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Cook County Recorder 37.00

PREPARED BY:
Andrena D. Jenkins

WHEN RECORDED RETURN TO:

Commercial Loan Services
KY1-4340
P.O. Box 33035
Louisville, KY 40232-3035



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**Subordination, Non-Disturbance and
Attornment Agreement**

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (the "Agreement") is made April 26, 2002, among Bank One, Indiana, NA, whose address is 8585 Broadway, Merrillville, IN 46410, and its successors and assigns (the "Assignee"), Primich Warehouses, Inc., whose address is 3460 Taft Street Gary, IN 46408 (the "Landlord") and G. W. Berkheimer Co., Inc., whose address is 3460 Taft Street, Gary, IN 46408 (the "Tenant").
** PRIMICH WAREHOUSES, INC. F/K/A INDUSTRIAL PRODUCTS CORP.

RECITALS:

- A. The Landlord and the Tenant have entered into a Lease dated April 1, 2002, which Lease covers certain premises (the "Premises") in the real property (the "Property") commonly known as 955 West 115th Street Chicago, Illinois 60643 and more particularly described on the attached Exhibit A (said Lease and any and all amendments, modifications, extensions, renewals, consolidations and replacements thereof, whether now existing or hereafter entered into, are collectively called the "Lease");
- B. The Landlord is the owner of fee simple title to the Property and the Premises;
- C. The Assignee has made or has agreed to make a loan or other extension of credit to the Landlord, secured or to be secured by, among other collateral, an assignment of rents and leases from the Landlord to the Assignee (said assignment of rents and leases and all amendments, modifications, extensions, renewals, consolidations and replacements thereof, whether now existing or hereafter entered into, are collectively called the "Assignment") on the Property; and
- D. The Tenant has agreed to subordinate the Lease to the lien of the Assignment and the Assignee has agreed to grant non-disturbance to the Tenant under the Lease on the terms and conditions hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

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1. Subordination. The Lease, and all of the terms, covenants and provisions thereof (including but not limited to purchase options and first refusal rights), is subordinate in all respects to the Assignment, to the full extent of any and all of the Liabilities (as defined in the Assignment), all with the same force and effect as if the Assignment had been executed, delivered and recorded prior to the execution and delivery of the Lease.

2. Attornment. The Tenant, for itself and its successors and assigns, agrees that it will attorn to and recognize the Assignee or any other New Landlord (as defined below), and the successors and assigns of the Assignee or any other New Landlord, as its landlord for the unexpired balance (and any extensions or renewals, if previously, at that time or thereafter exercised by the Tenant) of the term of the Lease upon the same terms and conditions set forth in the Lease, subject to the limitations on liability that are set forth in Paragraph 3 below. This attornment to be effective and self-operative without the execution of any further instruments.

3. Non-disturbance. The Assignee, for itself and its successors and assigns, (the Assignee and each such other party being collectively called "New Landlord") hereby covenants and agrees with the Tenant that if any New Landlord shall commence enforcement of the Assignment, for any reason whatsoever, or shall succeed to the interest of the Landlord, and provided the Tenant is not then in default (after expiration of any applicable grace period) under the Lease, then: (a) the Tenant shall not be named as a party defendant in proceeding to enforce the Assignment, unless the Tenant is deemed to be a necessary party; (b) subject to the next succeeding grammatical paragraph, the Lease shall, in accordance with its terms, remain in full force and effect as a direct indenture of lease between such New Landlord and the Tenant, with the same force and effect as if originally entered into with such New Landlord; and (c) the Tenant's possession of the Premises and the Tenant's rights and privileges under the Lease shall not be diminished, interfered with or disturbed by any New Landlord by such action under the Assignment or by any such attempt to sell or succeed to the interests of the Landlord.

If any New Landlord shall succeed to the interest of the Landlord under the Lease, the Tenant agrees as follows:

(a) Such New Landlord shall not be: (i) subject to any credits, offsets, abatement, deductions, defenses, claims or counterclaims, of any nature or type, that the Tenant might have against any prior landlord (including the Landlord); (ii) bound by any rent or additional rent that the Tenant shall have paid more than one (1) month in advance to any prior landlord (including the Landlord); (iii) bound by any covenants to undertake or complete any improvement to the Premises or the Property; or (iv) bound by (A) any amendment, modification, renewal or extension (except for extensions unilaterally made by the Tenant pursuant to extension options that are contained in the Lease) to the Lease, (B) any assignment, sublease, Assignment, encumbrance or other disposition of all or any part of the Tenant's interest in the Lease or the Premises, (C) any surrender, cancellation or termination of the Lease, whether in whole or in part (unless the surrender, cancellation or termination is effected unilaterally by the Tenant under a specific term of the Lease; provided, however, that if the Tenant's right to cancel, surrender or terminate the Lease arises because of a default by the Landlord under the Lease, the Tenant shall not terminate, cancel or surrender the Lease because of that default unless (1) the Landlord is in default under the Lease beyond any cure period provided in the Lease; (2) the Tenant has given the Assignee prior written notice of the default as provided in Paragraph 5 below; and (3) the cure period provided to the Assignee in Paragraph 5 below has expired without the Assignee having cured the default), (D) any option in the Lease obligating the Landlord under the Lease to provide additional space at the Property to the Tenant or (E) any waiver of any provision of the Lease, in each of cases (A) through (E) above, that has not been consented to in writing by the Assignee;

(b) No New Landlord shall be liable for: (i) any act or omission of any prior landlord (including the Landlord); (ii) the return of any security deposit made by the Tenant to any prior landlord (including the Landlord), unless such New Landlord shall have actually received such security deposit from the prior landlord; or (iii) any payment to the Tenant of any sums or allowances, or any granting to the Tenant of any credit, abatement or other rental concession, in the nature of a contribution towards the cost of preparing, furnishing or completing improvements at, or moving into, the Premises, the Property or any portion thereof;

(c) The Tenant shall look solely to the Property for the recovery of any judgment or damages from the Assignee or any other New Landlord and neither any New Landlord, any partner, officer, director, shareholder, member, manager, employee or agent of any of them or any successor or assign of any of the foregoing shall have any personal liability, directly or indirectly, under or in connection with the Lease, this Agreement or any amendment or amendments to either the Lease or this Agreement made at any time or times heretofore or hereafter. The Tenant hereby forever and irrevocably waives and releases any and all such personal liability. The limitation of liability provided in this paragraph is in addition to, and not in limitation of, any limitation on liability applicable to any New Landlord under this Agreement, at law, in equity or under any other contract, agreement or instrument; and

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(d) The Assignee shall be released from all duties and obligations under the Lease from and after the date that it conveys its interest in the Property to any third party.

4. **Assignee's Consent.** The Landlord's consent, approval or waiver under or with respect to the Lease, the Premises or any matter related thereto shall not be effective unless such consent, approval or waiver is accompanied by written consent of the Assignee.

5. **Landlord's Default.** The Tenant hereby agrees to provide the Assignee with prompt written notice of any default under the Lease by the Landlord and to provide the Assignee a period of time equal to (a) one hundred twenty (120) days in excess of the Landlord's cure period, if any, under the Lease in connection with such default by the Landlord, plus (b) such reasonable period of time as is necessary thereafter to remedy such default if the Assignee has commenced and is diligently pursuing such remedy. Notwithstanding the foregoing, the Tenant agrees that the Assignee shall have no obligation to remedy any such Landlord default.

6. **Estoppel Certificate.** The Tenant agrees at any time and from time to time to execute, deliver and acknowledge to the Landlord, to the Assignee or to any third party designated by the Landlord or by the Assignee, within ten (10) days following the Landlord's or the Assignee's written request therefore: (a) a statement in writing certifying that (i) the Lease is in full force and effect, (ii) the Landlord is not in default thereunder (or specifying any defaults by the Landlord that the Tenant alleges), (iii) rent has not been prepaid more than one (1) month in advance and (iv) any further information about the Lease or the Premises that the Landlord, the Assignee or said third party may reasonably request; (b) a statement in writing that the Tenant will recognize any New Landlord as the assignee of the Landlord's rights under the Lease; and (c) a statement in writing acknowledging or denying receipt of notice of any conditional or security assignment of the Lease to any third party. The Tenant understands that the Assignee and/or prospective purchasers, other Assignees or lessors of the Premises or any part thereof will rely on such certificates. The Tenant's obligation to deliver such certificates within ten (10) days, as described above, is a material obligation of the Tenant hereunder and under the Lease.

7. **Further Subordination.** The Tenant, for itself and its successors and assigns, agrees that, without the prior written consent of the Assignee, the Tenant will not: (a) enter into any subordination agreement with any person other than the Assignee; or (b) agree to attorn to or recognize any purchaser or transferee of the Property at any foreclosure sale, by exercise of power of sale, by sale by advertisement by deed in lieu thereof or otherwise, in each case, under any lien other than that of the Assignment (provided, however, that this provision shall not be deemed to constitute the Assignee's consent to the placing of any lien other than the Assignment on the Property).

8. **Insurance Proceeds and Condemnation Awards.** The Tenant agrees that any interest of the Tenant in any insurance, condemnation or eminent domain proceeds or awards made with respect to any interest in the Premises and/or the Property shall be subordinate to the interests of the Assignee in such proceeds or awards. The Tenant will neither seek nor accept any insurance, condemnation or eminent domain proceeds or awards made with respect to any interest in the Premises and/or the Property until all amounts secured by the Assignment have been paid in full. However, the Tenant reserves the right to make a separate claim for trade fixtures and moving expenses if separately allocated.

9. **Modification of Liabilities.** From time to time, the Assignee may, without notice to or consent of the Tenant and without impairing or affecting this Agreement, do any of the following as to any of the Liabilities: (a) amend, modify, extend, or renew any or all of the Liabilities; (b) change the rate of interest being charged on any or all of the Liabilities; (c) release the Landlord, any guarantor, any surety or any other third party from liability on any or all of the Liabilities; (d) compromise or settle the terms of any or all of the Liabilities; (e) forbear or agree to forbear from taking any action against the Landlord, any guarantor, any surety or any other party in regard to any or all of the Liabilities; or (f) substitute, release, exchange, or take any other action in regard to any collateral, including the Property, for any or all of the Liabilities.

10. **Notice.** Any notices and demands under or related to this document shall be in writing and delivered to the intended party at its address stated herein, and if to the Assignee, at its main office if no other address of the Assignee is specified herein, by one of the following means: (a) by hand, (b) by a nationally recognized overnight courier service, or (c) by certified mail, postage prepaid, with return receipt requested. Notice shall be deemed given: (a) upon receipt if delivered by hand, (b) on the Delivery Day after the day of deposit with a nationally recognized courier service, or (c) on the third Delivery Day after the notice is deposited in the mail. "Delivery Day" means a day other than a Saturday, a Sunday or any other day on which national banking associations are authorized to be closed. Any party may change its address for purposes of the receipt of notices and demands by giving notice of such change in the manner provided in this provision.

11. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. The Tenant and the Landlord agree that the Assignee may at any time sell or transfer one

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or more participation interests in all or any part of the Liabilities to one or more purchasers, whether or not related to the Assignee.

12. Recording. The parties hereto agree that this Agreement may be recorded in the public records of the county in which the Property is located.

13. Counterparts. This Agreement may be executed in any number of counterparts and by each of the undersigned on separate counterparts, and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same Agreement.

14. Captions. Captions in this Agreement are for convenience of reference only and do not limit the provisions of this Agreement.

15. Time. Time is of the essence in this Agreement.

16. Information Waiver. The Tenant and the Landlord agree that the Assignee may provide any information or knowledge the Assignee may have about the Landlord, the Tenant or any matter relating to this Agreement or the Related Documents (as defined in the Assignment) to BANK ONE CORPORATION, or any of its subsidiaries or affiliates or their successors or to any one or more purchasers or potential purchasers of all or any part of the Liabilities and/or any Related Documents.

17. Governing Law and Venue. This Agreement is delivered in the State of Indiana and governed by Indiana law (without giving effect to its laws of conflicts). The Landlord and the Tenant agree that any legal action or proceeding with respect to any of their obligations under this Agreement may be brought by the Assignee in any state or federal court located in the State of Indiana, as the Assignee in its sole discretion may elect. By the execution and delivery of this Agreement, the Landlord and the Tenant submit to and accept, for themselves and in respect of their property, generally and unconditionally, the non-exclusive jurisdiction of those courts. The Landlord and the Tenant waive any claim that the State of Indiana is not a convenient forum or the proper venue for any such suit, action or proceeding.

18. WAIVER OF SPECIAL DAMAGES. THE LANDLORD AND THE TENANT WAIVE, TO THE MAXIMUM EXTENT NOT PROHIBITED BY LAW, ANY RIGHT THE UNDERSIGNED MAY HAVE TO CLAIM OR RECOVER FROM THE ASSIGNEE IN ANY LEGAL ACTION OR PROCEEDING ANY SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES.

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19. JURY WAIVER. THE LANDLORD, THE TENANT AND THE ASSIGNEE HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED ON CONTRACT, TORT, OR OTHERWISE) AMONG ANY OF THE LANDLORD, THE TENANT AND/OR THE ASSIGNEE ARISING OUT OF OR IN ANY WAY RELATED TO THIS DOCUMENT. THIS PROVISION IS A MATERIAL INDUCEMENT TO THE ASSIGNEE TO PROVIDE OR CONTINUE PROVIDING THE FINANCING EVIDENCED BY THE LANDLORD'S DEBT.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this document as of the day and year first above written.

Assignee:

Bank One, Indiana, NA

By: _____

Tim Nelson V.P.

TIM NELSON V.P.
Printed Name Title

Tenant:

G.W. Berkheimer Co., Inc.

By: _____

E. Dale Cobble
E. DALE COBBLE, PRESIDENT
Printed Name Title

Landlord:

Primich Warehouses, Inc. F/K/A INDUSTRIAL PRODUCTS CORP.

By: _____

E. Dale Cobble
E. DALE COBBLE, PRESIDENT
Printed Name Title

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ACKNOWLEDGMENT OF ASSIGNEE

State of Indiana)

County of Porter) ss

I, Cynthia E. Colvin, a Notary Public in and for said County and State,
certify that Jim Nelson, a V.P. of Park One
Indiana NA a(n) Corp. and NIA
NIA of said NIA, personally known to me to be the persons
whose names are subscribed to the foregoing instrument as such V.P. and NIA
NIA, respectively, appeared before me this day in person and acknowledged that they signed and delivered said
instrument as their own free and voluntary act and as the free and voluntary act of said Corp.
Corp., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of April, 2002

My Commission Expires: Cynthia E. Colvin Notary Public

CYNTHIA E. COLVIN
Notary Public, State of Indiana
County of Porter
My Commission Expires 11-30-09

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ACKNOWLEDGMENT OF TENANT

State of Indiana)
County of Lake) ss

I, Cynthia E Colvin, a Notary Public in and for said County and State, certify that E Dale Cobble, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes herein set forth.

I, Cynthia E Colvin, a Notary Public in and for said County and State, certify that E Dale Cobble, a PLUG of CW. Burkholder Co, Inc. a(n) corp and NIA, a NIA of said NIA, personally known to me to be the persons whose names are subscribed to the foregoing instrument as such PLUG and NIA, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corp, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th Day of April, 2008

My Commission Expires: [Signature], Notary Public

CYNTHIA E. COLVIN
Notary Public, State of Indiana
County of Porter
My Commission Expires 11-30-09

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ACKNOWLEDGMENT OF LANDLORD

State of Indiana)

County of Lake) ss

I, Cynthia E Colvin, a Notary Public in and for said County and State,
certify that Shane Cobble, a Pres. of Humich
Warehouses a(n) Corp. and N/A
N/A, a N/A of said N/A, personally known to me to be the persons
whose names are subscribed to the foregoing instrument as such Pres. and N/A
N/A, respectively, appeared before me this day in person and acknowledged that they signed and delivered said
instrument as their own free and voluntary act and as the free and voluntary act of said Corp.
N/A, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of April, 20 02

My Commission Expires: Cynthia E Colvin Notary Public

CYNTHIA E. COLVIN
Notary Public, State of Indiana
County of Porter
My Commission Expires 11-30-09

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EXHIBIT A

Primich Warehouses, Inc.

Commonly known as: 955 West 115th Street

Chicago, IL 60643

Tax Parcel Identification Number: 25-20-404-001-0000

Lot 22, in Block 1, Chytraus and Deneen's Addition to West Pullman, being a subdivision of, including vacated street and alleys, Blocks 3 and 4 and that part of Blocks 2 and 5 lying West of Railroad in Placerdale, a subdivision of East ½ of Southeast ¼ of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian, in the City of Chicago, Cook County, Illinois.

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