

1 AN ACT concerning government.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Illinois Procurement Code is amended by
5 changing Section 40-25 as follows:

6 (30 ILCS 500/40-25)

7 Sec. 40-25. Length of leases.

8 (a) Maximum term. Except as otherwise provided under
9 subsection (a-5), leases ~~Leases~~ shall be for a term not to
10 exceed 10 years inclusive, beginning January, 1, 2010, of
11 proposed contract renewals and shall include a termination
12 option in favor of the State after 5 years. The length of
13 energy conservation program contracts or energy savings
14 contracts or leases shall be in accordance with the provisions
15 of Section 25-45.

16 (a-5) Any lease for real property to be used by the
17 University of Illinois at Chicago for clinical services,
18 ambulatory surgical services, and retail space may exceed 10
19 years in length, but may not exceed 30 years in length,
20 provided: (1) the lease requires the lessor to make capital
21 improvements in excess of \$100,000; and (2) the Board of
22 Trustees of the University of Illinois determines a term of
23 more than 10 years is necessary and is in the best interest of

1 the public institution of higher education.

2 (b) Renewal. Leases may include a renewal option. An option
3 to renew may be exercised only when a State purchasing officer
4 determines in writing that renewal is in the best interest of
5 the State and notice of the exercise of the option is published
6 in the appropriate volume of the Procurement Bulletin at least
7 60 calendar days prior to the exercise of the option.

8 (c) Subject to appropriation. All leases shall recite that
9 they are subject to termination and cancellation in any year
10 for which the General Assembly fails to make an appropriation
11 to make payments under the terms of the lease.

12 (d) Holdover. Beginning January 1, 2010, no lease may
13 continue on a month-to-month or other holdover basis for a
14 total of more than 6 months. Beginning July 1, 2010, the
15 Comptroller shall withhold payment of leases beyond this
16 holdover period.

17 (Source: P.A. 100-23, eff. 7-6-17.)