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November 17, 2017

Hand Delivered

Nancy Melinauskas
Clerk's Office
Village of Orland Park
14700 S. Ravinia Avenue
Orland Park, Illinois 60462

2017-0710
ord 5223
passed 10/2/17

Re: Development Agreement
(Gateway Plaza – 14301 LaGrange Road)

Dear Nancy:

Enclosed herewith is the original Gateway Plaza Development Agreement which was recorded with the Cook County Recorder of Deeds on November 14, 2017, as Document No. 1731819000.

This document should be retained with the official records of the Village of Orland Park. If you should have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



E. Kenneth Friker

Enclosure

cc: Karie Friling, Director of Development Services

This document prepared by:
E. Kenneth Friker
On Behalf of the Village of Orland Park
Klein, Thorpe and Jenkins, Ltd.
15010 S. Ravinia – Suite 10
Orland Park, Illinois 60462



1731819000

Doc# 1731819000 Fee \$72.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2017 03:00 PH PG: 1 OF 18

For Recorder's Use Only

DEVELOPMENT AGREEMENT
(Gateway Plaza – 14301 LaGrange Road)

INTRODUCTION

1. This Agreement entered into this 2nd day of October, 2017, by and among the VILLAGE OF ORLAND PARK, an Illinois municipal corporation (hereinafter referred to as the "Village"), 14301 S. LAGRANGE LLC, an Illinois limited liability company ("Owner" or "Developer").

2. The property subject to this Agreement and legal title to which is vested in Owner (excepting such portion as is dedicated to the public), is legally described as follows:

PARCEL 1:

LOT 2 IN MARQUETTE BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2012, AS DOCUMENT NO. 1236229025 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER ANY IMPROVED PAVED ROADWAY AND RELATED CURBING AND SIDEWALKS LOCATED ON LOT 6 IN THE MARQUETTE BANK SUBDIVISION RECORDED AS DOCUMENT NUMBER 1236229025, AND AS CREATED BY SAID SUBDIVISION PLAT

bf

AND BY DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS RECORDED JANUARY 16, 2013 AS DOCUMENT 1301626021, PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-10-111-002-0000

The said property is hereinafter referred to as the "Subject Property."

3. The Subject Property is located at 14301 LaGrange Road and consists of approximately 1.3 acres of land.

4. The Subject Property is zoned in the VCD Village Center District and is proposed to be developed as a 10,500 square foot, multi-tenant commercial building on Lot 2 of the approved Marquette Bank Subdivision (2012-0204).

5. The Village of Orland Park is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this Agreement are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

RECITALS:

1. The parties hereto desire that the Subject Property be developed as described above, subject to Village codes and ordinances and the terms and conditions as hereinafter set forth in this Agreement.

2. The Owner has petitioned the Village for approval of a variance to reduce the west front setback from twenty-five (25) feet to seventeen (17) feet one (1) inch and reduce the south side setback from fifteen (15) feet to eleven (11) feet nine (9) inches, and for plan approval.

3. The parties hereto have fully complied with all relevant statutes of the State of Illinois and ordinances of the Village including the filing of petitions by Owner to enable development as herein provided. The Village has caused the issuance of proper notice and the conduct of all hearings by all necessary governmental entities to effectuate such actions as herein provided, including all hearings as are necessary to effectuate the plan of development herein set forth.

4. All reports by all relevant governmental entities have been submitted enabling appropriate action by the Village Board of Trustees to achieve the following:

(a) Adoption and execution of this Agreement by ordinance;

(b) Adoption of such ordinances as are necessary to effectuate the terms and provisions of this Agreement including the granting of the variance to reduce the west front setback from twenty-five (25) feet to seventeen (17) feet one (1) inch and reduce the south side setback from

fifteen (15) feet to eleven (11) feet nine (9) inches pursuant to the terms and conditions of this Agreement;

(c) The adoption of such other ordinances, resolutions and actions as may be necessary to fulfill and implement this Agreement pursuant to the terms and conditions herein contained.

5. The parties hereto have determined that it is in the best interests of the Village and the Owner and in furtherance of the public health, safety, comfort, morals and welfare of the community to execute and implement this Agreement and that implementation of this Agreement and development of the Subject Property pursuant to its terms and conditions will be in implementation of the comprehensive plan of the Village and will constitute a preservation of environmental values.

6. Owner covenants and agrees that it will execute all reasonably necessary directions and issue all reasonably necessary instructions and take all other action necessary to perform its obligations hereunder.

SECTION ONE: Variance, Plan Approval, and Design Standards.

A. The Village, upon the necessary hearings before the relevant governmental bodies having taken place pursuant to statute and ordinances in such cases made and provided and pursuant to requisite notice having been given, will by proper ordinance cause the above-described Subject Property to be granted a variance under the Code.

B. The Subject Property shall be developed substantially in accordance with the Preliminary Site Plan titled, "Site Plan Study 143rd and LaGrange Orland Park, Illinois," prepared by Design Studio 24, LLC, dated May 1, 2017, appended hereto and incorporated herein as EXHIBIT A, subject to the following conditions:

Owner shall:

1. Continue to work with Village staff for landscape plan approval;
2. Meet all final engineering and building code related items;
3. Provide specifications for parking lot lighting;
4. Provide revised elevations that show the amount of window transparency; and

5. Provide a six (6) to eight (8) foot tall opaque, year-round screening of the external smokers (for the proposed barbeque restaurant) and its accessories using arborvitae or an equivalent.

C. The Subject Property shall be developed substantially in accordance with the Elevations titled, "Proposed Development 143rd and LaGrange," appended hereto and incorporated herein as EXHIBIT B, prepared by Design Studio 24, LLC, dated May 1, 2017, subject to the conditions set forth above in Subsection B and to the following conditions:

Owner shall:

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline;
2. Provide a six (6) to eight (8) foot tall opaque, year-round screening of the external smokers and its accessories using arborvitae or equivalent;
3. All masonry must be anchored veneer type masonry with a 2.625" minimum thickness; and
4. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.

D. The modification to reduce the west front setback from twenty-five (25) feet to seventeen (17) feet one (1) inch and reduce the south side setback from fifteen (15) feet to eleven (11) feet nine (9) inches shall be substantially in accordance with the depiction on the preliminary site plan titled "Site Plan Study 143rd and LaGrange Orland Park, Illinois," prepared by Design Studio 24, LLC, dated May 1, 2017 (Exhibit A).

E. The Owner shall submit a final landscape plan, for separate review and approval by the Village within sixty (60) days of final engineering approval.

F. All project and building signage shall be subject to review and approval by the Village, not to be unreasonably withheld, delayed or conditioned, and shall be consistent with the Village sign ordinance as set forth in the Code; and

G. The Owner shall comply with applicable laws and regulations concerning its development of the Subject Property.

SECTION TWO: Contributions.

Upon application for the initial building permit, the Owner shall pay to the Village the transportation exaction fees as provided in Article 5, Section 5-112 H. 6. of the Code.

Said sum of money shall be a lien on the Subject Property until paid, and Owner acquiesces and agrees to the payment of said sum being a lien on the Subject Property subordinate to any acquisition loan or construction development loan of this or any subsequent developer of the Subject Property from the date hereof. In the event of a default in the payment of said sums, or any part thereof, the Village shall have the right to foreclose the lien aforesaid in the same manner as provided for with respect to a mortgage foreclosure. Other than such payments to the Village as provided in this Agreement as well as the customary permit and inspection fees, no additional contributions, impact or exaction fees shall be paid to the Village by the Owner.

Village shall solely determine how said sum so paid shall be allocated and disbursed in accordance with Article 5, Section 5-112H.6.d.

Sums of money required to be paid hereunder shall be obligations of the Owner and all successors in title, and no conveyance of the Subject Property shall relieve Owner or any subsequent owner or developer, of said obligation. In the event of a default in payment, in addition to the remedy of foreclosure of the lien aforementioned, the Village shall have all other rights and remedies against the Owner or any subsequent owner for the collection of monies.

SECTION THREE: Storm Water Retention/Detention and Storm Sewers.

Storm water runoff emanating from the subject Property shall be retained or detained in the detention pond previously approved by the Metropolitan Water Reclamation District of Greater Chicago ("MWRD") through the Marquette Bank Subdivision. The proposed project will construct three parking aisles with permeable pavers in the following locations to meet the volume control requirements of the MWRD: One aisle on the north end of the property, one on the far west side of the parking field, and one on the north side of the middle parking aisle. The design criteria, construction and maintenance of the storm sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standards of the MWRD in effect at the time of final plan approval, and shall be completed by the Owner at its expense. All storm sewer infrastructure located on the Subject Property shall be owned and maintained by the Owner.

SECTION FOUR: Water Supply.

Owner shall construct and install at its expense all necessary on-site water mains to service the Subject Property. All such water mains shall be sized, constructed and installed in accordance with the Code and final engineering plans approved by the Village. The Owner shall pay to the Village the required water connection charge(s) based upon the size of the connection(s) in accordance with Village ordinances. The Owner shall maintain the water mains and appurtenances until final acceptance by the Village.

SECTION FIVE: Sanitary Sewers.

Owner shall construct and install at its expense all necessary sanitary sewers to service the Subject Property in accordance with the Code and final engineering plans approved by the Village. Said sewers shall be sized as required by the Village. All required fees are due before a building permit will be issued. The design criteria and construction of the sanitary sewers shall be in accordance with all standards of the Village in force on the date of final plan, and also all standards of the MWRD in effect at the time of final plan approval, and shall be completed by the Owner at its expense. The Owner shall maintain the sanitary sewer mains and appurtenances until final acceptance by the Village.

SECTION SIX: Sidewalks, Street Lights, Streets and Landscaping.

All sidewalks and multi-use paths shown on the preliminary site plan (EXHIBIT A), as said plan may be finally approved and as conditioned, shall be constructed by the Owner to the applicable Village standards. Owner shall construct all street lights and all necessary electrical wiring required by the Village in order to meet all applicable Village standards. Owner shall maintain the street lighting until final acceptance by the Village. The Owner shall construct and install all landscaping requirements per the final, approved landscape plan.

The three brick paver connections that lead from the right of way to the three separate tenant spaces (two connections along LaGrange Road, one leading to 143rd Street), and subsequent repairs, such as replacing or repairing the landscaping, street trees, fence, monument sign, curb, or paving shall be the responsibility of the Owner, including subsequent maintenance, until acceptance by the Village.

SECTION SEVEN: Easements.

Owner agrees at the time of approval of this Development Agreement to grant to the Village, and/or obtain grants to the Village, of all necessary easements for the extension of sewer, water, street, or other utilities, including cable television, or for other improvements which may serve not only the Subject Property, but other properties in the general area, such as cross-access easements.

All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee hereunder. It shall be the responsibility of Owner to obtain all easements, on-site and off-site, necessary to serve the Subject Property.

The Village agrees to grant the Owner a temporary access easement along Village-owned property adjacent to the streetscape to allow for the proposed connections along LaGrange Road and 143rd Street.

SECTION EIGHT: Developmental Codes and Ordinances and General Matters.

The development of the Subject Property shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and ordinances of the Village as they exist on the date hereof, or, with respect to codes and ordinances subsequently adopted by the Village for the protection of life, health and safety and applicable to similar commercial buildings Village-wide, as are in existence during development of the Subject Property. Planning and engineering designs and standards, and road construction and dedication of public improvements, shall be in accordance with the then existing ordinances of the Village, or in accordance with the statutes and regulations of other governmental agencies having jurisdiction thereof if such standards are more stringent than those of the Village of Orland Park at such time.

No occupancy permit shall be issued for any building prior to the completion and acceptance by the Village of any required public improvements. Any required public improvements shall be completed within one (1) year from the date hereof and the Owner shall deliver to the Village an irrevocable letter of credit ("Letter of Credit") (the form of security

Owner has elected to provide) in a form satisfactory to and from a bank or financial institution and in an amount as provided for in the Code. The Letter of Credit shall include all costs related to required lighting, landscaping, roadway, sidewalk, sewer and water lines and storm water management facilities. The Village may, in its discretion, permit the amount of the Letter of Credit (or such other form of security acceptable to the Village) to be reduced, from time to time, as major public improvements are completed. The Village may also require an increase in the Letter of Credit, from time to time, if the estimated cost of completing the public improvements increases more than three percent (3%) per annum.

SECTION NINE: Utilities.

All electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at Owner's option.

SECTION TEN: Impact Requirements.

Owner agrees that any and all contributions, dedications, donations and easements provided for in this Agreement substantially advance legitimate governmental interests of the Village, including, but not limited to, providing its residents, with access to and use of public utilities, streets, fire protection, and emergency services. Owner further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to, and made necessary by the development of the Subject Property.

SECTION ELEVEN: Binding Effect and Term and Covenants Running with the Land.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, successor owners of record of the Subject Property, assignees, lessees and upon any successor municipal authorities of said Village and successor municipalities, for a period of ten (10) years from the date of execution hereof and any extended time that may be agreed to by amendment.

The terms and conditions of this Agreement relative to the payment of monies to the various contributions to the Village, construction and/or dedication of public improvements, granting of easements to the Village, dedication of rights-of-way to the Village and the developmental standards established herein shall constitute covenants which shall run with the land.

SECTION TWELVE: Notices.

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to, sent by overnight courier, or mailed by United States Certified mail, postage prepaid and return receipt requested, as follows:

For the Village:

1. Keith Pekau

Village President
14700 South Ravinia Avenue
Orland Park, Illinois 60462

2. John C. Mehalek
Village Clerk
14700 South Ravinia Avenue
Orland Park, Illinois 60462
3. E. Kenneth Friker
Village Attorney
Klein, Thorpe & Jenkins, Ltd.
15010 S. Ravinia Avenue
Orland Park, Illinois 60462

For the Owner/Developer:

1. Ramzi Hassan
14301 S. LAGRANGE LLC
14400 S. John Humphrey Dr. Suite 200
Orland Park, Illinois 60462
2. Chad M. Poznansky, Esq.
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, Illinois 60601

or such other addresses as any party hereto may designate in writing to the other parties pursuant to the provisions of this Section. All such notices, certificates or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier or two days after mailing by certified mail. Any party may by notice given under this Agreement designate any further or different addresses or recipients to which subsequent notices, certificates or communications hereunder shall be sent.

SECTION THIRTEEN: Signs.

The location of any sign upon the Subject Property shall be in accordance with an approved Signage Plan and the Village's Sign Ordinance, as set forth in the Code, and shall have reasonable setbacks from streets and highways as the interest of safety may require.

SECTION FOURTEEN: Reimbursement of Village for Legal and Other Fees and Expenses.

A. To Effective Date of Agreement.

The Owner, concurrently with the issuance of the building permit, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

- (1) the costs incurred by the Village for engineering services;
- (2) all reasonable attorneys' fees incurred by the Village; and
- (3) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expense.

B. From and After Effective Date of Agreement.

Except as hereinafter provided, upon demand by Village made by and through its President, Owner from time to time shall promptly reimburse Village for all enumerated reasonable expenses and costs incurred by Village in the administration of the Agreement, including and limited to engineering fees, reasonable attorneys' fees and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Owner upon its request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Owner at its option from additional documents relevant to determining such costs and expenses as designated from time to time by the Owner.

Notwithstanding the immediately preceding paragraph, Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against any party hereto, which relate to the terms of this Agreement, then, in that event, the Owner on notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

- (1) Owner shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.
- (2) If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and Owner on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Owner shall reimburse the Village from time to time on written demand from the President of Village and notice of

the amount due for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other reasonable expenses of litigation, incurred by the Village in connection therewith.

In the event a party hereto institutes legal proceedings against any other party for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against the unsuccessful party all expenses of such legal proceedings incurred by the successful party, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred in connection therewith. Either party may, in its sole discretion, appeal any such judgment rendered in favor of the other party.

SECTION FIFTEEN: Warranties and Representations.

The Owner represents and warrants to the Village as follows:

1. Owner is the legal title holder and the owner of record of the Subject Property as indicated on the first page of this Agreement.

2. Owner proposes to develop the Subject Property in the manner contemplated in this Agreement.

3. Other than Owner, no other entity or person has any interest as of the date hereof in the Subject Property or its development as herein proposed.

4. Owner has provided the legal description of the Subject Property set forth in this Agreement and the attached Exhibits and said legal description is accurate and correct.

5. Other than disclosed in the Leaking Underground Storage Tank Environmental Notice recorded with the Cook County Recorder on August 20, 2014 as document number 1423216028, with respect to any real estate herein which will become property of the Village, Owner warrants and represents, that during the period of its ownership or control over said Subject Property it (including its Members/Managers) has no knowledge of, nor reason to suspect, that there has been any presence, disposal, release or threatened release of hazardous substances or hazardous wastes on, from or under the property, by or through Owner or any other party whatsoever.

Owner similarly further represents and warrants that to the best of its knowledge, and that of its Members/Managers, the Subject Property (including underlying soil and ground water conditions) is not in violation of any state, local, federal, municipal or other law, statute, regulation, code, ordinance, decree or other relating to hygienic or environmental conditions, and during ownership or control of the property by Owner, no party has stored or disposed of any flammable explosives, radioactive materials, hazardous waste, toxic substances or other related materials on, under or about the property. Owner shall and does hereby agree to indemnify, protect, defend, and hold the Village harmless from and against any claims, losses, demands, costs, proceedings, suits, liabilities, damages and causes of action, including consequential damages and reasonable attorneys' fees of counsel selected by the Village and other costs of

defense incurred, arising against or suffered by the Village of its assigns as a consequence, directly or indirectly, of any misrepresentation by Owner of the foregoing representations and warranties, whether discovered before or after the conveyance of any of the Subject Property to the Village.

SECTION SIXTEEN: Continuity of Obligations.

Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all or any part of the Subject Property by Owner, Owner shall at all times during the term of this Agreement remain liable to Village for the faithful performance of all obligations imposed upon it by this Agreement until such obligations have been fully performed or until Village, at its sole option, has otherwise released it from any or all of such obligations.

SECTION SEVENTEEN: No Waiver or Relinquishment of Right to Enforce Agreement.

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or either of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

SECTION EIGHTEEN: Village Approval or Direction.

Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

SECTION NINETEEN: Singular and Plural.

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

SECTION TWENTY: Section Headings and Subheadings.

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions hereunder whether covered or relevant to such heading or not.

SECTION TWENTY-ONE: Recording.

A copy of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Owner.

SECTION TWENTY-TWO: Authorization to Execute.

The officers of Owner executing this Agreement warrant that they have been lawfully authorized to execute this Agreement on their behalf. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to execute this Agreement. Owner and Village shall, upon request, deliver to each other, at the respective time such entities cause their authorized agents to affix their signatures hereto, copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

SECTION TWENTY-THREE: Amendment.

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

SECTION TWENTY-FOUR: Counterparts.

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

SECTION TWENTY-FIVE: Curing Default.

The parties to this Agreement reserve a right to cure any default hereunder within thirty (30) days from written notice of such default, or such additional time as is reasonably required to cure the default so long as the cure of default is commenced within said thirty (30) days, and efforts to effect such cure of default are diligently prosecuted to completion.

SECTION TWENTY-SIX: Conflict Between the Text and Exhibits.

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

SECTION TWENTY-SEVEN: Severability.

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Village does not have the power to perform any such provision, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve Village from performance under such invalid provision of this Agreement.

SECTION TWENTY-EIGHT: Definition of Village.

When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

SECTION TWENTY-NINE: Execution of Agreement.

This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he signs this Agreement on page 1 hereof which date shall be the effective date of this Agreement.

SECTION THIRTY: Force Majeure.

In the event of enforced delay in the performance by either party of obligations under this Agreement due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other party, fires, floods, epidemics, or severe weather, the time for performance of such obligations shall be extended for the period of the enforced delays; provided that the party seeking the benefit of the provisions of this Section shall within thirty (30) days after the beginning of such enforced delay, have first notified the other party in writing of the causes thereof and requested an extension for the period of the enforced delay.

SECTION THIRTY-ONE: Governing Law.

This Agreement shall be governed by, construed and enforced in accordance with, the laws of the State of Illinois. The parties hereto agree, consent and submit to the personal jurisdiction of any competent court of jurisdiction in Cook County, Illinois for any action brought against it arising out of this Agreement.

VILLAGE OF ORLAND PARK, an
Illinois Municipal Corporation

By: [Signature]
Village President

ATTEST:

By: [Signature]
Village Clerk

OWNER:

14301 S. LaGrange LLC,

an Illinois limited liability company

By: [Signature]
By: [Signature]
SKY ROCK INVESTMENTS, LLC
Manager

ATTEST:

Its Manager

By:

Chad M. T. [Signature]

COOK COUNTY
DEPARTMENT OF REEDS

COOK COUNTY
DEPARTMENT OF REEDS

COOK COUNTY
DEPARTMENT OF REEDS

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that KEITH PEKAU, personally known to me to be the President of the Village of Orland Park, and JOHN C. MEHALEK, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of November, 2017.

My commission expires Aug. 30, 2018

Nancy R. Melnausha
Notary Public



STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Manager of Manager, personally known to me to be the member/manager of 14301 S. LAGRANGE LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument as said member/manager of 14301 S. LAGRANGE LLC, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 20th day of October, 2017.

Glenn S. Sauer

Notary Public



Commission expires: 10/12/2020

Architectural floor plan of the first floor. The plan shows a large central hall with a grid of columns and various rooms, including a library, a study, and a dining area. Dimensions are provided for various sections, and a north arrow is located in the bottom right corner.