\_\_\_

Insurance Phone # \_\_\_\_\_

Who should we contact in case of emergency at the leased premises **other than those listed above?**

Emergency Contact/Phone Number #1 \_\_\_\_\_

Emergency Contact/Phone Number #2 \_\_\_\_\_

Tenant agrees to update this information immediately upon moving or changing numbers and grants Landlord and/or its agent permission to contact the insurance carrier.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

EXHIBIT D

Acceptable forms of identification:

Driver's License

Passport

Military ID

State issued photo ID

EXHIBIT E

None

Section VIII. Financial and economic Feasibility  
Criterion 1110.310 Financial Waiver

Dialysis Care Center Oak Lawn will be funded entirely with cash and cash equivalents, thereby meeting the criteria for the financial waiver

Financial Waiver  
Attachment-37

Section VIII. Financial and economic Feasibility  
 Criterion 1120.310 (c) Reasonableness of project and related cost

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE									
Department (list below)	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Foot Mod.	Gross Sq. Ft. New	Circ.*	Gross Sq. Ft. Mod.	Circ.*	Const. \$ (A x C)	Mod. \$ (B x E)	
ESRD		30.00			4000			\$120,000	\$120,000
Contingency		2.5			4000			\$10,000	\$10,000
<b>TOTALS</b>		<b>32.5</b>			<b>4000</b>			<b>\$130,000</b>	<b>\$130,000</b>

These projected costs are below the State standards.

Section VIII. Financial and economic Feasibility  
 Criterion 1120.310 (D) Project Operating cost

**Project operating cost, Year 2**

Salaries, Benefits, & Medical Supplies: \$598,000.00

Annual treatments 5,200

Operating Cost per treatment \$115.00

Section VIII. Financial and economic Feasibility  
 Criterion 1120.310 (e) Total Effect of the project on capital costs

**Project operating cost, Year 2**

Depreciation/Amortization and interest \$ 72,498

Treatments 5,200

Capital cost per treatment \$13.94

Economic Viability and Economic Feasibility  
Attachment-38-39

## Safety Net Impact statement

The establishment of Dialysis Care Center Oak Lawn will not have any impact on safety net services in the Oak Lawn area. Outpatient dialysis facilities services are not typically considered or viewed as "safety net" services. As a result the presence of Dialysis Care Center Oak Lawn as a provider is not expected to alter the way any other healthcare providers function in the community.

Dialysis Care Center Oak Lawn has no reason to believe that this project would have any adverse impact on any provider or health care system to cross-subsidize safety net services.

Dialysis Care Center Oak Lawn will be committed to providing ESRD services to all patients with or without insurance or patients to no regards for source of payment. Dialysis Care Center Oak Lawn will not refuse any patients. Medicaid patients wishing to be served at Dialysis Care Center Oak Lawn will not be denied services. Because of the Medicare guidelines for qualification for ESRD, a few patients' with ESRD are left uninsured for their care.

## Charity Care

Dialysis Care Center Oak Lawn will be committed to work with any patient to try and find any sources and qualify for any programs for which they may qualify for.

Currently as Dialysis Care Center Oak Lawn will be a new entity there is no current documentation that can be provided to the board

List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**48 MIN | 31.1 MI**

Trip time based on traffic conditions as of 1:31 PM on May 10, 2016. Current Traffic: Moderate

Highway Route - Fresenius Medical Care of Naperville North

- 

1. Start out going **east** on W 5th Ave toward N Mill St.

----- Then 0.09 miles ----- 0.09 total mile:
- 

2. Turn **left** onto N Mill St.

----- Then 0.34 miles ----- 0.42 total mile:
- 

3. Take the 2nd **right** onto W Ogden Ave/US-34 E.  
*W Ogden Ave is 0.2 miles past W 6th Ave.*  
*If you reach 10th Ave you've gone a little too far.*

----- Then 2.12 miles ----- 2.54 total mile:
- 

4. Turn **left** onto N Naper Blvd/County Hwy-23.  
*N Naper Blvd is just past Tuthill Rd.*  
*If you are on Ogden Ave and reach Radcliff Rd you've gone about 0.1 miles too far.*

----- Then 0.59 miles ----- 3.14 total mile:
- 

5. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E toward **Chicago** (Portions toll).

----- Then 10.88 miles ----- 14.02 total mile:
- 

6. Keep **right** to take I-294 S toward **Indiana** (Portions toll).

----- Then 12.81 miles ----- 26.84 total mile:
- 

7. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 30.61 total mile:

185



**8.** Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 31.08 total miles

 **9.** 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----

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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**50 MIN | 25.9 MI**

Trip time based on traffic conditions as of 5:17 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care Naperbrook - Highway Route

1. Start out going **southeast** on S Washington St toward Oak Bluff Ct.

----- Then 1.03 miles ----- 1.03 total mile

2. S Washington St becomes N Weber Rd.

----- Then 0.34 miles ----- 1.37 total mile

3. Turn **left** onto W Boughton Rd.

*If you reach Jennifer Ln you've gone about 0.1 miles too far.*

----- Then 4.95 miles ----- 6.32 total mile

4. Merge onto I-355 S/Veterans Memorial Tollway S toward **South Suburbs**  
(Portions toll).

----- Then 0.71 miles ----- 7.03 total mile

5. Merge onto I-55 N via EXIT 12A toward **Chicago**.

----- Then 8.94 miles ----- 15.97 total mile

6. Merge onto I-294 S/Tri State Tollway S via EXIT 277B toward **Indiana** (Portions toll).

----- Then 5.70 miles ----- 21.68 total mile

7. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 25.45 total mile

8. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 25.92 total mile

187

 9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**56 MIN | 25.0 MI**

Trip time based on traffic conditions as of 5:18 PM on May 10, 2016. Current Traffic: Heavy

Naperville Dialysis Center - Highway Route

-  1. Start out going **east** on Spalding Dr toward S Washington St.  
----- Then 0.17 miles ----- 0.17 total mile
-  2. Turn **right** onto S Washington St.  
----- Then 1.45 miles ----- 1.61 total mile
-  3. Turn **left** onto 75th St.  
*75th St is 0.1 miles past Hobson Rd.*  
  
*If you reach Bunting Ln you've gone about 0.1 miles too far.*  
----- Then 9.54 miles ----- 11.16 total mile
-  4. Turn **right** onto Kingery Hwy/IL-83.  
*Kingery Hwy is just past Arlene Ave.*  
----- Then 0.79 miles ----- 11.95 total mile
-  5. Merge onto I-55 N/Adlai E Stevenson Expy N toward **Chicago**.  
----- Then 3.13 miles ----- 15.08 total mile
-  6. Merge onto I-294 S/Tri State Tollway S via EXIT 277B toward **Indiana** (Portions toll).  
----- Then 5.70 miles ----- 20.79 total mile
-  7. Merge onto US-20 E/US-12 E/W 95th St.  
----- Then 3.77 miles ----- 24.56 total mile



8. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 25.03 total miles



9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,

STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----

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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**43 MIN | 32.4 MI**

Trip time based on traffic conditions as of 1:35 PM on May 10, 2016. Current Traffic: Light

Highway Route - *Fresenius Medical Care Joliet*

- 

1. Start out going **west** on E Jackson St/US-6 W toward Abe St.  
 ----- Then 0.15 miles ----- 0.15 total mile:
- 

2. Take the 1st **left** onto Henderson Ave.  
*Henderson Ave is just past Abe St.*  
*If you are on E Jackson St and reach Landau Ave you've gone a little too far.*  
 ----- Then 0.25 miles ----- 0.40 total mile:
- 

3. Take the 3rd **left** onto E Cass St/US-30 E. Continue to follow US-30 E.  
*US-30 E is just past Wenberg St.*  
*If you reach Delaware Pl you've gone a little too far.*  
 ----- Then 3.98 miles ----- 4.38 total mile:
- 

4. Merge onto I-80 E toward **Gary Indiana**.  
 ----- Then 14.07 miles ----- 18.45 total mile:
- 

5. Merge onto I-57 N via EXIT 151B on the **left** toward **Chicago**.  
 ----- Then 4.24 miles ----- 22.69 total mile:
- 

6. Merge onto I-294 N/Tri State Tollway N via EXIT 349 toward **Wisconsin**  
 (Portions toll) (Electronic toll collection only).  
 ----- Then 4.94 miles ----- 27.63 total mile:
- 

7. Merge onto S Cicero Ave/IL-50 N.  
 ----- Then 4.77 miles ----- 32.40 total mile:

 8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**36 MIN | 27.9 MI**

Trip time based on traffic conditions as of 1:38 PM on May 10, 2016. Current Traffic: Light

Silver Cross Renal Center, Highway Route



1. Start out going **north** on Silver Cross Blvd.

Then 0.14 miles ----- 0.14 total mile



2. Turn **right** onto Maple Rd/US-6 E.

*Maple Rd is just past Clinton St.*

Then 0.42 miles ----- 0.56 total mile



3. Merge onto I-355 S/Veterans Memorial Tollway S via the ramp on the **left** toward **I-80** (Portions toll).

Then 1.16 miles ----- 1.72 total mile



4. Merge onto I-80 E via the exit on the **left** toward **Indiana**.

Then 12.22 miles ----- 13.94 total mile



5. Merge onto I-57 N via EXIT 151B on the **left** toward **Chicago**.

Then 4.24 miles ----- 18.18 total mile



6. Merge onto I-294 N/Tri State Tollway N via EXIT 349 toward **Wisconsin** (Portions toll) (Electronic toll collection only).

Then 4.94 miles ----- 23.12 total mile



7. Merge onto S Cicero Ave/IL-50 N.

Then 4.77 miles ----- 27.89 total mile



8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**35 MIN | 21.6 MI**

Trip time based on traffic conditions as of 1:41 PM on May 10, 2016. Current Traffic: Heavy

USRC Bolingbrook Dialysis, Highway Route



1. Start out going **southwest** on Remington Blvd.

----- Then 0.03 miles ----- 0.03 total mile



2. Turn **left**.

*If you reach S Schmidt Rd you've gone about 0.2 miles too far.*

----- Then 0.01 miles ----- 0.04 total mile



3. Turn **left** onto Remington Blvd.

----- Then 0.98 miles ----- 1.02 total mile



4. Turn **right** onto IL-53/S Bolingbrook Dr.

*IL-53 is just past Brookview Ln.*

----- Then 0.24 miles ----- 1.26 total mile



5. Merge onto I-55 N via the ramp on the **left** toward **Chicago**.

*If you are on IL-53 and reach W South Frontage Rd you've gone a little too far.*

----- Then 10.36 miles ----- 11.62 total mile



6. Merge onto I-294 S/Tri State Tollway S via EXIT 277B toward **Indiana** (Portions toll).

----- Then 5.70 miles ----- 17.33 total mile



7. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 21.09 total mile

194



8. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 21.57 total miles



9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**31 MIN | 20.7 MI**

Trip time based on traffic conditions as of 1:45 PM on May 10, 2016. Current Traffic: Moderate

Bolingbrook Dialysis Center, Highway Route



1. Start out going **southwest** on E Boughton Rd toward N Pinecrest Rd.

----- Then 0.15 miles ----- 0.15 total mile:



2. Make a **U-turn** at N Pinecrest Rd onto E Boughton Rd.

*If you reach N Ashbury Ave you've gone about 0.3 miles too far.*

----- Then 0.90 miles ----- 1.05 total mile:



3. Merge onto I-355 S/Veterans Memorial Tollway S toward **South Suburbs**  
(Portions toll).

----- Then 0.71 miles ----- 1.77 total mile:



4. Merge onto I-55 N via EXIT 12A toward **Chicago**.

----- Then 8.94 miles ----- 10.71 total mile:



5. Merge onto I-294 S/Tri State Tollway S via EXIT 277B toward **Indiana** (Portions toll).

----- Then 5.70 miles ----- 16.41 total mile:



6. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 20.18 total mile:



7. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 20.65 total mile:

196

 8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**33 MIN | 21.8 MI**

Trip time based on traffic conditions as of 1:47 PM on May 10, 2016. Current Traffic: Heavy

USRC Oak Brook, Highway Route

- 

1. Start out going **east** on Butterfield Rd toward County Hwy-9/Highland Ave.

----- Then 0.34 miles ----- 0.34 total mile:
- 2. Take the 1st **right** onto Highland Ave/County Hwy-9.

----- Then 0.13 miles ----- 0.48 total mile:
- ↑

3. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E via the ramp on the **left** toward **Chicago** (Portions toll).  
*If you are on Highland Ave and reach 31st St you've gone about 0.1 miles too far.*

----- Then 4.25 miles ----- 4.73 total mile:
- ↗

4. Keep **right** to take I-294 S toward **Indiana** (Portions toll).

----- Then 12.81 miles ----- 17.54 total mile:
- ↑

5. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 21.31 total mile:
- ↙

6. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 21.79 total mile:
- 

7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**31 MIN | 22.3 MI**

Trip time based on traffic conditions as of 2:16 PM on May 10, 2016. Current Traffic: Moderate

Downers Grove Dialysis Center, Highway Route

- 

1. Start out going **north** on Highland Ave/County Hwy-9 toward Black Oak Dr.

----- Then 0.95 miles ----- 0.95 total mile
- 

2. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E toward **Chicago** (Portions toll).

----- Then 4.25 miles ----- 5.20 total mile
- 

3. Keep **right** to take I-294 S toward **Indiana** (Portions toll).

----- Then 12.81 miles ----- 18.02 total mile
- 

4. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 21.78 total mile
- 

5. Turn **left** onto S Cicero Ave/IL-50.  
S Cicero Ave is just past Lacrosse Ave.

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 22.26 total mile
- 

6. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**25 MIN | 15.3 MI**

Trip time based on traffic conditions as of 2:17 PM on May 10, 2016. Current Traffic: Heavy

FMC Dialysis Services of Willowbrook, Highway Route

- 

1. Start out going **south** on Kingery Hwy/IL-83 toward Lake Hinsdale Dr.

----- Then 2.20 miles ----- 2.20 total mile
- 

2. Merge onto I-55 N/Adlai E Stevenson Expy N toward **Chicago**.

----- Then 3.13 miles ----- 5.34 total mile
- 

3. Merge onto I-294 S/Tri State Tollway S via EXIT 277B toward **Indiana** (Portions toll).

----- Then 5.70 miles ----- 11.04 total mile
- 

4. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 14.81 total mile
- 

5. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 15.28 total mile
- 

6. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

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List

Map

## YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**40 MIN | 30.5 MI**

Trip time based on traffic conditions as of 2:19 PM on May 10, 2016. Current Traffic: Moderate

Glendale Heights Dialysis Center, Highway Route

-  1. Start out going **west** on E North Ave/IL-64 toward Pearl Ave.  
----- Then 0.30 miles ----- 0.30 total mile:
-  2. Make a **U-turn** at Pearl Ave onto E North Ave/IL-64.  
*If you are on North Ave and reach Bernice Ave you've gone a little too far.*  
----- Then 1.68 miles ----- 1.98 total mile:
-  3. Merge onto I-355 S/Veterans Memorial Tollway S toward **Joliet** (Portions toll).  
----- Then 4.54 miles ----- 6.52 total mile:
-  4. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E via EXIT 20-22 toward **Chicago** (Portions toll).  
----- Then 6.95 miles ----- 13.47 total mile:
-  5. Keep **right** to take I-294 S toward **Indiana** (Portions toll).  
----- Then 12.81 miles ----- 26.29 total mile:
-  6. Merge onto US-20 E/US-12 E/W 95th St.  
----- Then 3.77 miles ----- 30.05 total mile:
-  7. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*  
----- Then 0.47 miles ----- 30.53 total mile:
-  8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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Map

## YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**37 MIN | 23.4 MI**

Trip time based on traffic conditions as of 3:48 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care - Lombard, Highway Route

-  1. Start out going **south** on Springer Dr toward Foxworth Blvd.  
----- Then 0.12 miles ----- 0.12 total mile:
-  2. Take the 1st **left** onto Foxworth Blvd.  
----- Then 0.15 miles ----- 0.26 total mile:
-  3. Turn **right** onto S Finley Rd.  
----- Then 0.91 miles ----- 1.17 total mile:
-  4. Turn **left** onto Butterfield Rd/IL-56.  
*Butterfield Rd is 0.2 miles past Brook Dr.*  
*If you reach Branding Ave you've gone about 0.1 miles too far.*  
----- Then 0.42 miles ----- 1.60 total mile:
-  5. Turn **slight right** onto ramp.  
----- Then 0.24 miles ----- 1.84 total mile:
-  6. Keep **right** at the fork in the ramp.  
----- Then 0.11 miles ----- 1.95 total mile:
-  7. Turn **right** onto County Hwy-9/Highland Ave.  
----- Then 0.16 miles ----- 2.11 total mile:
-  8. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E via the ramp on the **left** toward **Chicago** (Portions toll).  
*If you are on Highland Ave and reach 31st St you've gone about 0.1 miles too far.*  
----- Then 4.25 miles ----- 6.36 total mile:

202

 9. Keep **right** to take I-294 S toward **Indiana** (Portions toll).

----- Then 12.81 miles ----- 19.17 total mile:

 10. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 22.94 total mile:

 11. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 23.42 total mile:

 12. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**47 MIN | 30.6 MI**

Trip time based on traffic conditions as of 3:49 PM on May 10, 2016. Current Traffic: Heavy

Elk Grove Dialysis Center, Highway Route



1. Start out going **east** on Biesterfield Rd toward Beisner Rd.

----- Then 0.04 miles ----- 0.04 total mile



2. Make a **U-turn** at Beisner Rd onto Biesterfield Rd.

*If you reach Leicester Rd you've gone about 0.2 miles too far.*

----- Then 0.50 miles ----- 0.54 total mile



3. Merge onto I-290 E via the ramp on the **left** toward **Chicago**.

*If you are on Biesterfield Rd and reach Rohlwing Rd you've gone about 0.1 miles too far.*

----- Then 2.23 miles ----- 2.77 total mile



4. Keep **right** to take I-290 E toward **Chicago**.

----- Then 9.22 miles ----- 11.99 total mile



5. Merge onto I-294 S/Tri State Tollway S via EXIT 15A toward **Indiana** (Portions toll).

----- Then 14.33 miles ----- 26.32 total mile



6. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 30.09 total mile



7. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 30.57 total mile

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Map

# YOUR TRIP TO:

9115 S Cicero Ave, STE 300



**30 MIN | 19.3 MI**

Trip time based on traffic conditions as of 3:50 PM on May 10, 2016. Current Traffic: Heavy

NxStage Oak Brook, Highway Route

- 

1. Start out going **east** on 16th St toward State Route 83/IL-83.

----- Then 0.04 miles ----- 0.04 total mile
- ➔

2. Take the 1st **right** onto State Route 83/IL-83. Continue to follow IL-83.

*If you reach Oakbrook Ctr you've gone about 0.1 miles too far.*

----- Then 0.66 miles ----- 0.70 total mile
- ⤴

3. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E toward **Chicago** (Portions toll).

----- Then 1.57 miles ----- 2.27 total mile
- ↗

4. Keep **right** to take I-294 S toward **Indiana** (Portions toll).

----- Then 12.81 miles ----- 15.09 total mile
- ⤴

5. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 18.86 total mile
- ⤵

6. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 19.33 total mile
- 📍

7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

2016

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**32 MIN | 20.4 MI**

Trip time based on traffic conditions as of 3:51 PM on May 10, 2016. Current Traffic: Heavy

Nocturnal Dialysis Spa, Highway Route

1. Start out going **south** on Ardmore Ave toward Param Apartments.

----- Then 0.06 miles ----- 0.06 total mile:

2. Make a **U-turn** at Param Apartments onto Ardmore Ave.

*If you reach Canterbury Ln you've gone a little too far.*

----- Then 0.15 miles ----- 0.22 total mile:

3. Turn **right** onto IL-38/E Roosevelt Rd.

*IL-38 is 0.1 miles past Ardmore Ave.*

*If you are on S Ardmore Ave and reach Lombard Cir you've gone a little too far.*

----- Then 2.95 miles ----- 3.17 total mile:

4. Merge onto I-294 S/Tri State Tollway S toward **Indiana** (Portions toll).

----- Then 12.96 miles ----- 16.13 total mile:

5. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 19.90 total mile:

6. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 20.37 total mile:

7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**37 MIN | 23.4 MI**

Trip time based on traffic conditions as of 3:52 PM on May 10, 2016. Current Traffic: Heavy

US Renal Care Villa Park, Highway Route



1. Start out going **west** on E North Ave/IL-64 toward N Ellsworth Ave/S Ellsworth Ave.

----- Then 0.04 miles ----- 0.04 total mile:



2. Make a **U-turn** at N Ellsworth Ave onto E North Ave/IL-64.  
*If you are on E North Ave and reach S Chatham Ave you've gone about 0.1 miles too far.*

----- Then 0.42 miles ----- 0.46 total mile:



3. Turn **right** onto N State Route 83/IL-83. Continue to follow N State Route 83.  
*N State Route 83 is 0.1 miles past Villa Ave.*  
*If you are on IL-64 and reach IL-83 you've gone a little too far.*

----- Then 4.13 miles ----- 4.59 total mile:



4. N State Route 83 becomes IL-83/Robert Kingery Hwy S.

----- Then 0.16 miles ----- 4.75 total mile:



5. Merge onto I-88 E/Chicago-Kansas City Expressway E/Ronald Reagan Memorial Tollway E toward **Chicago** (Portions toll).

----- Then 1.57 miles ----- 6.32 total mile:



6. Keep **right** to take I-294 S toward **Indiana** (Portions toll).

----- Then 12.81 miles ----- 19.13 total mile:



7. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 22.90 total mile:

208



8. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 23.38 total miles



9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**30 MIN | 18.5 MI**

Trip time based on traffic conditions as of 3:53 PM on May 10, 2016. Current Traffic: Heavy

FMC Elmhurst, Highway Route



1. Start out going **east** on E Brush Hill Rd toward Fronza Pkwy.

----- Then 0.34 miles ----- 0.34 total mile:



2. Turn **right** onto S York St.

*S York St is just past Fronza Pkwy.*

*If you are on S York St and reach E Harvard St you've gone about 0.2 miles too far.*

----- Then 0.15 miles ----- 0.49 total mile:



3. Merge onto IL-38 E/Roosevelt Rd.

----- Then 0.78 miles ----- 1.27 total mile:



4. Merge onto I-294 S/Tri State Tollway S toward **Indiana** (Portions toll).

----- Then 12.96 miles ----- 14.23 total mile:



5. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 18.00 total mile:



6. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 18.47 total mile:



7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**28 MIN | 16.8 MI**

Trip time based on traffic conditions as of 4:00 PM on May 10, 2016. Current Traffic: Heavy

LaGrange Dialysis Center, Highway Route

- 

1. Start out going **south** on S Wolf Rd toward Windsor Dr.

----- Then 1.66 miles ----- 1.66 total mile
- 2. Turn **right** onto Ogden Ave/US-34 W.  
*Ogden Ave is 0.8 miles past 31st St.*

*If you reach 39th St you've gone about 0.1 miles too far.*

----- Then 0.81 miles ----- 2.46 total mile
- 

3. Merge onto I-294 S/Tri State Tollway S toward **Indiana** (Portions toll).

----- Then 10.09 miles ----- 12.56 total mile
- 

4. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 16.33 total mile
- 

5. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 16.80 total mile
- 

6. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
 STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**50 MIN | 35.5 MI**

Trip time based on traffic conditions as of 4:01 PM on May 10, 2016. Current Traffic: Heavy

Arlington Heights Renal Center, Highway Route

1. Start out going **east** on W Golf Rd/IL-58 toward S Arlington Heights Rd.

----- Then 0.01 miles ----- 0.01 total mile

2. Take the 1st **right** onto S Arlington Heights Rd.

----- Then 0.73 miles ----- 0.74 total mile

3. Merge onto I-90 E/Jane Addams Memorial Tollway E toward **Chicago**  
(Portions toll).

----- Then 7.13 miles ----- 7.87 total mile

4. Merge onto I-294 S/Tri State Tollway S toward **Indiana** (Portions toll).

----- Then 23.38 miles ----- 31.26 total mile

5. Merge onto US-20 E/US-12 E/W 95th St.

----- Then 3.77 miles ----- 35.02 total mile

6. Turn **left** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

----- Then 0.47 miles ----- 35.50 total mile

7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**36 MIN | 26.9 MI**

Trip time based on traffic conditions as of 4:02 PM on May 10, 2016. Current Traffic: Moderate

Fresenius Medical Care Steger, Highway Route



1. Start out going **east** on E 34th St toward Loverock Ave.

----- Then 0.39 miles ----- 0.39 total mile:



2. E 34th St becomes E Steger Rd.

----- Then 2.02 miles ----- 2.41 total mile:



3. Turn **left** onto Bishop Ford Fwy N/IL-394 N.

*Bishop Ford Fwy N is just past Bishop Ford Fwy.*

*If you reach S Volbrecht Rd you've gone about 0.1 miles too far.*

----- Then 6.99 miles ----- 9.40 total mile:



4. Merge onto I-294 N/Tri State Tollway N toward **Iowa/Wisconsin** (Portions toll).

----- Then 6.33 miles ----- 15.73 total mile:



5. Merge onto I-294 N/Tri State Tollway N (Portions toll).

----- Then 6.39 miles ----- 22.12 total mile:



6. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 26.89 total mile:



7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**30 MIN | 19.2 MI**

Trip time based on traffic conditions as of 4:02 PM on May 10, 2016. Current Traffic: Moderate

Fresenius Medical Care of Mokena, Highway Route

- 

1. Start out going **east** on W 192nd St toward 88th Ave.

----- Then 0.11 miles ----- 0.11 total mile:
- 

2. Turn **left** onto 88th Ave.

----- Then 0.18 miles ----- 0.30 total mile:
- 

3. Take the 1st **right** onto W 191st St/County Hwy-84.

*If you reach Spring Lake Dr you've gone about 0.4 miles too far.*

----- Then 2.03 miles ----- 2.32 total mile:
- 

4. Turn **left** onto IL-43/S Harlem Ave.

*IL-43 is 0.5 miles past 76th Ave.*

----- Then 0.16 miles ----- 2.48 total mile:
- 

5. Merge onto I-80 E toward **Gary Indiana**.

----- Then 2.79 miles ----- 5.27 total mile:
- 

6. Merge onto I-57 N via EXIT 151B on the **left** toward **Chicago**.

----- Then 4.24 miles ----- 9.51 total mile:
- 

7. Merge onto I-294 N/Tri State Tollway N via EXIT 349 toward **Wisconsin**  
(Portions toll) (Electronic toll collection only).

----- Then 4.94 miles ----- 14.46 total mile:
- 

8. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 19.23 total mile:

214

 9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**18 MIN | 8.8 MI**

Trip time based on traffic conditions as of 4:03 PM on May 10, 2016. Current Traffic: Moderate

Palos Park Dialysis, NonHighway Route

- 

1. Start out going **north** on S La Grange Rd/US-45 N toward W 131st St.  
 ----- Then 0.10 miles ----- 0.10 total mile:
- 2. Take the 1st **right** onto W 131st St.  
*If you reach W Creek Rd you've gone about 0.2 miles too far.*  
 ----- Then 0.68 miles ----- 0.78 total mile:
- ↙ 3. Turn **left** onto Southwest Hwy/IL-7. Continue to follow Southwest Hwy.  
*Southwest Hwy is 0.4 miles past Southmoor Dr.*  
 ----- Then 7.03 miles ----- 7.81 total mile:
- ↑ 4. Southwest Hwy becomes W 93rd St.  
 ----- Then 0.25 miles ----- 8.06 total mile:
- ↑ 5. W 93rd St becomes Southwest Hwy.  
 ----- Then 0.38 miles ----- 8.44 total mile:
- ↑ 6. Southwest Hwy becomes W 93rd St.  
 ----- Then 0.13 miles ----- 8.57 total mile:
- ↙ 7. Turn **left** onto S Cicero Ave/IL-50.  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*  
 ----- Then 0.22 miles ----- 8.79 total mile:
-  8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
 STE 300 is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**31 MIN | 12.7 MI**

Trip time based on traffic conditions as of 4:04 PM on May 10, 2016. Current Traffic: Heavy

Dialysis Center of America - Orland Park, NonHighway Route

- 

**1.** Start out going **west** on W 159th St/US-6 W toward S 94th Ave.  
 ----- Then 0.56 miles ----- 0.56 total mile:
- **2.** Turn **right** onto S La Grange Rd/US-45 N.  
*S La Grange Rd is 0.2 miles past S 94th Ave.*  
 ----- Then 3.51 miles ----- 4.06 total mile:
- **3.** Turn **right** onto W 131st St.  
*W 131st St is 0.1 miles past Southmoor Dr.*  
*If you reach W Creek Rd you've gone about 0.2 miles too far.*  
 ----- Then 0.68 miles ----- 4.74 total mile:
- ↙** **4.** Turn **left** onto Southwest Hwy/IL-7. Continue to follow Southwest Hwy.  
*Southwest Hwy is 0.4 miles past Southmoor Dr.*  
 ----- Then 7.03 miles ----- 11.77 total mile:
- ↑** **5.** Southwest Hwy becomes W 93rd St.  
 ----- Then 0.25 miles ----- 12.02 total mile:
- ↑** **6.** W 93rd St becomes Southwest Hwy.  
 ----- Then 0.38 miles ----- 12.40 total mile:
- ↑** **7.** Southwest Hwy becomes W 93rd St.  
 ----- Then 0.13 miles ----- 12.53 total mile:
- ↙** **8.** Turn **left** onto S Cicero Ave/IL-50.  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*  
 ----- Then 0.22 miles ----- **2.17** ----- 12.75 total mile:

 9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**29 MIN | 18.9 MI**

Trip time based on traffic conditions as of 4:04 PM on May 10, 2016. Current Traffic: Moderate

Olympia Fields Dialysis Center, Highway Route



1. Start out going **east** on Lincoln Hwy/US-30 E toward Lincoln Mall Dr.

----- Then 0.16 miles ----- 0.16 total mile:



2. Make a **U-turn** at Kostner Ave onto Lincoln Hwy/US-30 W.

*If you reach Kildare Ave you've gone about 0.1 miles too far.*

----- Then 0.74 miles ----- 0.90 total mile:



3. Merge onto I-57 N toward **Chicago**.

----- Then 8.30 miles ----- 9.20 total mile:



4. Merge onto I-294 N/Tri State Tollway N via EXIT 349 toward **Wisconsin**  
(Portions toll) (Electronic toll collection only).

----- Then 4.94 miles ----- 14.14 total mile:



5. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 18.91 total mile:



6. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:

9115 S Cicero Ave, STE 300



**27 MIN | 9.3 MI**

Trip time based on traffic conditions as of 4:55 PM on May 10, 2016. Current Traffic: Heavy

Fresenius medical Care Oak Forest - NonHighway Route



1. Start out going **west** on 159th St/US-6 W toward Lorel Ave.

----- Then 0.01 miles ----- 0.01 total mile



2. Make a **U-turn** at Lorel Ave onto 159th St/US-6 E.

*If you reach Long Ave you've gone a little too far.*

----- Then 0.71 miles ----- 0.72 total mile



3. Turn **left** onto Cicero Ave/IL-50.

*Cicero Ave is just past Oak Ave.*

*If you reach Forest Dr you've gone about 0.2 miles too far.*

----- Then 8.55 miles ----- 9.27 total mile



4. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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Map

## YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**21 MIN | 6.5 MI**

Trip time based on traffic conditions as of 4:49 PM on May 10, 2016. Current Traffic: Heavy

Direct Dialysis - Crestwood Care Centre - NonHighway Route

1. Start out going **north** on Cicero Ave/IL-50/IL-83 toward 143rd St. Continue to follow Cicero Ave/IL-50.

----- Then 6.53 miles ----- 6.53 total mile.

2. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**19 MIN | 5.2 MI**

Trip time based on traffic conditions as of 4:57 PM on May 10, 2016. Current Traffic: Heavy

Dialysis Center of America - Crestwood - NonHighway Route

1. Start out going **southeast** on Cal Sag Rd/IL-83 toward Cicero Ave/IL-50.

----- Then 0.12 miles ----- 0.12 total mile

2. Turn **sharp left** onto Cicero Ave/IL-50/IL-83. Continue to follow Cicero Ave/IL-50.

*Cicero Ave is just past Cal Sag Rd.*

----- Then 5.11 miles ----- 5.22 total mile

3. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**15 MIN | 4.0 MI**

Trip time based on traffic conditions as of 4:57 PM on May 10, 2016. Current Traffic: Heavy

Alsip Dialysis Center - NonHighway Route

- 

**1. Start out going south on S Cicero Ave/IL-50.**  
 ----- Then 0.01 miles ----- 0.01 total mile:
- 2. Take the 1st right.**  
*If you reach W 123rd St you've gone a little too far.*  
 ----- Then 0.01 miles ----- 0.02 total mile:
- 3. Take the 1st right.**  
*If you are on W 122nd St and reach S Lavergne Ave you've gone about 0.3 miles too far.*  
 ----- Then 0.09 miles ----- 0.11 total mile:
- 4. Turn sharp right onto W 122nd St.**  
*If you are on W 122nd St and reach S Lavergne Ave you've gone about 0.2 miles too far.*  
 ----- Then 0.04 miles ----- 0.15 total mile:
- ↙ 5. Turn left onto S Cicero Ave/IL-50.**  
 ----- Then 3.88 miles ----- 4.03 total mile:
-  **6. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE, STE 300 is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**2 MIN | 0.5 MI**

Trip time based on traffic conditions as of 4:58 PM on May 10, 2016. Current Traffic: Light

Requested Location on CON



1. Start out going **north** on S Cicero Ave/IL-50 toward W 91st St.

----- Then 0.03 miles ----- 0.03 total mile



2. Take the 1st **right** onto W 91st St.

*If you reach W 90th St you've gone about 0.1 miles too far.*

----- Then 0.12 miles ----- 0.15 total mile



3. Take the 1st **right** onto Kilpatrick Ave.

*Kilpatrick Ave is just past S Keating Ave.*

*If you reach S Knox Ave you've gone a little too far.*

----- Then 0.13 miles ----- 0.28 total mile



4. Take the 1st **right** onto W 92nd St.

*If you reach Southwest Hwy you've gone a little too far.*

----- Then 0.13 miles ----- 0.41 total mile



5. Take the 2nd **right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 49th Ave you've gone about 0.1 miles too far.*

----- Then 0.09 miles ----- 0.50 total mile



6. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

## YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**27 MIN | 5.9 MI**

Trip time based on traffic conditions as of 4:59 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care - Midway - NonHighway Route



1. Start out going **east** on W 63rd St toward S Melvina Ave.

----- Then 1.76 miles ----- 1.76 total mile



2. Turn **right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S La Crosse Ave.*

*If you reach S Keating Ave you've gone a little too far.*

----- Then 3.65 miles ----- 5.41 total mile



3. Turn **left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

----- Then 0.06 miles ----- 5.47 total mile



4. Take the 1st **right** onto S Keating Ave.

*If you reach Kilpatrick Ave you've gone a little too far.*

----- Then 0.11 miles ----- 5.58 total mile



5. Turn **right** onto Southwest Hwy.

----- Then 0.06 miles ----- 5.65 total mile



6. Take the 1st **right** onto S Cicero Ave/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

----- Then 0.21 miles ----- 5.86 total mile

225

 7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**9 MIN | 2.6 MI**

Trip time based on traffic conditions as of 5:00 PM on May 10, 2016. Current Traffic: Heavy

FMC Dialysis Services - Burbank - NonHighway Route



1. Start out going **west** on W 77th St.

----- Then 0.01 miles ----- 0.01 total mile:



2. Take the 1st **right**.

*If you reach Lavergne Ave you've gone a little too far.*

----- Then 0.27 miles ----- 0.28 total mile:



3. Turn **slight right** onto S Cicero Ave/IL-50.

----- Then 1.90 miles ----- 2.19 total mile:



4. Turn **left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

----- Then 0.06 miles ----- 2.25 total mile:



5. Take the 1st **right** onto S Keating Ave.

*If you reach Kilpatrick Ave you've gone a little too far.*

----- Then 0.11 miles ----- 2.36 total mile:



6. Turn **right** onto Southwest Hwy.

----- Then 0.06 miles ----- 2.43 total mile:



7. Take the 1st **right** onto S Cicero Ave/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

----- Then 0.21 miles ----- 2.64 total mile:

227

 8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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List

Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**8 MIN | 2.3 MI**

Trip time based on traffic conditions as of 5:01 PM on May 10, 2016. Current Traffic: Heavy

RCG - Scottsdale - NonHighway Route



1. Start out going **east** on W 79th St toward S Knox Ave.

Then 0.03 miles ..... 0.03 total mile:



2. Make a **U-turn** at S Knox Ave onto W 79th St.

*If you are on W 79th St and reach S Kilpatrick Ave you've gone a little too far.*

Then 0.20 miles ..... 0.23 total mile:



3. Turn **left** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

*If you reach La Crosse Ave you've gone a little too far.*

Then 1.64 miles ..... 1.87 total mile:



4. Turn **left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles ..... 1.93 total mile:



5. Take the 1st **right** onto S Keating Ave.

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles ..... 2.04 total mile:



6. Turn **right** onto Southwest Hwy.

Then 0.06 miles ..... 2.11 total mile:



7. Take the 1st **right** onto S Cicero Ave/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles ..... 2.32 total mile:

229

 8. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

---

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**11 MIN | 3.6 MI**

Trip time based on traffic conditions as of 5:02 PM on May 10, 2016. Current Traffic: Heavy

West Lawn Dialysis - NonHighway Route

- 

1. Start out going **south** on S Pulaski Rd toward W 70th Pl.  
 ----- Then 2.05 miles ----- 2.05 total mile
- 

2. Turn **slight right** onto W Columbus Ave.  
*W Columbus Ave is just past W 86th St.*  
*If you are on S Pulaski Rd and reach W 87th St you've gone a little too far.*  
 ----- Then 0.08 miles ----- 2.13 total mile
- 

3. W Columbus Ave becomes Southwest Hwy.  
 ----- Then 1.24 miles ----- 3.36 total mile
- 

4. Turn **right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
 ----- Then 0.21 miles ----- 3.57 total mile
- 

5. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
 STE 300 is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**36 MIN | 21.0 MI**

Trip time based on traffic conditions as of 5:02 PM on May 10, 2016. Current Traffic: Heavy

Dialysis Center of America - Olympia Fields - Highway Route



1. Start out going **west** on Lincoln Hwy/US-30 W toward Orchard Dr.

----- Then 2.98 miles ----- 2.98 total mile



2. Merge onto I-57 N toward **Chicago**.

----- Then 8.30 miles ----- 11.28 total mile



3. Merge onto I-294 N/Tri State Tollway N via EXIT 349 toward **Wisconsin**

(Portions toll) (Electronic toll collection only).

----- Then 4.94 miles ----- 16.22 total mile



4. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 20.99 total mile



5. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

## YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**30 MIN | 15.2 MI**

Trip time based on traffic conditions as of 5:03 PM on May 10, 2016. Current Traffic: Heavy

Hazel Crest Renal Center - Highway Route



1. Start out going **west** on 183rd St toward Village West Dr.

----- Then 0.73 miles ----- 0.73 total mile



2. Turn **right** onto Crawford Ave.

*Crawford Ave is 0.1 miles past Springfield Ave.*

*If you are on 183rd St and reach Soleri Dr you've gone about 0.2 miles too far.*

----- Then 2.01 miles ----- 2.73 total mile



3. Turn **left** onto 167th St.

*167th St is just past W 167th St.*

*If you reach W 166th Pl you've gone about 0.1 miles too far.*

----- Then 0.45 miles ----- 3.19 total mile



4. Merge onto I-57 N.

----- Then 2.31 miles ----- 5.50 total mile



5. Merge onto I-294 N/Tri State Tollway N via EXIT 349 toward **Wisconsin**  
(Portions toll) (Electronic toll collection only).

----- Then 4.94 miles ----- 10.44 total mile



6. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 15.21 total mile



7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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Map

# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**27 MIN | 13.3 MI**

Trip time based on traffic conditions as of 5:04 PM on May 10, 2016. Current Traffic: Heavy

Fresenius medical Care Hazel Crest - Highway Route



1. Start out going **north** on E Carriageway Dr toward 175th St.

----- Then 0.10 miles ----- 0.10 total mile



2. Turn **left** onto 175th St.

----- Then 0.20 miles ----- 0.30 total mile



3. Take the 2nd **right** onto Kedzie Ave.

*Kedzie Ave is 0.1 miles past Longfellow Ave.*

----- Then 2.00 miles ----- 2.29 total mile



4. Turn **right** onto W 159th St/US-6 E.

*W 159th St is 0.1 miles past W 160th St.*

*If you reach W 158th St you've gone about 0.1 miles too far.*

----- Then 0.72 miles ----- 3.01 total mile



5. Merge onto I-294 N/Tri State Tollway N toward **Wisconsin** (Portions toll).

----- Then 5.53 miles ----- 8.54 total mile



6. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 13.31 total mile



7. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,

STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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# YOUR TRIP TO:



9115 S Cicero Ave, STE 300

**32 MIN | 16.9 MI**

Trip time based on traffic conditions as of 5:05 PM on May 10, 2016. Current Traffic: Heavy

Chicago Heights Dialysis - Highway Route



1. Start out going **west** on W Joe Orr Rd toward Dixie Hwy.

----- Then 0.04 miles ----- 0.04 total mile:



2. Take the 1st **right** onto Dixie Hwy.

*If you reach Willow Dr you've gone about 0.1 miles too far.*

----- Then 3.22 miles ----- 3.26 total mile:



3. Turn **left** to stay on Dixie Hwy.

*Dixie Hwy is just past Elm Rd.*

*If you are on Dixie Hwy and reach Harwood Ave you've gone a little too far.*

----- Then 0.11 miles ----- 3.37 total mile:



4. Turn **right** to stay on Dixie Hwy.

----- Then 0.52 miles ----- 3.89 total mile:



5. Take the 1st **right** onto Wood St.

*Wood St is just past Spruce Rd.*

*If you are on Dixie Hwy and reach Cheker Sq you've gone about 0.1 miles too far.*

----- Then 0.55 miles ----- 4.44 total mile:



6. Merge onto I-294 N/Tri State Tollway N via the ramp on the **left** (Portions toll).

*If you reach 171st St you've gone a little too far.*

----- Then 1.30 miles ----- 5.74 total mile:



7. Merge onto I-294 N/Tri State Tollway N (Portions toll).

----- Then 6.39 miles ----- 12.13 total mile:

235



8. Merge onto S Cicero Ave/IL-50 N.

----- Then 4.77 miles ----- 16.90 total miles



9. 9115 S Cicero Ave, STE 300, Oak Lawn, IL 60453-1771, 9115 S CICERO AVE,  
STE 300 is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

-----  
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YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

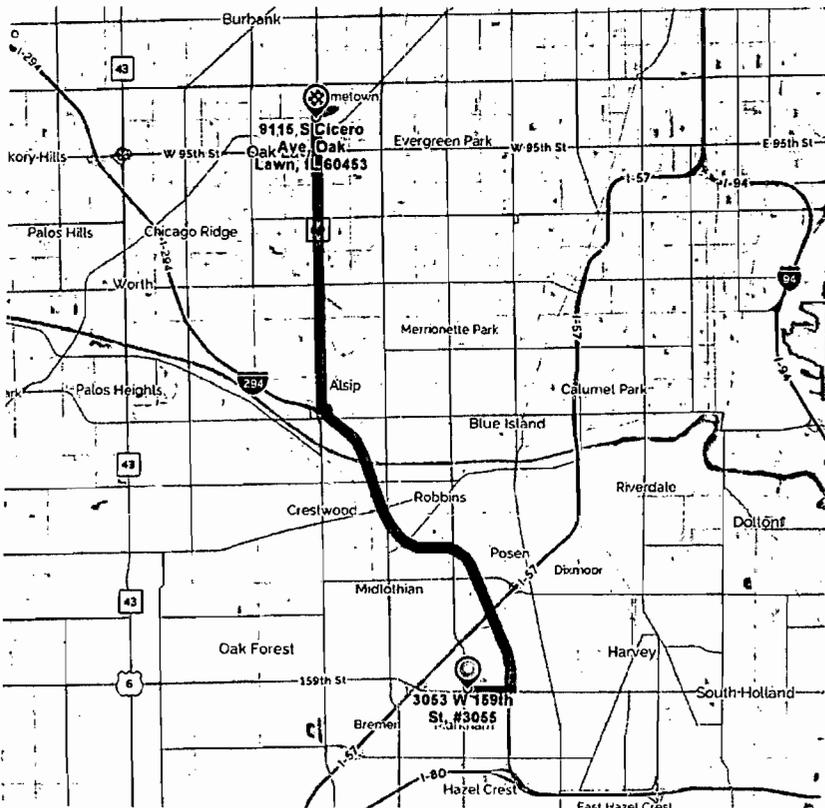
18 MIN | 10.9 MI

Trip time based on traffic conditions as of 8:32 AM on May 11, 2016. Current Traffic: Moderate

Markham Renal Center, Highway Route

1. Start out going east on W 159th St/US-6 E toward Albany Ave.  
Then 0.63 miles 0.63 total mile
2. Merge onto I-294 N/Tri State Tollway N toward Wisconsin (Portions toll).  
Then 5.53 miles 6.16 total mile
3. Merge onto S Cicero Ave/IL-50 N.  
Then 4.78 miles 10.93 total mile
4. 9115 S CICERO AVE is on the right.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**18 MIN** | **7.0 MI**

Trip time based on traffic conditions as of 4:01 PM on May 10, 2016. Current Traffic: Heavy

FMC Blue Island Dialysis Center, Highway Route

-  **1. Start out going south on Western Ave toward 123rd St.**  
Then 0.02 miles 0.02 total mile
  
-  **2. Take the 1st right onto 123rd St.**  
*If you reach Gruenwald St you've gone a little too far.*  
Then 2.01 miles 2.04 total mile
  
-  **3. Turn right onto S Pulaski Rd.**  
*If you reach S Shirley Ln you've gone about 0.1 miles too far.*  
Then 1.51 miles 3.55 total mile
  
-  **4. Turn left onto W 111th St.**  
*W 111th St is 0.5 miles past W 115th St.*  
*If you reach W 110th St you've gone about 0.1 miles too far.*  
Then 0.98 miles 4.54 total mile
  
-  **5. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
Then 2.50 miles 7.03 total mile
  
-  **6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:

9115 S Cicero Ave, Oak Lawn, IL 60453

27 MIN | 13.2 MI 

Trip time based on traffic conditions as of 4:02 PM on May 10, 2016. Current Traffic: Heavy



Community Dialysis of Harvey, Highway Route

-  1. Start out going **north** on Halsted St/IL-1 toward E 166th St.  
Then 0.93 miles 0.93 total mile
  
-  2. Turn **left** onto E 159th St/US-6 W.  
*E 159th St is 0.1 miles past E 160th St.*  
*If you reach E 158th St you've gone about 0.1 miles too far.*  
Then 2.08 miles 3.00 total mile
  
-  3. Merge onto I-294 N/Tri State Tollway N toward **Wisconsin**  
(Portions toll).  
Then 5.43 miles 8.44 total mile
  
-  4. Merge onto S Cicero Ave/IL-50 N.  
Then 4.78 miles 13.21 total mile
  
-  5. 9115 S CICERO AVE is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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# YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**29 MIN | 13.9 MI**

Trip time based on traffic conditions as of 4:03 PM on May 10, 2016. Current Traffic: Heavy

South Holland Renal Center, Highway Route

- 

**1. Start out going south on S Park Ave toward E 161st Pl.**  
Then 0.08 miles 0.08 total mile
- **2. Take the 2nd right onto E 162nd St/US-6 W. Continue to follow US-6 W.**  
*US-6 W is just past E 161st Pl.*  
*If you reach E 163rd St you've gone about 0.1 miles too far.*  
Then 3.58 miles 3.66 total mile
- 

**3. Merge onto I-294 N/Tri State Tollway N toward Wisconsin (Portions toll).**  
Then 5.43 miles 9.09 total mile
- 

**4. Merge onto S Cicero Ave/IL-50 N.**  
Then 4.78 miles 13.87 total mile
- 

**5. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:

9115 S Cicero Ave, Oak Lawn, IL 60453



**29 MIN | 19.1 MI**

Trip time based on traffic conditions as of 4:04 PM on May 10, 2016. Current Traffic: Moderate

Fresenius Medical Center Care Far South Holland, Highway Route

-  **1. Start out going north on Paxton Ave toward E 172nd St.**  
Then 0.25 miles 0.25 total mile
  
-  **2. Turn right onto E 170th St.**  
*E 170th St is just past E 170th Pl.*  
*If you reach E 169th Pl you've gone a little too far.*  
Then 0.50 miles 0.75 total mile
  
-  **3. Take the 3rd right onto Torrence Ave/US-6 E/IL-83.**  
*Torrence Ave is 0.1 miles past River Pl.*  
*If you reach Oak Ave you've gone about 0.1 miles too far.*  
Then 0.52 miles 1.27 total mile
  
-  **4. Merge onto I-94 W.**  
Then 0.66 miles 1.93 total mile
  
-  **5. Merge onto I-294 N/Tri State Tollway N via the exit on the left**  
**(Portions toll).**  
Then 5.98 miles 7.90 total mile
  
-  **6. Merge onto I-294 N/Tri State Tollway N (Portions toll).**  
Then 6.39 miles 14.29 total mile
  
-  **7. Merge onto S Cicero Ave/IL-50 N.**  
Then 4.78 miles 19.07 total mile

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*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**15 MIN** | **5.2 MI**

Trip time based on traffic conditions as of 4:06 PM on May 10, 2016. Current Traffic: Heavy

FMC-Merrionette Park, Highway Route



**1. Start out going north** on S Kedzie Ave toward W 116th Pl.

Then 0.71 miles

0.71 total mile



**2. Turn left** onto W 111th St.

*W 111th St is 0.1 miles past W 112th St.*

*If you reach W 110th St you've gone about 0.1 miles too far.*

Then 1.99 miles

2.69 total mile



**3. Turn right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

Then 2.50 miles

5.19 total mile



**4. 9115 S CICERO AVE** is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

12 MIN | 4.2 MI

Trip time based on traffic conditions as of 4:08 PM on May 10, 2016. Current Traffic: Heavy

Mount Greenwood Dialysis, Highway Route

1. Start out going **west** on W 111th St toward S Trumbull Ave.  
Then 1.74 miles 1.74 total mile
  
2. Turn **right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
Then 2.50 miles 4.23 total mile
  
3. 9115 S CICERO AVE is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**11 MIN** | **4.2 MI**

Trip time based on traffic conditions as of 4:09 PM on May 10, 2016. Current Traffic: Moderate

Fresenius Medical Care Evergreen Park, Highway Route

-  **1. Start out going south on S Western Ave toward W 98th St.**  
Then 0.21 miles 0.21 total mile
  
-  **2. Turn right onto W 99th St.**  
*W 99th St is 0.1 miles past W 98th St.*  
*If you reach W 100th St you've gone about 0.1 miles too far.*  
Then 1.02 miles 1.23 total mile
  
-  **3. Turn right onto S Kedzie Ave.**  
*S Kedzie Ave is 0.1 miles past S Utica Ave.*  
*If you reach S Sawyer Ave you've gone a little too far.*  
Then 0.51 miles 1.74 total mile
  
-  **4. Turn left onto W 95th St/US-20 W/US-12 W.**  
*W 95th St is 0.1 miles past W 96th St.*  
*If you reach W 94th St you've gone about 0.1 miles too far.*  
Then 2.02 miles 3.75 total mile
  
-  **5. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past Hilton Dr.*  
*If you reach S 49th Ave you've gone about 0.1 miles too far.*  
Then 0.47 miles 4.22 total mile
  
-  **6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

245

## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

12 MIN | 4.2 MI

Trip time based on traffic conditions as of 4:10 PM on May 10, 2016. Current Traffic: Heavy

Beverly Dialysis, Highway Route

-  **1. Start out going north** on S Western Ave toward W 81st St.  
Then 0.26 miles 0.26 total mile
-  **2. Turn left** onto W 79th St.  
*If you reach W 78th St you've gone about 0.1 miles too far.*  
Then 1.07 miles 1.33 total mile
-  **3. Turn slight left** onto W Columbus Ave.  
*W Columbus Ave is just past S Kedzie Ave.*  
*If you reach S Sawyer Ave you've gone a little too far.*  
Then 1.44 miles 2.77 total mile
-  **4. W Columbus Ave becomes Southwest Hwy.**  
Then 1.24 miles 4.00 total mile
-  **5. Turn right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 4.21 total mile
-  **6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

20 MIN | 6.4 MI

Trip time based on traffic conditions as of 4:11 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care Chatham, Highway Route

1. Start out going **northwest** on S Holland Rd toward W 87th St.  
Then 0.02 miles 0.02 total mile
2. Take the 1st **right** onto W 87th St.  
Then 0.07 miles 0.09 total mile
3. Take the 1st **left**.  
Then 0.02 miles 0.11 total mile
4. Turn **right**.  
Then 0.04 miles 0.15 total mile
5. Turn **right**.  
Then 0.02 miles 0.16 total mile
6. Turn **right** onto W 87th St.  
Then 4.75 miles 4.92 total mile
7. Turn **slight left** onto Southwest Hwy.  
*If you reach S Komensky Ave you've gone a little too far.*  
Then 1.25 miles 6.16 total mile
8. Turn **right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 6.38 total mile

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*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

10 MIN | 3.4 MI

Trip time based on traffic conditions as of 4:12 PM on May 10, 2016. Current Traffic: Heavy

FMC- Southside, Highway Route

-  **1. Start out going west on W 76th St toward S Troy St.**  
Then 0.08 miles 0.08 total mile
-  **2. Turn left onto S Kedzie Ave.**  
Then 0.33 miles 0.41 total mile
-  **3. Turn right onto W Columbus Ave.**  
*W Columbus Ave is just past W 78th St.*  
*If you are on S Kedzie Ave and reach W 79th St you've gone a little too far.*  
Then 1.51 miles 1.92 total mile
-  **4. W Columbus Ave becomes Southwest Hwy.**  
Then 1.24 miles 3.16 total mile
-  **5. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 3.37 total mile
-  **6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

18 MIN | 5.3 MI

Trip time based on traffic conditions as of 4:13 PM on May 10, 2016. Current Traffic: Heavy

FMC-Neomedica- Marquette Park, Highway Route

1. Start out going **north** on S Western Ave toward W 65th St.  
Then 0.04 miles 0.04 total mile
  
2. Make a **U-turn** at W 65th St onto S Western Ave.  
*If you reach W 64th St you've gone about 0.1 miles too far.*  
Then 1.15 miles 1.20 total mile
  
3. Turn **right** onto W Columbus Ave.  
*W Columbus Ave is just past W 74th St.*  
*If you reach W 75th St you've gone a little too far.*  
Then 2.66 miles 3.86 total mile
  
4. W Columbus Ave becomes Southwest Hwy.  
Then 1.24 miles 5.09 total mile
  
5. Turn **right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 5.31 total mile
  
6. 9115 S CICERO AVE is on the **right**.  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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# YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**22 MIN | 7.3 MI**

Trip time based on traffic conditions as of 4:14 PM on May 10, 2016. Current Traffic: Heavy

FMC- Ross Dialysis-Englewood, Highway Route

- 1. Start out going south on S Green St toward W 65th St.**  
Then 0.11 miles 0.11 total mile
- 2. Take the 1st right onto W 65th St.**  
Then 0.19 miles 0.29 total mile
- 3. Turn left onto S Morgan St.**  
*S Morgan St is just past S Sangamon St.*  
  
*If you reach S Carpenter St you've gone a little too far.*  
  
Then 0.50 miles 0.79 total mile
- 4. Turn right onto W 69th St.**  
*W 69th St is 0.1 miles past W 68th St.*  
  
*If you reach W 70th St you've gone about 0.1 miles too far.*  
  
Then 1.76 miles 2.56 total mile
- 5. Turn left onto S Western Ave.**  
*S Western Ave is just past S Claremont Ave.*  
  
*If you are on W Lithuanian Plaza Ct and reach S Artesian Ave you've gone a little too far.*  
  
Then 0.64 miles 3.20 total mile
- 6. Turn right onto W Columbus Ave.**  
*W Columbus Ave is just past W 74th St.*  
  
*If you reach W 75th St you've gone a little too far.*  
  
Then 2.66 miles 5.86 total mile

251



Then 1.24 miles

7.10 total mile

➔ **8. Turn right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

7.31 total mile



**9. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**33 MIN | 10.8 MI**

Trip time based on traffic conditions as of 4:15 PM on May 10, 2016. Current Traffic: Heavy

FMC- Garfield, Highway Route

-  **1. Start out going north** on S Wentworth Ave toward W 54th St.  
Then 0.00 miles 0.00 total mile
  
-  **2. Take the 1st right** onto W 54th St.  
*If you reach W 53rd St you've gone about 0.1 miles too far.*  
Then 0.02 miles 0.02 total mile
  
-  **3. Turn right.**  
*If you reach S La Salle St you've gone a little too far.*  
Then 0.10 miles 0.12 total mile
  
-  **4. Turn slight right.**  
*If you reach S La Salle St you've gone a little too far.*  
Then 0.04 miles 0.16 total mile
  
-  **5. Turn right** onto W Garfield Blvd.  
Then 0.11 miles 0.27 total mile
  
-  **6. Turn left** onto S Wells St.  
*S Wells St is just past S Wentworth Ave.*  
*If you reach S Princeton Ave you've gone a little too far.*  
Then 0.06 miles 0.32 total mile
  
-  **7. Merge onto I-90 (LOCAL) E/I-94 E/Dan Ryan Expy S** via the ramp on the left.  
Then 1.13 miles 1.45 total mile

253



Indiana.

Then 0.86 miles

2.31 total mile



9. I-94 (EXPRESS) E/Dan Ryan Expy S becomes I-94 E/Dan Ryan Expy S.

Then 1.76 miles

4.06 total mile



10. Take EXIT 61B toward 87th St.

Then 0.19 miles

4.25 total mile



11. Turn **slight left** onto S Lafayette Ave.

Then 0.12 miles

4.37 total mile.



12. Turn **right** onto W 87th St.

Then 5.02 miles

9.39 total mile.



13. Turn **slight left** onto Southwest Hwy.

*If you reach S Komensky Ave you've gone a little too far.*

Then 1.25 miles

10.63 total mile



14. Turn **right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

10.84 total mile



15. 9115 S CICERO AVE is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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**YOUR TRIP TO:**



9115 S Cicero Ave

28 MIN | 10.1 MI

Trip time based on traffic conditions as of 8:35 AM on May 11, 2016. Current Traffic: Heavy

**Emerald Dialysis, Highway Route**

1. Start out going **west** on W 43rd St toward S Emerald Ave.  
Then 0.11 miles 0.11 total mile:
2. Turn **left** onto S Halsted St.  
Then 0.51 miles 0.62 total mile:
3. Take the 2nd **right** onto W 47th St.  
*W 47th St is 0.1 miles past W 46th St.*  
*If you reach W 47th Pl you've gone a little too far.*  
Then 0.50 miles 1.11 total mile:
4. Take the 3rd **left** onto S Racine Ave.  
*S Racine Ave is 0.1 miles past S Aberdeen St.*  
*If you reach S Elizabeth St you've gone a little too far.*  
Then 2.77 miles 3.88 total mile:
5. Turn **right** onto W 69th St.  
*W 69th St is 0.1 miles past W 68th St.*  
*If you reach W 70th St you've gone about 0.1 miles too far.*  
Then 1.51 miles 5.39 total mile:
6. Turn **left** onto S Western Ave.  
*S Western Ave is just past S Claremont Ave.*  
*If you are on W Lithuanian Plaza Ct and reach S Artesian Ave you've gone a little too far.*  
Then 0.64 miles 6.03 total mile:
7. Turn **right** onto W Columbus Ave.  
*W Columbus Ave is just past W 74th St.*  
*If you reach W 75th St you've gone a little too far.*  
Then 2.66 miles 8.69 total mile:
8. W Columbus Ave becomes Southwest Hwy.  
Then 1.24 miles 9.93 total mile:
9. Turn **right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 10.14 total mile:

255

### YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**34 MIN | 11.0 MI**

Trip time based on traffic conditions as of 4:17 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care Bridgeport, Highway Route

- 

**1. Start out going west on W 35th St toward S Lituania Ave.**  
Then 0.22 miles 0.22 total mile
- 

**2. Turn left onto S Morgan St.**  
*S Morgan St is just past S Sangamon St.*  
*If you reach S Aberdeen St you've gone about 0.1 miles too far.*  
Then 1.01 miles 1.23 total mile
- 

**3. Turn right onto W 43rd St.**  
*W 43rd St is 0.1 miles past W Exchange Ave.*  
*If you reach W 45th St you've gone about 0.2 miles too far.*  
Then 0.76 miles 1.98 total mile
- 

**4. Take the 3rd left onto S Ashland Ave.**  
*S Ashland Ave is 0.3 miles past S Packers Ave.*  
*If you reach S Marshfield Ave you've gone a little too far.*  
Then 3.27 miles 5.25 total mile
- 

**5. Turn right onto W 69th St.**  
*W 69th St is 0.1 miles past W 68th St.*  
*If you reach W 70th St you've gone about 0.1 miles too far.*  
Then 1.01 miles 6.26 total mile

256



S Western Ave is just past S Claremont Ave.

If you are on W Lithuanian Plaza Ct and reach S Artesian Ave you've gone a little too far.

Then 0.64 miles

6.90 total mile



7. Turn **right** onto W Columbus Ave.

W Columbus Ave is just past W 74th St.

If you reach W 75th St you've gone a little too far.

Then 2.66 miles

9.56 total mile



8. W Columbus Ave becomes Southwest Hwy.

Then 1.24 miles

10.80 total mile



9. Turn **right** onto S Cicero Ave/IL-50.

S Cicero Ave is just past S Keating Ave.

If you reach S 48th Ct you've gone a little too far.

Then 0.21 miles

11.01 total mile



10. 9115 S CICERO AVE is on the **right**.

Your destination is just past W 91st Pl.

If you reach W 91st St you've gone a little too far.

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**26 MIN | 8.3 MI**

Trip time based on traffic conditions as of 4:17 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care of Roseland, Highway Route

- 1. Start out going west on W 111th St toward S Wentworth Ave.**  
Then 0.82 miles 0.82 total mile
  
- 2. Turn right onto S Halsted St/IL-1.**  
*S Halsted St is just past S Emerald Ave.*  
*If you reach S Green St you've gone a little too far.*  
Then 0.50 miles 1.32 total mile
  
- 3. Turn left onto W 107th St.**  
*W 107th St is 0.1 miles past W 108th St.*  
*If you reach W 106th St you've gone about 0.1 miles too far.*  
Then 1.26 miles 2.58 total mile
  
- 4. Turn right onto S Wood St.**  
*If you reach S Hale Ave you've gone about 0.1 miles too far.*  
Then 0.51 miles 3.09 total mile
  
- 5. Take the 3rd left onto W 103rd St.**  
*If you reach W 102nd St you've gone about 0.1 miles too far.*  
Then 3.78 miles 6.87 total mile
  
- 6. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach Lamon Ave you've gone about 0.1 miles too far.*  
Then 1.47 miles 8.34 total mile

258

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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### YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

27 MIN | 8.0 MI

Trip time based on traffic conditions as of 4:18 PM on May 10, 2016. Current Traffic: Heavy

Greenwood Dialysis Center, Highway Route

- 
**1. Start out going west on E 87th St toward S Greenwood Ave.**  
 Then 6.52 miles 6.52 total mile
  
- 
**2. Turn slight left onto Southwest Hwy.**  
*If you reach S Komensky Ave you've gone a little too far.*  
 Then 1.25 miles 7.77 total mile
  
- 
**3. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
 Then 0.21 miles 7.98 total mile
  
- 
**4. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:

9115 S Cicero Ave, Oak Lawn, IL 60453



**29 MIN | 8.6 MI**

Trip time based on traffic conditions as of 4:20 PM on May 10, 2016. Current Traffic: Heavy

Stony Island Dialysis, Highway Route

-  **1. Start out going north on S Stony Island Ave toward E 87th St.**  
Then 0.05 miles 0.05 total mile
  
-  **2. Turn left onto E 87th St.**  
*If you reach E 86th Pl you've gone a little too far.*  
Then 7.10 miles 7.15 total mile
  
-  **3. Turn slight left onto Southwest Hwy.**  
*If you reach S Komensky Ave you've gone a little too far.*  
Then 1.25 miles 8.40 total mile
  
-  **4. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 8.61 total mile
  
-  **5. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**28 MIN | 11.1 MI**

Trip time based on traffic conditions as of 4:21 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care South Deering, Highway Route

-  **1. Start out going north on S Torrence Ave toward E 105th St.**  
Then 0.34 miles 0.34 total mile
  
-  **2. Turn left onto E 103rd St.**  
*E 103rd St is 0.1 miles past E 104th St.*  
  
*If you reach E 102nd St you've gone about 0.1 miles too far.*  
  
Then 1.14 miles 1.49 total mile
  
-  **3. Merge onto I-94 W toward Chicago Loop.**  
Then 2.03 miles 3.51 total mile
  
-  **4. Merge onto I-57 S via EXIT 63 on the left toward Memphis.**  
Then 1.29 miles 4.81 total mile
  
-  **5. Take EXIT 357 toward IL-1/Halsted St.**  
Then 0.17 miles 4.98 total mile
  
-  **6. Merge onto W 98th Pl.**  
Then 0.12 miles 5.10 total mile
  
-  **7. Turn right onto S Halsted St.**  
*S Halsted St is just past S Emerald Ave.*  
  
*If you reach S Green St you've gone a little too far.*  
  
Then 0.44 miles 5.54 total mile

262



*W 95th St is 0.1 miles past W 96th St.*

*If you reach W 94th St you've gone about 0.1 miles too far.*

Then 5.05 miles

10.59 total mile



**9. Turn right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past Hilton Dr.*

*If you reach S 49th Ave you've gone about 0.1 miles too far.*

Then 0.47 miles

11.05 total mile



**10. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

33 MIN | 10.7 MI

Trip time based on traffic conditions as of 8:30 AM on May 11, 2016. Current Traffic: Heavy

Fresenius Medical Center Neomedica South, Highway Route

- 1. Start out going southeast on S South Chicago Ave toward S Exchange Ave.

Then 0.15 miles 0.15 total mile
- 2. Turn slight right onto S Commercial Ave.

S Commercial Ave is 0.1 miles past S Exchange Ave.

If you reach S Baltimore Ave you've gone about 0.1 miles too far.

Then 0.27 miles 0.42 total mile:
- 3. Take the 2nd right onto E 95th St/US-20 W/US-12 W.

E 95th St is 0.1 miles past S Anthony Ave.

If you reach E 96th St you've gone about 0.1 miles too far.

Then 9.81 miles 10.23 total mile:
- 4. Turn right onto S Cicero Ave/IL-50.

S Cicero Ave is just past Hilton Dr.

If you reach S 49th Ave you've gone about 0.1 miles too far.

Then 0.47 miles 10.70 total mile
- 5. 9115 S CICERO AVE is on the right.

Your destination is just past W 91st Pl.

If you reach W 91st St you've gone a little too far.

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# YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**31 MIN | 8.8 MI**

Trip time based on traffic conditions as of 4:24 PM on May 10, 2016. Current Traffic: Heavy

Grand Crossing Dialysis, Highway Route

1. Start out going **south** on S Cottage Grove Ave toward E 74th St.

Then 0.23 miles 0.23 total mile

2. Take the 2nd **right** onto E 75th St.

*E 75th St is 0.1 miles past E 74th St.*

*If you reach E 76th St you've gone about 0.1 miles too far.*

Then 1.35 miles 1.58 total mile

3. Turn **left** onto S Vincennes Ave.

*S Vincennes Ave is just past S Wentworth Ave.*

*If you reach S Princeton Ave you've gone a little too far.*

Then 1.74 miles 3.32 total mile

4. Turn **right** onto W 87th St.

*W 87th St is 0.1 miles past S Halsted St.*

*If you are on S Vincennes Ave and reach S Peoria St you've gone about 0.1 miles too far.*

Then 4.00 miles 7.32 total mile

5. Turn **slight left** onto Southwest Hwy.

*If you reach S Komensky Ave you've gone a little too far.*

Then 1.25 miles 8.56 total mile

265

 S Cicero Ave is just past S Keating Ave.

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

8.77 total mile



**7. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**34 MIN | 9.6 MI**

Trip time based on traffic conditions as of 4:25 PM on May 10, 2016. Current Traffic: Heavy

Jackson Park Dialysis, Highway Route

-  **1. Start out going north on S Stony Island Ave.**  
Then 0.03 miles 0.03 total mile
-  **2. Take the 1st left onto E 75th St.**  
Then 2.39 miles 2.42 total mile
-  **3. Turn left onto S Vincennes Ave.**  
*S Vincennes Ave is just past S Wentworth Ave.*  
*If you reach S Princeton Ave you've gone a little too far.*  
Then 1.74 miles 4.16 total mile
-  **4. Turn right onto W 87th St.**  
*W 87th St is 0.1 miles past S Halsted St.*  
*If you are on S Vincennes Ave and reach S Peoria St you've gone about 0.1 miles too far.*  
Then 4.00 miles 8.16 total mile
-  **5. Turn slight left onto Southwest Hwy.**  
*If you reach S Komensky Ave you've gone a little too far.*  
Then 1.25 miles 9.41 total mile
-  **6. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 9.62 total mile

267



*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

27 MIN | 11.4 MI

Trip time based on traffic conditions as of 8:20 AM on May 11, 2016. Current Traffic: Heavy

Woodlawn Dialysis, Highway Route

- 1. Start out going **south** on S State St toward W 51st St.

Then 0.55 miles 0.55 total mile:
- 2. Turn **right** onto W Garfield Blvd.

*W Garfield Blvd is 0.1 miles past E 54th St.*

*If you reach E 56th St you've gone about 0.1 miles too far.*

Then 0.31 miles 0.86 total mile:
- 3. Turn **left** onto S Wells St.

*S Wells St is just past S Wentworth Ave.*

*If you reach S Princeton Ave you've gone a little too far.*

Then 0.06 miles 0.91 total mile:
- 4. Merge onto I-90 (LOCAL) E/I-94 E/Dan Ryan Expy S via the ramp on the **left**.

Then 1.13 miles 2.04 total mile:
- 5. Merge onto I-94 (EXPRESS) E/Dan Ryan Expy S toward **Indiana**.

Then 0.86 miles 2.90 total mile:
- 6. I-94 (EXPRESS) E/Dan Ryan Expy S becomes I-94 E/Dan Ryan Expy S.

Then 1.76 miles 4.65 total mile:
- 7. Take EXIT 61B toward **87th St**.

Then 0.19 miles 4.84 total mile:
- 8. Turn **slight left** onto S Lafayette Ave.

Then 0.12 miles 4.96 total mile:
- 9. Turn **right** onto W 87th St.

Then 5.02 miles 9.98 total mile:
- 10. Turn **slight left** onto Southwest Hwy.

*If you reach S Komensky Ave you've gone a little too far.*

Then 1.25 miles 11.22 total mile:
- 11. Turn **right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles 11.43 total mile:

269

## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**43 MIN | 13.4 MI**

Trip time based on traffic conditions as of 4:27 PM on May 10, 2016. Current Traffic: Heavy

Kenwood Dialysis, Highway Route

-  **1. Start out going south on S Cottage Grove Ave toward E 43rd St.**  
Then 0.05 miles 0.05 total mile
  
-  **2. Take the 1st right onto E 43rd St.**  
*If you reach E 44th St you've gone about 0.1 miles too far.*  
Then 1.26 miles 1.31 total mile
  
-  **3. Turn left onto S Wentworth Ave.**  
*S Wentworth Ave is just past S La Salle St.*  
*If you reach S Wells St you've gone a little too far.*  
Then 0.03 miles 1.34 total mile
  
-  **4. Merge onto I-90 (LOCAL) E/I-94 E/Dan Ryan Expy S via the ramp on the left.**  
Then 0.67 miles 2.01 total mile
  
-  **5. Merge onto I-94 (EXPRESS) E/Dan Ryan Expy S via the exit on the left toward 79th St.**  
Then 2.87 miles 4.88 total mile
  
-  **6. I-94 (EXPRESS) E/Dan Ryan Expy S becomes I-94 E/Dan Ryan Expy S.**  
Then 1.76 miles 6.64 total mile
  
-  **7. Take EXIT 61B toward 87th St.**  
Then 0.19 miles 6.82 total mile

270

 Then 0.12 miles 6.94 total mile

 **9. Turn right** onto W 87th St.  
Then 5.02 miles 11.96 total mile

 **10. Turn slight left** onto Southwest Hwy.  
*If you reach S Komensky Ave you've gone a little too far.*  
Then 1.25 miles 13.20 total mile

 **11. Turn right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 13.42 total mile

 **12. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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# YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**33 MIN | 10.6 MI**

Trip time based on traffic conditions as of 8:12 AM on May 11, 2016. Current Traffic: Heavy



Fresenius Medical Care South Shore, Highway Route

- 
**1. Start out going west on E 79th St toward S Yates Blvd.**  
 Then 1.05 miles 1.05 total mile
- 
**2. Turn left onto S Stony Island Ave.**  
*S Stony Island Ave is just past S South Chicago Ave.*  
 Then 1.01 miles 2.06 total mile
- 
**3. Turn right onto E 87th St.**  
*E 87th St is just past E 86th Pl.*  
*If you reach E 88th St you've gone about 0.1 miles too far.*  
 Then 7.08 miles 9.14 total mile
- 
**4. Turn slight left onto Southwest Hwy.**  
*If you reach S Komensky Ave you've gone a little too far.*  
 Then 1.25 miles 10.38 total mile
- 
**5. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
 Then 0.21 miles 10.60 total mile
- 
**6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**32 MIN** | **14.4 MI**

Trip time based on traffic conditions as of 8:13 AM on May 11, 2016. Current Traffic: Heavy

Loyola Dialysis Center, Highway Route

-  **1. Start out going east on W Roosevelt Rd toward S Racine Ave.**  
Then 0.61 miles 0.61 total mile
  
-  **2. Merge onto I-90 E/I-94 E/Dan Ryan Expy S.**  
*If you reach S Ruble St you've gone a little too far.*  
Then 0.65 miles 1.26 total mile
  
-  **3. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward St Louis.**  
Then 6.02 miles 7.27 total mile
  
-  **4. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**  
Then 0.30 miles 7.57 total mile
  
-  **5. Turn left onto IL-50/S Cicero Ave.**  
Then 6.41 miles 13.98 total mile
  
-  **6. Turn left onto W 92nd St.**  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 14.04 total mile
  
-  **7. Take the 1st right onto S Keating Ave.**  
*If you reach Kilpatrick Ave you've gone a little too far.*  
Then 0.11 miles 14.15 total mile
  
-  **8. Turn right onto Southwest Hwy.**  
Then 0.06 miles 14.22 total mile

273



*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

14.43 total mile



**10. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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## YOUR TRIP TO:

9115 S Cicero Ave, Oak Lawn, IL 60453



**37 MIN | 24.1 MI**

Trip time based on traffic conditions as of 8:14 AM on May 11, 2016. Current Traffic: Heavy

Fresenius Medical Care Melrose Park, Highway Route

- 1. Start out going east on Superior St toward N 11th Ave.**  
Then 0.01 miles 0.01 total mile
  
- 2. Turn right onto N 11th Ave.**  
*If you reach N 9th Ave you've gone about 0.1 miles too far.*  
Then 0.08 miles 0.09 total mile
  
- 3. Take the 1st left onto W Lake St.**  
Then 0.67 miles 0.76 total mile
  
- 4. Turn right onto N 1st Ave/IL-171.**  
*N 1st Ave is just past N 2nd Ave.*  
*If you reach Des Plaines Ave you've gone a little too far.*  
Then 1.18 miles 1.94 total mile
  
- 5. Turn right onto Harrison St.**  
*Harrison St is just past Congress St.*  
*If you reach Bataan Dr you've gone a little too far.*  
Then 0.05 miles 1.99 total mile
  
- 6. Merge onto I-290 W/Chicago-Kansas City Expressway**  
**W/Eisenhower Expy W via the ramp on the left.**  
Then 3.61 miles 5.60 total mile

275



W/Ronald Reagan Memorial Tollway W via EXIT 15A toward **Indiana/Aurora.**

Then 0.49 miles

6.09 total mile



**8. Merge onto I-294 S/Tri State Tollway S toward Indiana**  
(Portions toll).

Then 13.74 miles

19.83 total mile



**9. Merge onto US-20 E/US-12 E/W 95th St.**

Then 3.77 miles

23.60 total mile



**10. Turn left onto S Cicero Ave/IL-50.**

*S Cicero Ave is just past Lacrosse Ave.*

*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

Then 0.48 miles

24.08 total mile



**11. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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276

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

35 MIN | 12.6 MI

Trip time based on traffic conditions as of 8:16 AM on May 11, 2016. Current Traffic: Heavy

Dialysis Center of America-Berwyn, Highway Route

1. Start out going north on Harlem Ave/IL-43 toward 26th St.

2. Take the 1st right onto 26th St.  
*If you reach W 25th St you've gone about 0.2 miles too far.*

Then 0.15 miles 0.15 total mile:

3. Take the 1st right onto Riverside Dr.  
*If you reach 26th Pkwy you've gone a little too far.*

Then 0.21 miles 0.36 total mile:

4. Take the 3rd left onto Harlem Ave/IL-43. Continue to follow Harlem Ave.  
*Harlem Ave is just past Maple Ave.*

*If you are on Longcommon Rd and reach Byrd Rd you've gone a little too far.*  
Then 8.55 miles 8.91 total mile:

5. Merge onto US-20 E/US-12 EW 95th St.  
Then 3.23 miles 12.14 total mile:

6. Turn left onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past Lacrosse Ave.*  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*

Then 0.48 miles 12.61 total mile:

7. 9115 S CICERO AVE is on the right.  
*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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277

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

35 MIN | 24.0 MI

Trip time based on traffic conditions as of 8:14 AM on May 11, 2016. Current Traffic: Heavy

Maple Avenue Kidney Center, Highway Route

- 1. Start out going south on S Maple Ave toward Adams St.**  
Then 0.14 miles 0.14 total mile:
- 2. Turn right onto Jackson Blvd.**  
*Jackson Blvd is just past S Maple Ave.*  
Then 0.05 miles 0.18 total mile:
- 3. Take the 1st left onto Harlem Ave/IL-43.**  
*Harlem Ave is just past S Maple Ave.*  
*If you reach Elgin Ave you've gone a little too far.*  
Then 0.16 miles 0.34 total mile:
- 4. Merge onto I-290 W/Chicago-Kansas City Expressway W/Eisenhower Expy W.**  
*If you are on IL-43 and reach Harrison St you've gone a little too far.*  
Then 5.19 miles 5.53 total mile:
- 5. Keep left to take I-88 W/Chicago-Kansas City Expressway W/Ronald Reagan Memorial Tollway W via EXIT 15A toward Indiana/Aurora.**  
Then 0.49 miles 6.02 total mile:
- 6. Merge onto I-294 S/Tri State Tollway S toward Indiana (Portions toll).**  
Then 13.74 miles 19.76 total mile:
- 7. Merge onto US-20 E/US-12 E/W 95th St.**  
Then 3.77 miles 23.53 total mile:
- 8. Turn left onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past Lacrosse Ave.*  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*  
Then 0.48 miles 24.00 total mile:
- 9. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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278

YOUR TRIP TO:

9115 S Cicero Ave



41 MIN | 24.7 MI

Trip time based on traffic conditions as of 8:33 AM on May 11, 2016. Current Traffic: Moderate

North Avenue Dialysis Center, Highway Route

- 1. Start out going west on W North Ave/IL-64 toward N 9th Ave.  
Then 4.20 miles 4.20 total mile:
- 2. Merge onto I-290 E toward Chicago.  
Then 1.97 miles 6.17 total mile:
- 3. Merge onto I-294 S/Tri State Tollway S via EXIT 15A toward Indiana (Portions toll).  
Then 14.33 miles 20.50 total mile:
- 4. Merge onto US-20 E/US-12 E/W 95th St.  
Then 3.77 miles 24.27 total mile:
- 5. Turn left onto S Cicero Ave/IL-50.  
S Cicero Ave is just past Lacrosse Ave.  
*If you reach Kilpatrick Ave you've gone about 0.1 miles too far.*  
Then 0.47 miles 24.74 total mile:
- 6. 9115 S CICERO AVE is on the right.  
Your destination is just past W 91st Pl.  
*If you reach W 91st St you've gone a little too far.*

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279

YOUR TRIP TO:

9115 S Cicero Ave



38 MIN | 23.5 MI

Trip time based on traffic conditions as of 4:29 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care River Forest, Highway Route

- 

**1. Start out going south on Forest Ave toward Vine St.**  
Then 0.17 miles 0.17 total mile:
- 

**2. Take the 2nd right onto Madison St.**  
*Madison St is 0.1 miles past Vine St.*  
Then 0.66 miles 0.83 total mile:
- 

**3. Take the 3rd left onto S 1st Ave/IL-171.**  
*S 1st Ave is just past Orchard Ave.*  
*If you reach S 2nd Ave you've gone a little too far.*  
Then 0.50 miles 1.33 total mile:
- 

**4. Turn right onto Harrison St.**  
*Harrison St is just past Congress St.*  
*If you reach Bataan Dr you've gone a little too far.*  
Then 0.05 miles 1.38 total mile:
- 

**5. Merge onto I-290 W/Chicago-Kansas City Expressway W/Eisenhower Expy W via the ramp on the left.**  
Then 3.61 miles 4.99 total mile:

280

YOUR TRIP TO:

9115 S Cicero Ave



45 MIN | 29.0 MI

Trip time based on traffic conditions as of 4:25 PM on May 10, 2016. Current Traffic: Heavy



Fresenius Medical Care Northwest, Highway Route

- 

**1. Start out going north on N Cumberland Ave/IL-171.**  
Then 0.05 miles 0.05 total mile:
- 

**2. Turn left onto W Lawrence Ave.**  
*W Lawrence Ave is just past W Leland Ave.*  
Then 1.33 miles 1.38 total mile:
- 

**3. Turn right onto River Rd.**  
*River Rd is 0.7 miles past N East River Rd.*  
*If you reach Kolze Ave you've gone a little too far.*  
Then 0.76 miles 2.15 total mile:
- 

**4. Turn left onto Balmoral Ave.**  
*If you reach William Rd you've gone a little too far.*  
Then 0.36 miles 2.51 total mile:
- 

**5. Merge onto I-294 S/Tri State Tollway S via the ramp on the left (Portions toll).**  
*If you reach Pearl St you've gone a little too far.*  
Then 22.20 miles 24.71 total mile:
- 

**6. Merge onto US-20 E/US-12 E/W 95th St.**  
Then 3.77 miles 28.48 total mile:

281

YOUR TRIP TO:

9115 S Cicero Ave



46 MIN | 31.1 MI

Trip time based on traffic conditions as of 4:22 PM on May 10, 2016. Current Traffic: Heavy

Resurrection Medical Center, Highway Route

- 

**1. Start out going southwest.**  
Then 0.04 miles 0.04 total mile:
- 

**2. Turn left.**  
Then 0.06 miles 0.10 total mile:
- 

**3. Turn slight left.**  
Then 0.17 miles 0.28 total mile:
- 

**4. Turn right onto W Talcott Ave.**  
*If you are on N Oketo Ave and reach W Peterson Ave you've gone about 0.4 miles too far.*  
Then 0.31 miles 0.58 total mile:
- 

**5. Turn right onto N Harlem Ave/IL-43.**  
*N Harlem Ave is just past N Oconto Ave.*  
*If you reach N Nina Ave you've gone a little too far.*  
Then 0.21 miles 0.80 total mile:
- 

**6. Take the 3rd right onto W Bryn Mawr Ave.**  
*W Bryn Mawr Ave is just past W Olive Ave.*  
*If you are on N Harlem Ave and reach IL-43 you've gone about 0.1 miles too far.*  
Then 0.01 miles 0.81 total mile:

282

YOUR TRIP TO:



9115 S Cicero Ave

50 MIN | 13.6 MI

Trip time based on traffic conditions as of 4:20 PM on May 10, 2016. Current Traffic: Heavy

Oak Park Dialysis Center, Highway Route

1. Start out going **east** on Madison St toward S Euclid Ave.

Then 0.98 miles 0.98 total mile:

2. Turn **right** onto S Austin Blvd.  
*If you are on W Madison St and reach S Mason Ave you've gone a little too far.*

Then 0.62 miles 1.60 total mile:

3. Merge onto I-290 E/Chicago-Kansas City Expressway E/Eisenhower Expy E via the ramp on the **left**.

*If you reach Garfield St you've gone a little too far.*

Then 1.29 miles 2.89 total mile:

4. Take EXIT 24B toward **IL-50/Cicero Ave/4800 W**.

Then 0.17 miles 3.06 total mile:

5. Merge onto W Lexington St.

Then 0.05 miles 3.12 total mile:

6. Take the 1st **right** onto S Cicero Ave/IL-50.  
*If you reach S Kilpatrick Ave you've gone about 0.1 miles too far.*

Then 1.76 miles 4.88 total mile:

283

YOUR TRIP TO:  
9115 S Cicero Ave



49 MIN | 13.5 MI

Trip time based on traffic conditions as of 4:16 PM on May 10, 2016. Current Traffic: Heavy

West Suburban Hosp. Dialysis Unit, Highway Route

- 

**1. Start out going south on N Austin Blvd toward W Ohio St.**  
Then 1.40 miles 1.40 total mile:
- 

**2. Merge onto I-290 E/Chicago-Kansas City Expressway E/Eisenhower Expy E via the ramp on the left.**  
*If you reach Garfield St you've gone a little too far.*  
Then 1.29 miles 2.69 total mile:
- 

**3. Take EXIT 24B toward IL-50/Cicero Ave/4800 W.**  
Then 0.17 miles 2.86 total mile:
- 

**4. Merge onto W Lexington St.**  
Then 0.05 miles 2.92 total mile:
- 

**5. Take the 1st right onto S Cicero Ave/IL-50.**  
*If you reach S Kilpatrick Ave you've gone about 0.1 miles too far.*  
Then 1.76 miles 4.68 total mile:
- 

**6. Keep left at the fork to continue on IL-50/S Cicero Ave.**  
Then 8.33 miles 13.00 total mile:
- 

**7. Turn left onto W 92nd St.**  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 13.07 total mile:
- 

**8. Take the 1st right onto S Keating Ave.**  
*If you reach Kilpatrick Ave you've gone a little too far.*  
Then 0.11 miles 13.18 total mile:
- 

**9. Turn right onto Southwest Hwy.**  
Then 0.06 miles 13.24 total mile:
- 

**10. Take the 1st right onto S Cicero Ave/IL-50.**  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 13.45 total mile:
- 

**11. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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284

YOUR TRIP TO:

9115 S Cicero Ave



34 MIN | 8.3 MI

Trip time based on traffic conditions as of 4:12 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care Cicero, Highway Route

1. Start out going **south** on S Cicero Ave/IL-50 toward W 31st St.

Then 7.83 miles 7.83 total mile:

2. Turn **left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles 7.89 total mile:

3. Take the 1st **right** onto S Keating Ave.

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles 8.00 total mile:

4. Turn **right** onto Southwest Hwy.

Then 0.06 miles 8.06 total mile:

5. Take the 1st **right** onto S Cicero Ave/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles 8.27 total mile:

6. 9115 S CICERO AVE is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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285

YOUR TRIP TO:



9115 S Cicero Ave

39 MIN | 9.3 MI

Trip time based on traffic conditions as of 4:09 PM on May 10, 2016. Current Traffic: Heavy

DaVita Lawndale Dialysis, Highway Route

- 

**1. Start out going west on W 24th St toward S Pulaski Rd.**  
Then 0.06 miles 0.06 total mile:
- 

**2. Take the 1st left onto S Pulaski Rd.**  
*If you reach S Kartov Ave you've gone a little too far.*  
Then 7.76 miles 7.81 total mile:
- 

**3. Turn slight right onto W Columbus Ave.**  
*W Columbus Ave is just past W 86th St.*  
*If you are on S Pulaski Rd and reach W 87th St you've gone a little too far.*  
Then 0.08 miles 7.89 total mile:
- 

**4. W Columbus Ave becomes Southwest Hwy.**  
Then 1.24 miles 9.13 total mile:
- 

**5. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 9.34 total mile:
- 

**6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

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286

YOUR TRIP TO:



9115 S Cicero Ave

48 MIN | 12.2 MI

Trip time based on traffic conditions as of 4:05 PM on May 10, 2016. Current Traffic: Heavy

Austin Community Kidney Center, Highway Route

- 1. Start out going **east** on W Chicago Ave toward N Cicero Ave/IL-50.

Then 0.02 miles 0.02 total mile:
- 2. Take the 1st **right** onto N Cicero Ave/IL-50. Continue to follow N Cicero Ave.

*If you reach N Kilpatrick Ave you've gone about 0.1 miles too far.*

Then 11.73 miles 11.75 total mile:
- 3. Turn **left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles 11.81 total mile:
- 4. Take the 1st **right** onto S Keating Ave.

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles 11.92 total mile:
- 5. Turn **right** onto Southwest Hwy.

Then 0.06 miles 11.99 total mile:
- 6. Take the 1st **right** onto S Cicero Ave/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles 12.20 total mile:

287

YOUR TRIP TO:



9115 S Cicero Ave

1 HR 8 MIN | 22.9 MI

Trip time based on traffic conditions as of 4:01 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care North Kilpatrick, Highway Route



1. Start out going **south** on N Kilpatrick Ave toward W Lawrence Ave.

Then 0.00 miles 0.00 total mile:



2. Turn **right** onto W Lawrence Ave.

Then 0.10 miles 0.11 total mile:



3. Turn **left** onto N Cicero Ave/IL-50.

*N Cicero Ave is just past N Keating Ave.*

*If you reach N Lamon Ave you've gone about 0.1 miles too far.*

Then 0.25 miles 0.36 total mile:



4. Take the 1st **left** onto W Wilson Ave.

Then 0.02 miles 0.37 total mile:



5. Merge onto I-94 E.

*If you reach N Kilpatrick Ave you've gone about 0.1 miles too far.*

Then 9.74 miles 10.11 total mile:



6. Merge onto I-55 S/Adlai E Stevenson Expy S via

EXIT 53 toward **St Louis**.

Then 4.93 miles 15.04 total mile:



7. Take the **Pulaski Rd** exit, EXIT 287, toward **4000 W**.

Then 0.27 miles 15.31 total mile:



8. Keep **left** at the fork in the ramp.

Then 0.05 miles 15.36 total mile:



9. Keep **right** at the fork in the ramp.

Then 0.01 miles 15.37 total mile:



10. Turn **slight left** onto S Pulaski Rd.

Then 6.04 miles 21.41 total mile:

288

YOUR TRIP TO:



9115 S Cicero Ave

44 MIN | 30.2 MI

Trip time based on traffic conditions as of 3:27 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Center Des Plaines, Highway Route

1. Start out going east on E Oakton St toward Linden St.

Then 0.31 miles 0.31 total miles

2. Turn right onto S River Rd.  
S River Rd is just past Locust St.

Then 1.14 miles 1.45 total miles

3. Merge onto I-294 S/Tri State Tollway S toward Indiana (Portions toll).

Then 24.53 miles 25.98 total miles

4. Merge onto US-20 E/US-12 E/W 95th St.

Then 3.77 miles 29.75 total miles

5. Turn left onto S Cicero Ave/IL-50.  
S Cicero Ave is just past Lacrosse Ave.

If you reach Kilpatrick Ave you've gone about 0.1 miles too far.

Then 0.47 miles 30.22 total miles

6. 9115 S CICERO AVE is on the right.  
Your destination is just past W 91st Pl.

If you reach W 91st St you've gone a little too far.

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### YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

**33 MIN | 9.6 MI**

Trip time based on traffic conditions as of 2:56 PM on May 10, 2016. Current Traffic: Heavy

### SAH Dialysis at 26th Street, Highway Route

**1. Start out going west** on W 26th St toward S Albany Ave.

Then 0.16 miles

0.16 total mile:

**2. Turn left** onto S Kedzie Ave.  
*S Kedzie Ave is just past S Troy St.*

*If you reach S Sawyer Ave you've gone a little too far.*

Then 6.50 miles

6.66 total mile:

**3. Turn right** onto W Columbus Ave.  
*W Columbus Ave is just past W 78th St.*

*If you are on S Kedzie Ave and reach W 79th St you've gone a little too far.*

Then 1.51 miles

8.16 total mile:

**4. W Columbus Ave becomes Southwest Hwy.**  
Then 1.24 miles

9.40 total mile:

**5. Turn right** onto S Cicero Ave/IL-50.  
*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

9.61 total mile:

290

~~W. 9115 S CICERO AVE IS ON THE RIGHT.~~

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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### YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

42 MIN | 11.9 MI

Trip time based on traffic conditions as of 3:00 PM on May 10, 2016. Current Traffic: Heavy

FMC Dialysis Services of Congress Parkway, Highway Route

- 1. Start out going east on W Van Buren St toward S Homan Ave.**  
Then 0.02 miles 0.02 total mile:
- 2. Take the 1st right onto S Homan Ave.**  
*If you reach S Christiana Ave you've gone a little too far.*  
Then 0.13 miles 0.15 total mile:
- 3. Turn left onto W Harrison St.**  
*W Harrison St is just past W Congress Pkwy.*  
*If you reach W Flornoy St you've gone a little too far.*  
Then 0.25 miles 0.40 total mile:
- 4. Turn right onto S Kedzie Ave.**  
*S Kedzie Ave is 0.1 miles past S Spaulding Ave.*  
*If you reach S Albany Ave you've gone about 0.1 miles too far.*  
Then 8.51 miles 8.91 total mile:
- 5. Turn right onto W Columbus Ave.**  
*W Columbus Ave is just past W 78th St.*  
*If you are on S Kedzie Ave and reach W 79th St you've gone a little too far.*  
Then 1.51 miles 10.41 total mile:

292



Then 1.24 miles

11.65 total mile:



**7. Turn right** onto S Cicero Ave/IL-50.

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

11.86 total mile:



**8. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

32 MIN | 11.5 MI

Trip time based on traffic conditions as of 3:01 PM on May 10, 2016. Current Traffic: Heavy

Mt. Sinai Hospital Med Center, Highway Route

-  1. Start out going **south** on S California Ave toward W 15th Place Dr.  
Then 1.94 miles 1.94 total mile:
-  2. Merge onto I-55 S/Adlai E Stevenson Expy S.  
Then 2.42 miles 4.36 total mile:
-  3. Take the **IL-50/Cicero Ave** exit, EXIT 286, toward **4800 W**.  
Then 0.30 miles 4.66 total mile:
-  4. Turn **left** onto IL-50/S Cicero Ave.  
Then 6.41 miles 11.07 total mile:
-  5. Turn **left** onto W 92nd St.  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 11.13 total mile:
-  6. Take the **1st right** onto S Keating Ave.  
*If you reach Kilpatrick Ave you've gone a little too far.*  
Then 0.11 miles 11.24 total mile:
-  7. Turn **right** onto Southwest Hwy.  
Then 0.06 miles 11.31 total mile:

294



8. TAKE THE 1ST RIGHT ONTO S CICERO AVE/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

11.52 total miles



9. 9115 S CICERO AVE is on the **right**.

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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**YOUR TRIP TO:**

9115 S Cicero Ave, Oak Lawn, IL 60453

**35 MIN | 10.6 MI**

Trip time based on traffic conditions as of 3:02 PM on May 10, 2016. Current Traffic: Heavy

Little Village Dialysis, Highway Route

- 

**1. Start out going west on W Cermak Rd toward S Western Ave.**  
Then 0.05 miles 0.05 total mile:
- 

**2. Take the 1st left onto S Western Ave.**  
Then 6.43 miles 6.48 total mile:
- 

**3. Turn right onto W Columbus Ave.**  
*W Columbus Ave is just past W 74th St.*  
*If you reach W 75th St you've gone a little too far.*  
Then 2.66 miles 9.14 total mile:
- 

**4. W Columbus Ave becomes Southwest Hwy.**  
Then 1.24 miles 10.37 total mile:
- 

**5. Turn right onto S Cicero Ave/IL-50.**  
*S Cicero Ave is just past S Keating Ave.*  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 10.58 total mile:
- 

**6. 9115 S CICERO AVE is on the right.**  
*Your destination is just past W 91st Pl.*  
*If you reach W 91st St you've gone a little too far.*

296

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

40 MIN | 12.4 MI

Trip time based on traffic conditions as of 3:03 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care of Chicago- West, Highway Route

-  **1. Start out going south on S Damen Ave toward W 17th St.**  
Then 1.78 miles 1.78 total miles
  
-  **2. Merge onto I-55 S/Adlai E Stevenson Expy S.**  
Then 3.49 miles 5.27 total miles
  
-  **3. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**  
Then 0.30 miles 5.57 total miles
  
-  **4. Turn left onto IL-50/S Cicero Ave.**  
Then 6.41 miles 11.98 total miles
  
-  **5. Turn left onto W 92nd St.**  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 12.04 total miles
  
-  **6. Take the 1st right onto S Keating Ave.**  
*If you reach Kilpatrick Ave you've gone a little too far.*  
Then 0.11 miles 12.15 total miles
  
-  **7. Turn right onto Southwest Hwy.**  
Then 0.06 miles 12.22 total miles

297



**8. TAKE THE 1ST RIGHT ONTO S CICERO AVE/IL-55.**

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

12.43 total mile:



**9. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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298

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

44 MIN | 13.2 MI

Trip time based on traffic conditions as of 3:04 PM on May 10, 2016. Current Traffic: Heavy

John H. Stroger Jr. Hospital of Cook County, Highway Route



1. Start out going **west** on W Harrison St toward S Wolcott Ave.

Then 0.05 miles

0.05 total mile:



2. Turn **left** onto W Ogden Ave.

*W Ogden Ave is just past S Wolcott Ave.*

*If you are on W Harrison St and reach S Damen Ave you've gone a little too far.*

Then 0.13 miles

0.18 total mile:



3. Turn **slight left** onto S Damen Ave.

*S Damen Ave is 0.1 miles past S Winchester Ave.*

*If you are on W Ogden Ave and reach W Polk St you've gone about 0.1 miles too far.*

Then 2.41 miles

2.59 total mile:



4. Merge onto I-55 S/Adlai E Stevenson Expy S.

Then 3.49 miles

6.08 total mile:



5. Take the **IL-50/Cicero Ave** exit, EXIT 286, toward **4800 W.**

Then 0.30 miles

6.38 total mile:



6. Turn **left** onto IL-50/S Cicero Ave.

Then 6.41 miles

12.79 total mile:

299



7. Turn left onto W 92nd St.

W 92nd St is just past W 91st Pl.

If you reach Southwest Hwy you've gone about 0.1 miles too far.

Then 0.06 miles

12.85 total mile:



8. Take the 1st right onto S Keating Ave.

If you reach Kilpatrick Ave you've gone a little too far.

Then 0.11 miles

12.96 total mile:



9. Turn right onto Southwest Hwy.

Then 0.06 miles

13.03 total mile:



10. Take the 1st right onto S Cicero Ave/IL-50.

If you reach S 48th Ct you've gone a little too far.

Then 0.21 miles

13.24 total mile:



11. 9115 S CICERO AVE is on the right.

Your destination is just past W 91st Pl.

If you reach W 91st St you've gone a little too far.

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300

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

43 MIN | 13.0 MI

Trip time based on traffic conditions as of 3:06 PM on May 10, 2016. Current Traffic: Heavy

University of Illinois Hospital- Dialysis, Highway Route

1. Start out going **west** on W Taylor St toward S Wolcott Ave.

Then 0.19 miles

0.19 total mile:

2. Turn **left** onto S Damen Ave.

*S Damen Ave is 0.1 miles past S Wolcott Ave.*

*If you reach S Seeley Ave you've gone a little too far.*

Then 2.17 miles

2.35 total mile:

3. Merge onto I-55 S/Adlai E Stevenson Expy S.

Then 3.49 miles

5.84 total mile:

4. Take the **IL-50/Cicero Ave** exit, **EXIT 286**, toward **4800 W.**

Then 0.30 miles

6.14 total mile:

5. Turn **left** onto IL-50/S Cicero Ave.

Then 6.41 miles

12.55 total mile:

6. Turn **left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles

12.61 total mile:

301



**7. Take the 1st right onto S Reading Ave.**

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles

12.72 total mile:



**8. Turn right onto Southwest Hwy.**

Then 0.06 miles

12.79 total mile:



**9. Take the 1st right onto S Cicero Ave/IL-50.**

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

13.00 total mile:



**10. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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302

YOUR TRIP TO:

9115 S Cicero Ave, Oak Lawn, IL 60453



45 MIN | 12.8 MI

Trip time based on traffic conditions as of 3:07 PM on May 10, 2016. Current Traffic: Heavy

Garfield Kidney Center, Highway Route

-  **1. Start out going west on W Franklin Blvd toward N Sawyer Ave.**  
Then 0.10 miles 0.10 total mile:
  
-  **2. Take the 1st left onto N Spaulding Ave.**  
*N Spaulding Ave is just past N Sawyer Ave.*  
*If you reach N Homan Ave you've gone about 0.1 miles too far.*  
Then 0.02 miles 0.11 total mile:
  
-  **3. Take the 1st left onto W Franklin Blvd.**  
*If you are on W Franklin Blvd and reach N Kedzie Ave you've gone about 0.1 miles too far.*  
Then 0.13 miles 0.24 total mile:
  
-  **4. Take the 1st right onto N Kedzie Ave.**  
*If you reach N Albany Ave you've gone about 0.1 miles too far.*  
Then 9.64 miles 9.88 total mile:
  
-  **5. Turn right onto W Columbus Ave.**  
*W Columbus Ave is just past W 78th St.*  
*If you are on S Kedzie Ave and reach W 79th St you've gone a little too far.*  
Then 1.51 miles 11.39 total mile:

303



Then 1.24 miles

12.62 total mile:



**7. Turn right onto S Cicero Ave/IL-50.**

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

12.83 total mile:



**8. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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304

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

47 MIN | 13.8 MI

Trip time based on traffic conditions as of 3:07 PM on May 10, 2016. Current Traffic: Heavy

FMC- West Metro, Highway Route

- 1. Start out going south on N Mozart St toward W Cortez St.**  
Then 0.09 miles 0.09 total mile:
- 2. Take the 2nd right onto W Augusta Blvd.**  
*W Augusta Blvd is just past W Cortez St.*  
Then 0.45 miles 0.54 total mile:
- 3. Turn left onto N Kedzie Ave.**  
*If you are on W Augusta Blvd and reach W Grand Ave you've gone about 0.1 miles too far.*  
Then 10.27 miles 10.81 total mile:
- 4. Turn right onto W Columbus Ave.**  
*W Columbus Ave is just past W 78th St.*  
*If you are on S Kedzie Ave and reach W 79th St you've gone a little too far.*  
Then 1.51 miles 12.32 total mile:
- 5. W Columbus Ave becomes Southwest Hwy.**  
Then 1.24 miles 13.55 total mile:

305



~~S. Turn right onto S Cicero Ave/IL-55.~~

*S Cicero Ave is just past S Keating Ave.*

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

13.76 total miles



**7. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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306

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

52 MIN | 16.7 MI

Trip time based on traffic conditions as of 3:08 PM on May 10, 2016. Current Traffic: Heavy

FMC- Chicago Dialysis Center, Highway Route

-  **1. Start out going east on W Hubbard St toward N Wood St.**  
Then 0.26 miles 0.26 total mile:
  
-  **2. Turn right onto N Ashland Ave.**  
*N Ashland Ave is just past N Marshfield Ave.*  
*If you reach N Armour St you've gone a little too far.*  
Then 1.01 miles 1.28 total mile:
  
-  **3. Turn left onto W Congress Pkwy.**  
*W Congress Pkwy is just past W Van Buren St.*  
*If you reach W Harrison St you've gone a little too far.*  
Then 0.02 miles 1.30 total mile:
  
-  **4. Merge onto I-290 E/Chicago-Kansas City Expressway E/Eisenhower Expy E via the ramp on the left.**  
Then 0.87 miles 2.17 total mile:
  
-  **5. Merge onto I-90 E/I-94 E/Dan Ryan Expy S toward Indiana.**  
Then 1.34 miles 3.52 total mile:

307



EXIT 53 toward **St Louis**.

Then 6.02 miles

9.53 total mile:



**7. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**

Then 0.30 miles

9.83 total mile:



**8. Turn left onto IL-50/S Cicero Ave.**

Then 6.41 miles

16.24 total mile:



**9. Turn left onto W 92nd St.**

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles

16.30 total mile:



**10. Take the 1st right onto S Keating Ave.**

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles

16.41 total mile:



**11. Turn right onto Southwest Hwy.**

Then 0.06 miles

16.48 total mile:



**12. Take the 1st right onto S Cicero Ave/IL-50.**

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

16.69 total mile:



**13. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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308

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

43 MIN | 12.8 MI

Trip time based on traffic conditions as of 3:11 PM on May 10, 2016. Current Traffic: Heavy

Davita West Side Dialysis, Highway Route

1. Start out going **east** on W 13th St toward S Ashland Ave.

2. Take the 1st **right** onto S Ashland Ave.  
*If you reach W Washburne Ave you've gone about 0.1 miles too far.*

Then 0.89 miles 0.89 total mile:

3. Turn **right** onto S Blue Island Ave.  
*S Blue Island Ave is just past W Cermak Rd.*

Then 0.56 miles 1.45 total mile:

4. Turn **left** onto S Damen Ave.  
*S Damen Ave is 0.1 miles past S Wolcott Ave.*  
*If you reach S Hoyne Ave you've gone about 0.1 miles too far.*

Then 0.74 miles 2.19 total mile:

5. Merge onto I-55 S/Adlai E Stevenson Expy S.

Then 3.49 miles 5.68 total mile:

6. Take the **IL-50/Cicero Ave** exit, EXIT 286, toward **4800 W.**

Then 0.30 miles 5.98 total mile:

309



Then 6.41 miles

12.39 total mile:



**8. Turn left onto W 92nd St.**

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles

12.45 total mile:



**9. Take the 1st right onto S Keating Ave.**

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles

12.56 total mile:



**10. Turn right onto Southwest Hwy.**

Then 0.06 miles

12.62 total mile:



**11. Take the 1st right onto S Cicero Ave/IL-50.**

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

12.84 total mile:



**12. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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310



YOUR TRIP TO:

9115 S Cicero Ave, Oak Lawn, IL 60453

44 MIN | 13.5 MI

Trip time based on traffic conditions as of 3:12 PM on May 10, 2016. Current Traffic: Heavy

Rush University- St. Luke's Medical Center, Highway Route



1. Start out going **west** on W Harrison St toward S Hermitage Ave.

Then 0.27 miles

0.27 total mile:



2. Turn **left** onto W Ogden Ave.

*W Ogden Ave is just past S Wolcott Ave.*

*If you are on W Harrison St and reach S Damen Ave you've gone a little too far.*

Then 0.13 miles

0.39 total mile:



3. Turn **slight left** onto S Damen Ave.

*S Damen Ave is 0.1 miles past S Winchester Ave.*

*If you are on W Ogden Ave and reach W Polk St you've gone about 0.1 miles too far.*

Then 2.41 miles

2.80 total mile:



4. Merge onto I-55 S/Adlai E Stevenson Expy S.

Then 3.49 miles

6.29 total mile:



5. Take the **IL-50/Cicero Ave** exit, EXIT 286, toward **4800 W.**

Then 0.30 miles

6.60 total mile:



6. Turn **left** onto IL-50/S Cicero Ave.

Then 6.41 miles

13.00 total mile:

311



7. Turn **left** onto **W 92nd St.**

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles

13.06 total mile:



8. Take the **1st right** onto **S Keating Ave.**

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles

13.18 total mile:



9. Turn **right** onto **Southwest Hwy.**

Then 0.06 miles

13.24 total mile:



10. Take the **1st right** onto **S Cicero Ave/IL-50.**

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

13.45 total mile:



11. **9115 S CICERO AVE** is on the **right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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312

YOUR TRIP TO:



9115 S Cicero Ave, Oak Lawn, IL 60453

50 MIN | 14.4 MI

Trip time based on traffic conditions as of 3:13 PM on May 10, 2016. Current Traffic: Heavy

Loop Renal Center, Highway Route

- 

**1. Start out going north on S Canal St toward W Taylor St.**  
Then 0.12 miles 0.12 total mile:
- 

**2. Take the 1st left onto W Taylor St.**  
*If you reach W Polk St you've gone about 0.1 miles too far.*  
Then 0.32 miles 0.43 total mile:
- 

**3. Turn left onto S Union Ave.**  
*S Union Ave is just past S Desplaines St.*  
*If you reach S Halsted St you've gone a little too far.*  
Then 0.18 miles 0.61 total mile:
- 

**4. Merge onto I-90 E/I-94 E/Dan Ryan Expy S.**  
Then 0.65 miles 1.26 total mile:
- 

**5. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward St Louis.**  
Then 6.02 miles 7.28 total mile:
- 

**6. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**  
Then 0.30 miles 7.58 total mile:

313



Then 6.41 miles

13.99 total mile:



**8. Turn left** onto W 92nd St.

*W 92nd St is just past W 91st Pl.*

*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles

14.05 total mile:



**9. Take the 1st right** onto S Keating Ave.

*If you reach Kilpatrick Ave you've gone a little too far.*

Then 0.11 miles

14.16 total mile:



**10. Turn right** onto Southwest Hwy.

Then 0.06 miles

14.22 total mile:



**11. Take the 1st right** onto S Cicero Ave/IL-50.

*If you reach S 48th Ct you've gone a little too far.*

Then 0.21 miles

14.44 total mile:



**12. 9115 S CICERO AVE is on the right.**

*Your destination is just past W 91st Pl.*

*If you reach W 91st St you've gone a little too far.*

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314

**YOUR TRIP TO:**

9115 S Cicero Ave

**52 MIN | 14.4 MI** 

Trip time based on traffic conditions as of 3:47 PM on May 10, 2016. Current Traffic: Heavy



Fresenius Medical Care-Polk Street, Highway Route

-  **1. Start out going east on W Polk St toward S Clinton St.**  
Then 0.05 miles 0.05 total mile:
-  **2. Take the 1st right onto S Clinton St.**  
*If you reach S Canal St you've gone a little too far.*  
Then 0.33 miles 0.38 total mile:
-  **3. Turn right onto W Roosevelt Rd.**  
*W Roosevelt Rd is just past W Grenshaw St.*  
*If you reach W Maxwell St you've gone about 0.1 miles too far.*  
Then 0.23 miles 0.61 total mile:
-  **4. Merge onto I-90 E/I-94 E/Dan Ryan Expy S via the ramp on the left.**  
*If you reach S Halsted St you've gone a little too far.*  
Then 0.66 miles 1.27 total mile:
-  **5. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward St Louis.**  
Then 6.02 miles 7.28 total mile:
-  **6. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**  
Then 0.30 miles 7.58 total mile:
-  **7. Turn left onto IL-50/S Cicero Ave.**  
Then 6.41 miles 13.99 total mile:
-  **8. Turn left onto W 92nd St.**  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 14.05 total mile:

315

YOUR TRIP TO:

9115 S Cicero Ave



55 MIN | 15.9 MI

Trip time based on traffic conditions as of 3:44 PM on May 10, 2016. Current Traffic: Heavy

Circle Medical Management, Highway Route

- 

**1. Start out going east on W Washington Blvd toward N Loomis St.**  
Then 0.84 miles 0.84 total mile:
- 

**2. Turn right onto N Halsted St.**  
*N Halsted St is just past N Academy Pl.*  
Then 0.10 miles 0.93 total mile:
- 

**3. Take the 1st left onto W Madison St.**  
*If you are on S Halsted St and reach W Monroe St you've gone a little too far.*  
Then 0.08 miles 1.01 total mile:
- 

**4. Merge onto I-90 E/I-94 E.**  
*If you reach N Desplaines St you've gone a little too far.*  
Then 1.66 miles 2.68 total mile:
- 

**5. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward St Louis.**  
Then 6.02 miles 8.70 total mile:
- 

**6. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**  
Then 0.30 miles 9.00 total mile:
- 

**7. Turn left onto IL-50/S Cicero Ave.**  
Then 6.41 miles 15.40 total mile:

316

YOUR TRIP TO:



9115 S Cicero Ave

58 MIN | 17.7 MI

Trip time based on traffic conditions as of 3:41 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care West Willow, Highway Route

- 
 1. Start out going **southwest** on W Willow St toward N Elston Ave.  
 Then 0.07 miles 0.07 total mile:
- 
 2. Turn **left** onto N Elston Ave.  
 Then 0.24 miles 0.31 total mile:
- 
 3. Take the 2nd **right** onto W North Ave/IL-64.  
*W North Ave is just past W Concord Pl.*  
*If you reach W Le Moyne St you've gone about 0.1 miles too far.*  
 Then 0.18 miles 0.49 total mile:
- 
 4. Turn **left** to take the **I-90 E/I-94 E** ramp.  
*0.1 miles past N Besly Ct.*  
*If you are on W North Ave and reach N Bosworth Ave you've gone a little too far.*  
 Then 0.04 miles 0.53 total mile:
- 
 5. Merge onto I-90 E/I-94 E.  
 Then 3.97 miles 4.50 total mile:
- 
 6. Merge onto I-55 S/Adlai E Stevenson Expy S via **EXIT 53** toward **St Louis**.  
 Then 6.02 miles 10.52 total mile:
- 
 7. Take the **IL-50/Cicero Ave** exit, **EXIT 286**, toward **4800 W**.  
 Then 0.30 miles 10.82 total mile:
- 
 8. Turn **left** onto IL-50/S Cicero Ave.  
 Then 6.41 miles 17.23 total mile:
- 
 9. Turn **left** onto W 92nd St.  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
 Then 0.06 miles 17.29 total mile:

317

## YOUR TRIP TO:

9115 S Cicero Ave



57 MIN | 16.7 MI

Trip time based on traffic conditions as of 3:37 PM on May 10, 2016. Current Traffic: Heavy

## TRC Children's Dialysis, Highway Route

1. Start out going **southeast** on N Kingsbury St toward N Halsted St.  
Then 0.12 miles 0.12 total mile:
2. Turn **right** onto N Halsted St.  
Then 1.34 miles 1.46 total mile:
3. Turn **left** onto W Lake St.  
*W Lake St is just past W Fulton St.*  
*If you reach W Randolph St you've gone a little too far.*  
Then 0.08 miles 1.54 total mile:
4. Merge onto I-90 E/I-94 E.  
*If you reach N Union Ave you've gone a little too far.*  
Then 1.94 miles 3.48 total mile:
5. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward St Louis.  
Then 6.02 miles 9.49 total mile:
6. Take the **IL-50/Cicero Ave** exit, EXIT 286, toward **4800 W**.  
Then 0.30 miles 9.80 total mile:
7. Turn **left** onto IL-50/S Cicero Ave.  
Then 6.41 miles 16.20 total mile:
8. Turn **left** onto W 92nd St.  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 16.26 total mile:
9. Take the **1st right** onto S Keating Ave.  
*If you reach Kilpatrick Ave you've gone a little too far.*  
Then 0.11 miles 16.38 total mile:
10. Turn **right** onto Southwest Hwy.  
Then 0.06 miles 16.44 total mile:

318

YOUR TRIP TO:  
9115 S Cicero Ave



1 HR 3 MIN | 20.0 MI

Trip time based on traffic conditions as of 3:35 PM on May 10, 2016. Current Traffic: Heavy

FMC-Logan Square, Highway Route

1. Start out going **south** on N Spaulding Ave toward N Milwaukee Ave.

2. Take the 1st **right** onto N Milwaukee Ave.  
*If you are on W Schubert Ave and reach N Kimball Ave you've gone about 0.1 miles too far.*

Then 0.11 miles 0.11 total mile:

3. Turn **sharp right** onto W Diversey Ave.  
*If you reach N Woodard St you've gone a little too far.*

Then 0.81 miles 0.92 total mile:

4. Merge onto I-90 E/I-94 E.  
*If you reach N Talman Ave you've gone about 0.1 miles too far.*

Then 6.23 miles 7.16 total mile:

5. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward **St Louis**.

Then 4.93 miles 12.09 total mile:

6. Take the **Pulaski Rd** exit, EXIT 287, toward **4000 W**.

Then 0.27 miles 12.36 total mile:

7. Keep **left** at the fork in the ramp.

Then 0.05 miles 12.41 total mile:

8. Keep **right** at the fork in the ramp.

Then 0.01 miles 12.42 total mile:

9. Turn **slight left** onto S Pulaski Rd.

Then 6.04 miles 18.46 total mile:

10. Turn **slight right** onto W Columbus Ave.

*W Columbus Ave is just past W 86th St.*

*If you are on S Pulaski Rd and reach W 87th St you've gone a little too far.*

Then 0.08 miles 18.54 total mile:

319

YOUR TRIP TO:



9115 S Cicero Ave

1 HR 3 MIN | 20.0 MI

Trip time based on traffic conditions as of 3:34 PM on May 10, 2016. Current Traffic: Heavy

Logan Square Dialysis, Highway Route

- 

**1. Start out going south on N Kimball Ave toward N Milwaukee Ave.**  
Then 0.10 miles 0.10 total mile:
- 

**2. Turn left onto W Diversey Ave.**  
*W Diversey Ave is just past N Woodard St.*  
*If you reach W Parker Ave you've gone a little too far.*  
Then 0.81 miles 0.91 total mile:
- 

**3. Merge onto I-90 E/I-94 E.**  
*If you reach N Talman Ave you've gone about 0.1 miles too far.*  
Then 6.23 miles 7.15 total mile:
- 

**4. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward St Louis.**  
Then 4.93 miles 12.08 total mile:
- 

**5. Take the Pulaski Rd exit, EXIT 287, toward 4000 W.**  
Then 0.27 miles 12.35 total mile:
- 

**6. Keep left at the fork in the ramp.**  
Then 0.05 miles 12.40 total mile:
- 

**7. Keep right at the fork in the ramp.**  
Then 0.01 miles 12.41 total mile:
- 

**8. Turn slight left onto S Pulaski Rd.**  
Then 6.04 miles 18.45 total mile:
- 

**9. Turn slight right onto W Columbus Ave.**  
*W Columbus Ave is just past W 86th St.*  
*If you are on S Pulaski Rd and reach W 87th St you've gone a little too far.*  
Then 0.08 miles 18.53 total mile:

320

YOUR TRIP TO:



9115 S Cicero Ave

1 HR 3 MIN | 20.3 MI

Trip time based on traffic conditions as of 3:32 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care Northcenter, Highway Route



1. Start out going **west** on W Addison St toward N Talman Ave.

Then 0.19 miles

0.19 total mile:



2. Take the 1st **left** onto N California Ave.

*N California Ave is 0.1 miles past N Talman Ave.*

*If you reach N Mozart St you've gone a little too far.*

Then 1.01 miles

1.20 total mile:



3. Turn **left** onto W Diversey Ave.

*If you reach W Schubert Ave you've gone about 0.1 miles too far.*

Then 0.06 miles

1.26 total mile:



4. Merge onto I-90 E/I-94 E.

*If you reach N Talman Ave you've gone about 0.1 miles too far.*

Then 6.23 miles

7.49 total mile:



5. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward **St Louis**.

Then 4.93 miles

12.42 total mile:



6. Take the **Pulaski Rd** exit, EXIT 287, toward **4000 W**.

Then 0.27 miles

12.69 total mile:



7. Keep **left** at the fork in the ramp.

Then 0.05 miles

12.74 total mile:



8. Keep **right** at the fork in the ramp.

Then 0.01 miles

12.75 total mile:



9. Turn **slight left** onto S Pulaski Rd.

Then 6.04 miles

18.79 total mile:



10. Turn **slight right** onto W Columbus Ave.

*W Columbus Ave is just past W 86th St.*

*If you are on S Pulaski Rd and reach W 87th St you've gone a little too far.*

Then 0.08 miles

18.87 total mile:

321

YOUR TRIP TO:

9115 S Cicero Ave



1 HR 4 MIN | 19.5 MI

Trip time based on traffic conditions as of 3:31 PM on May 10, 2016. Current Traffic: Heavy

Lincoln Park Dialysis Center, Highway Route

1. Start out going **northwest** on N Lincoln Ave toward W Belmont Ave.

Then 0.08 miles 0.08 total mile:

2. Turn **sharp left** onto N Ashland Ave.  
*If you reach W Melrose St you've gone a little too far.*

Then 1.51 miles 1.59 total mile:

3. Turn **right** onto W Armitage Ave.  
*W Armitage Ave is just past N Elston Ave.*  
*If you reach W Homer St you've gone a little too far.*

Then 0.16 miles 1.75 total mile:

4. Turn **left** onto N Paulina St.  
*N Paulina St is 0.1 miles past N Holly Ave.*  
*If you reach N Hermitage Ave you've gone a little too far.*

Then 0.06 miles 1.81 total mile:

5. Merge onto I-90 E/I-94 E.  
Then 4.53 miles

6.34 total mile:

6. Merge onto I-55 S/Adlai E Stevenson Expy S via EXIT 53 toward **St Louis**.

Then 6.02 miles 12.35 total mile:

7. Take the **IL-50/Cicero Ave** exit, EXIT 286, toward **4800 W**.

Then 0.30 miles 12.66 total mile:

8. Turn **left** onto IL-50/S Cicero Ave.  
Then 6.41 miles

19.06 total mile:

9. Turn **left** onto W 92nd St.  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*

Then 0.06 miles 19.12 total mile:

322

YOUR TRIP TO:



9115 S Cicero Ave

1 HR 5 MIN | 21.9 MI

Trip time based on traffic conditions as of 3:29 PM on May 10, 2016. Current Traffic: Heavy

Fresenius Medical Care of Lakeview, Highway Route

- 1. Start out going **southeast** on N Broadway toward W Irving Park Rd/IL-19.  
Then 0.03 miles 0.03 total mile:
- 2. Take the **1st left** onto W Irving Park Rd/IL-19.  
*If you reach W Dakin St you've gone a little too far.*  
Then 0.27 miles 0.30 total mile:
- 3. Turn **right** onto N Lake Shore Dr.  
*N Lake Shore Dr is just past N Frontier Ave.*  
Then 0.00 miles 0.30 total mile:
- 4. Merge onto US-41 S/N Lake Shore Dr S via the ramp on the **left**.  
Then 7.57 miles 7.88 total mile:
- 5. Merge onto I-55 S/Adlai E Stevenson Expy S toward **St Louis**.  
Then 6.10 miles 13.97 total mile:
- 6. Take the **Pulaski Rd** exit, EXIT 287, toward **4000 W**.  
Then 0.27 miles 14.25 total mile:
- 7. Keep **left** at the fork in the ramp.  
Then 0.05 miles 14.30 total mile:
- 8. Keep **right** at the fork in the ramp.  
Then 0.01 miles 14.30 total mile:
- 9. Turn **slight left** onto S Pulaski Rd.  
Then 6.04 miles 20.35 total mile:
- 10. Turn **slight right** onto W Columbus Ave.  
*W Columbus Ave is just past W 86th St.*  
*If you are on S Pulaski Rd and reach W 87th St you've gone a little too far.*  
Then 0.08 miles 20.43 total mile:
- 11. W Columbus Ave becomes Southwest Hwy.  
Then 1.24 miles 21.66 total mile:

323

YOUR TRIP TO:



9115 S Cicero Ave

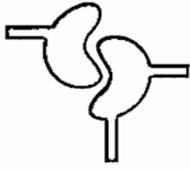
41 MIN | 14.1 MI

Trip time based on traffic conditions as of 2:54 PM on May 10, 2016. Current Traffic: Heavy

FMC-Prairie Highway Route

- 1. Start out going south on S Wabash Ave toward E 18th St.**  
Then 0.40 miles 0.40 total mile:
- 2. Turn right onto E Cermak Rd.**  
*E Cermak Rd is just past E 21st St.*  
*If you reach E 23rd St you've gone about 0.1 miles too far.*  
Then 0.30 miles 0.69 total mile:
- 3. Turn left to take the I-90 E/I-94 E ramp toward I-55 S.**  
*If you reach S Wentworth Ave you've gone a little too far.*  
Then 0.18 miles 0.87 total mile:
- 4. Merge onto I-55 S/Adlai E Stevenson Expy S toward St Louis.**  
Then 6.08 miles 6.95 total mile:
- 5. Take the IL-50/Cicero Ave exit, EXIT 286, toward 4800 W.**  
Then 0.30 miles 7.25 total mile:
- 6. Turn left onto IL-50/S Cicero Ave.**  
Then 6.41 miles 13.65 total mile:
- 7. Turn left onto W 92nd St.**  
*W 92nd St is just past W 91st Pl.*  
*If you reach Southwest Hwy you've gone about 0.1 miles too far.*  
Then 0.06 miles 13.72 total mile:
- 8. Take the 1st right onto S Keating Ave.**  
*If you reach Kilpatrick Ave you've gone a little too far.*  
Then 0.11 miles 13.83 total mile:
- 9. Turn right onto Southwest Hwy.**  
Then 0.06 miles 13.89 total mile:
- 10. Take the 1st right onto S Cicero Ave/IL-50.**  
*If you reach S 48th Ct you've gone a little too far.*  
Then 0.21 miles 14.10 total mile:

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# KIDNEY CARE CENTER

Your Partners In Health

7831 W. 95<sup>th</sup> Street, Suite C

Hickory Hills, IL 60457

Ph: 708.598.2554

Fax: 708.598.2558

[www.kidneycares.com](http://www.kidneycares.com)

## In-center hemodialysis admissions of kidney care for the most recent twelve months – 03//01/2015 through 03//01/2016

Name	Zip	Facility
KB	60462	FMC Mokena
CB	60655	Davita Mount Greenwood
MB	60455	Davita Palos Park
SB	60655	Davita Mount Greenwood
DB	60632	FMC Burbank
EB	60620	Davita Mount Greenwood
JD	60620	FMC Burbank
KD	60453	Davita Palos Park
JD	60482	FMC Burbank
KG	60643	Davita Palos Park
LG	60455	Bria
AG	60404	Davita Palos Park
RH	60462	Davita Palos Park
DJ	60629	FMC Burbank
DJ	60480	Davita Palos Park
RL	60628	Davita Palos Park
PM	60459	Davita Palos Park
DM	60620	Davita Mount Greenwood
GM	60643	Davita Mount Greenwood
SM	60628	Bria
LM	60453	FMC Burbank
DM	60643	Davita Mount Greenwood
NM	60459	Davita Palos Park
JP	60477	Davita Palos Park
JP	60456	Davita Palos Park
JR	60491	Davita Palos Park
LS	60805	Symphony of Crestwood
LS	60465	Davita Palos Park
MT	60462	Davita Palos Park
CT	60620	FMC Southside
FT	60643	Davita Mount Greenwood
FT	60643	Davita Palos Park
AV	60628	FMC Burbank
JW	60465	Davita Palos Park
BW	60455	Davita Palos Park
LW	60632	FMC Burbank
EW	60628	FMC Burbank
MW	60620	Davita Mount Greenwood
AY	60805	FMC Southside

Physician Referrals Past Twelve Months

Appendix 2

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