

Perryville Center, L.L.C.

6801 Spring Creek Road
Rockford, Illinois 61114

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MAY 16 2018

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

May 15, 2018

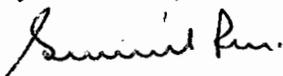
Mike Constantino
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2ND Floor
Springfield, Illinois 62761

**Re: Letter of Support Dialysis Care Center Rockford
Project 17-070**

Dear Mr. Constantino,

I write in response to your recent request for additional information regarding the build out for Dialysis Care Center Rockford LLC at 657 Highgrove Place, Rockford, Illinois 61108. Pursuant to the agreement between Dialysis Care Center Rockford, LLC ("Tenant") and Perryville Center, L.L.C. ("Landlord"), Landlord has agreed to construct the improvements as stated on Exhibit F, attached to this correspondence. The aforementioned construction work is referenced and defined as "Landlord's Work", and the construction of such improvements will be performed by Landlord at Landlord's expense.

Sincerely,
Perryville Center, L.L.C.



Sunil Puri
Member

encl.

Exhibit F

- 1) Floor; existing concrete slab.
- 2) Floor Finishes; Carpet in offices and conference rooms. All other rooms to be a moisture resistant product, selected by landlord.
- 3) Walls: 5/8" gypsum wallboard, finished to a level 4, on metal stud framing with acoustical batt insulation.
- 4) Wall Finishes; Moisture resistant product to 4'-0" in bathrooms and paint all other rooms.
- 5) Ceiling; 2'x4' grid (15/16") with "second look" ceiling tile for the appearance of a 2'x2' tile. Acoustical ceiling "Cloud" accent feature in Waiting Rm.
- 6) Cabinets; Stock laminate cabinets selected by landlord. All upper wall cabinets to have locks.
- 7) Countertops; Granite, Quartz, or solid surface as selected by landlord at Reception. Laminate counters as selected by landlord at all others.
- 8) Restroom Fixtures; Standard white porcelain.
- 9) Counter Sinks; Stainless except for restrooms.
- 10) Doors; Painted wood panel doors. Exterior windows, vestibule, and doors are as-is.
- 11) Base and Trim; Carpet/VCT areas to receive vinyl base, Moisture resistant product areas to receive painted wood trim/casing.
- 12) Window Treatments; By tenant.
- 13) Bathrooms; 2 existing restrooms to be refurbished with new finishes. 1 new restroom, handicap accessible to include water closet, sink, mirror, grab bars, and towel dispenser. Tenant is to provide waste receptacle and soap dispenser.
- 14) Lighting; 2'x4' light fixtures throughout. Waiting Rm "Cloud" to have can lighting. Reception Desk to have pendant lighting. Lighting as selected by landlord.
- 15) HVAC; Re-use existing RTU's. Ductwork/plenum return air system to be re-worked for approved layout.
- 16) Electrical; Existing electrical service as-is. Circuiting revised per approved layout. Electrical distribution and specifications "standard grade" as approved by landlord.
- 17) Water Service; water service is as-is. Plumbing and water piping per approved plans. R.O., BiCarb, concentrate, booster pumps, water recirculating, Brine, or any specialty systems or equipment to be furnished and installed by tenant.
- 18) Landlord reserves the right to use any existing structures at the Premises to satisfy any above obligations
- 19) The above obligations shall be subject to a final agreed upon floor plan
- 20) Notwithstanding any provision in this Exhibit to the contrary:
 - a) Specialty Systems: R.O., BiCarb, concentrate, booster pumps, water recirculating, Brine, and/or any specialty systems or equipment to be furnished and installed by Tenant, at Tenant's sole cost and expense.
 - b) Signage: Any and all signage shall be furnished and installed by Tenant, at Tenant's sole cost and expense.
 - c) Window Treatments: Window treatments to be furnished and installed by Tenant, at Tenant's sole cost and expense.
 - d) Furniture, Fixtures, and Equipment: Furniture, fixtures, and equipment to be furnished and installed by Tenant, at Tenant's sole cost and expense.