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Seyfarth Shaw LLP
131 South Dearborn Street
Suite 2400
Chicago, Illinois 60603
Attention: Andrew F. Lampert

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837401028

MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

Newport-GBZ, LLC,
a Delaware limited liability company,
Borrower,

to

LaSalle Bank National Association,
a national banking association
Lender

Property of Cook County Clerk's Office

Box 400-CTCC

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MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

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Exhibit A - Legal Description

Exhibit B - Personal Property Description

Exhibit C - Pending and Threatened Litigation

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Defined Terms

As used in this Mortgage, the following terms shall have the following meanings assigned to them:

Borrower	Newport-GBZ, LLC, a Delaware limited liability company
Borrower's Address	2516 Waukegan Road, Suite 370, Glenview, Illinois, 60025
Property Address	7905-7945 Harlem Avenue, Burbank, Illinois 60459 (the " Burbank Property "); 701-719 West Roosevelt Road, Glen Ellyn, Illinois 60137 (the " Glen Ellyn Property "); and 41-193 South Rand Road, Lake Zurich, Illinois 60047 (the " Lake Zurich Property ")
Lender	LaSalle Bank National Association, a national banking association, and its successors and assigns as holders of the Note
Lender's Address	135 S. LaSalle Street, Suite 3410 Chicago, Illinois 60603 Attention: Real Estate Capital Markets – Servicing Dept. Re: VDR Retail Portfolio
Note	That Promissory Note of even date herewith made by Borrower to the order of Lender in the Principal Amount, together with all notes issued in substitution or exchange therefor, as any of the foregoing may be amended, consolidated, modified or supplemented from time to time
Principal Amount	Twenty One Million and No/100 Dollars (\$21,000,000.00)
Maturity Date	May 1, 2017
Land	The property described on Exhibit A to this Mortgage
Personal Property	The property described on Exhibit B to this Mortgage
Replacement Reserve Monthly Payment	\$1,091.08
TI and Leasing Reserve Monthly Payment	\$5,455.42
Permitted Use	Retail Shopping Center(s)
Guarantor(s)	Derrick E. McGavic and Daniel G. Pappano
Required Rating	A General Policy Rating of A: VIII or better in A.M. Best's Key Rating Guide

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THIS MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING (“Mortgage”) is made as of the 26th day of April, 2007, by Borrower to and for the benefit of Lender.

RECITALS:

A. Borrower has executed and delivered to Lender the Note (which is hereinafter referred to as the **“Note”**), providing for monthly installments of principal and/or interest, with the balance thereof, if not sooner due or paid as set forth in the Note, due and payable on the Maturity Date;

B. Lender wishes to secure (i) the prompt payment of the Note, together with all interest thereon in accordance with the terms of the Note, as well as the prompt payment of any additional indebtedness accruing to Lender on account of any future payments, advances or expenditures made by Lender pursuant to the Note or this Mortgage or any other agreement, document, or instrument securing the payment of the indebtedness evidenced by the Note (the Note, this Mortgage, and any other documents evidencing or securing the indebtedness evidenced by the Note or executed in connection therewith, and any modification, renewal, and/or extension thereof, are hereinafter collectively referred to as the **“Loan Documents”**), and (ii) the prompt performance of each and every covenant, condition, and agreement now or hereafter arising contained in the Loan Documents of Borrower. All payment obligations of Borrower are hereinafter sometimes collectively referred to as the **“Indebtedness”** and all other obligations of Borrower are hereinafter sometimes collectively referred to as the **“Obligations”**; and

C. The Schedule of Defined Terms appearing immediately before this page is incorporated into this Mortgage by reference with the same force and effect as if contained in the body hereof.

NOW, THEREFORE, TO SECURE TO LENDER the repayment of the Indebtedness and the performance of the Obligations, Borrower has mortgaged, given, granted, bargained, sold, alienated, encumbered, transferred, conveyed, confirmed, warranted, pledged, assigned, hypothecated and granted and by these presents does hereby irrevocably mortgage, give, grant, bargain, sell, alien, encumber, transfer, convey, confirm, warrant, pledge, assign, hypothecate and grant a security interest in and to Lender the following described property and all proceeds thereof (which property is hereinafter sometimes collectively referred to as the **“Property”**):

A. The Land;

B. All improvements of every nature whatsoever now or hereafter situated on the Land and owned by Borrower (the **“Improvements”**), and all machinery, furnishings, equipment, fixtures, mechanical systems (collectively, the **“Fixtures”**), and other personal property now or hereafter owned by Borrower and used in connection with the operation of the Improvements;

C. All easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and

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appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

D. All agreements affecting the use, enjoyment or occupancy of the Land and/or Improvements now or hereafter entered into (the "**Leases**"), including any and all guaranties of such Leases and any escrow agreements between Borrower and each of the seller of the Burbank Property and the seller of the Glen Ellyn Property pursuant to which amounts payable under any master leases of any portion of such properties are held and disbursed, and the immediate and continuing right to collect all rents, income, receipts, royalties, profits, issues, service reimbursements, fees, accounts receivables, revenues and prepayments of any of the same from or related to the Land and/or Improvements from time to time accruing under the Leases and/or the operation of the Land and/or Improvements (the "**Rents**"), reserving to Borrower, however, so long as no "**Event of Default**" (hereinafter defined) has occurred hereunder, a revocable license to receive and apply the Rents in accordance with the terms and conditions of Paragraph 13 of this Mortgage;

E. The Personal Property;

F. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Land and the Improvements, whether from the exercise of the right of eminent domain or condemnation (including but not limited to any transfer made in lieu of or in anticipation of the exercise of said rights), or for a change of grade, or for any other injury to or decrease in the value of the Land and Improvements;

G. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

H. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, proceeds of insurance and condemnation awards, into cash or liquidation claims;

I. The Clearing Account and Cash Management Account (as those terms are hereinafter defined) and all deposits therein as hereinafter provided for in this Mortgage; and

J. Any and all proceeds and products of any of the foregoing and any and all other security and collateral of any nature whatsoever, now or hereafter given for the repayment of the Indebtedness and the performance of Borrower's obligations under the Loan Documents, including (without limitation) the Replacement Reserve, the TI and Leasing Reserve, and all other escrows established with Lender by Borrower.

AND without limiting any of the other provisions of this Mortgage, to the extent permitted by applicable law, Borrower expressly grants to Lender, as a secured party, a security

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interest in the portion of the Property that is or may be subject to the provisions of the Uniform Commercial Code that are applicable to secured transactions; it being understood and agreed that the Improvements and Fixtures are part and parcel of the Land (the Land, the Improvements and the Fixtures are collectively referred to as the “**Real Property**”) appropriated to the use thereof and, whether affixed or annexed to the Real Property or not, shall for the purposes of this Mortgage be deemed conclusively to be real estate and mortgaged hereby.

TO HAVE AND TO HOLD the Property and all parts thereof, together with the rents, issues, profits and proceeds thereof, unto Lender to its own proper use, benefit, and advantage forever, subject, however, to the terms, covenants, and conditions herein.

At no time shall the principal amount of the Indebtedness, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed **two hundred percent (200%)** of the original amount of the Note.

Borrower covenants and agrees with Lender as follows:

1. **Payment of Indebtedness; Performance of Obligations.** Borrower shall promptly pay when due the Indebtedness and shall promptly perform all Obligations.

2. **Taxes and Other Obligations.** Borrower shall pay, when due, and before any interest, collection fees or penalties shall accrue, all taxes, assessments, fines, impositions and other charges and obligations, including charges and obligations for any present or future repairs or improvements made on the Property, or for any other goods or services or utilities furnished to the Property, which may become a lien on or charge against the Property prior to this Mortgage, subject, however, to Borrower's right to contest such lien or charge upon the posting of security reasonably satisfactory to Lender so long as such contest stays the enforcement or collection of such lien or charge. Should Borrower fail to make such payments, Lender may, at its option and at the expense of Borrower, pay the amounts due for the account of Borrower. Upon the request of Lender, Borrower shall immediately furnish to Lender all notices of amounts due and receipts evidencing payment. Borrower shall promptly notify Lender of any lien on all or any part of the Property and shall promptly discharge any unpermitted lien or encumbrance.

3. **Reserves for Taxes/Insurance/Replacement Reserve/Tenant Improvements and Leasing Reserve.**

(a) Borrower shall pay to Lender, at the time of and in addition to the monthly installments of principal and/or interest due under the Note, a sum equal to 1/12 of the amount estimated by Lender from time to time to be sufficient to enable Lender to pay at least 30 days before they become due and payable, all taxes, assessments and other similar charges levied against the Property. So long as no Event of Default exists hereunder, Lender shall apply the sums so paid by Borrower to pay such tax items. In making any such payments, Lender may do so according to any bill, statement or estimate obtained by Lender in good faith, without inquiry into the accuracy of such bill, statement or estimate or into the validity thereof. These sums may be commingled with the general funds of Lender, and no interest shall be payable thereon nor shall these sums constitute trust funds. If such amount on deposit with Lender is insufficient to fully pay

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such tax items and ground rents, if applicable, Borrower shall, within 10 days following notice at any time from Lender, deposit such additional sum as may be required for the full payment of such tax items and ground rents, if applicable. Borrower hereby grants Lender a first priority security interest in such funds and Borrower shall execute any other documents and take any other actions necessary to provide Lender with such a perfected security interest. Upon the Maturity Date, the moneys then remaining on deposit with Lender or its agent shall, at Lender's option, be applied against the Indebtedness or, if not so applied, promptly returned to Borrower. The obligation of Borrower to pay such tax items and ground rents is not affected or modified by the provisions of this paragraph.

(b) Borrower shall pay to Lender, at the time of and in addition to the monthly installments of principal and/or interest due under the Note, a sum equal to 1/12 of the amount estimated by Lender from time to time to be sufficient to enable Lender to pay at least 30 days before they become due and payable, all insurance premiums due for the renewal, on an annual basis, of the coverage afforded by the insurance policies required hereunder upon the expiration thereof. So long as no Event of Default exists hereunder, Lender shall apply the sums so paid by Borrower to pay such insurance premiums. In making any such payment, Lender may do so according to any bill, statement or estimate obtained by Lender in good faith, without inquiry into the accuracy of such bill, statement or estimate or into the validity thereof. These sums may be commingled with the general funds of Lender, and no interest shall be payable thereon nor shall these sums constitute trust funds. If such amount on deposit with Lender is insufficient to fully pay such insurance premiums, Borrower shall, within 10 days following notice at any time from Lender, deposit such additional sum as may be required for the full payment of such insurance premiums. Borrower hereby grants Lender a first priority security interest in such funds and Borrower shall execute any other documents and take any other actions necessary to provide Lender with such a perfected security interest. Upon the Maturity Date, the moneys then remaining on deposit with Lender or its agent shall, at Lender's option, be applied against the Indebtedness or, if not so applied, promptly returned to Borrower. The obligation of Borrower to pay such insurance premiums is not affected or modified by the provisions of this paragraph.

(c) At the time of and in addition to the monthly installments of principal and/or interest due under the Note, Borrower shall pay to Lender the Replacement Reserve Monthly Payment (such payments shall be referred to as the "**Replacement Reserve**") until such time as the balance in the Replacement Reserve equals \$150,000.00 (the "**Minimum Replacement Reserve Balance**"). Thereafter, if at anytime there is a draw causing the Replacement Reserve to contain less than the Minimum Replacement Reserve Balance (whether on account of expenditures approved by Lender or its servicer or otherwise), Borrower shall continue to pay Lender for deposit into the Replacement Reserve, the Replacement Reserve Monthly Payment until the balance in the Replacement Reserve again equals the Minimum Replacement Reserve Balance. Whenever the balance in the Replacement Reserve again equals the Minimum Replacement Reserve Balance, Borrower may suspend making monthly payments into the Replacement Reserve. The Replacement Reserve may be commingled with the general funds of Lender and such Replacement Reserve shall not constitute trust funds.

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The funds contained in the Replacement Reserve shall bear interest for the benefit of Borrower at the rate of interest which is the lower of (i) the amount paid from time to time by Lender on commercial money market accounts; or (ii) the return on permitted investments to be made with the funds by any third party servicer, rating agency or loan purchaser ("**Reserve Interest Rate**"), and all such interest shall be added to and become part of the Replacement Reserve, provided Lender shall make no representation or warranty as to the actual rate of interest. The funds contained in the Replacement Reserve shall be utilized by Borrower solely for exterior, structural, HVAC and mechanical improvements that are customarily accounted for as capital expenses, and other capital improvements approved in advance by Lender. Lender shall make disbursements from the Replacement Reserve for the actual cost of such items and approved capital improvements upon Borrower's providing Lender with receipts, invoices, item waivers, photographs and other documentation deemed necessary by Lender to insure that the work and/or materials related to the requested disbursement have been completed and/or provided, with minimum draws of \$5,000.00, which shall occur no more frequently than once per month. Upon the Maturity Date, the moneys then remaining on deposit with Lender or its agent shall, at Lender's option, be applied against the Indebtedness or, if not so applied, promptly returned to Borrower. Borrower hereby grants Lender a first priority security interest in the Replacement Reserve and Borrower shall execute any other documents and take any other actions necessary to provide Lender with such a perfected security interest in the Replacement Reserve.

(d) At the time of and in addition to the monthly installments of principal and/or interest due under the Note, Borrower shall pay to Lender monthly deposits in the amount of the TI and Leasing Reserve Monthly Payment for approved tenant improvements and leasing commissions (such payments shall be referred to as the "**TI and Leasing Reserve**") until such time as the balance in the TI and Leasing Reserve equals \$330,000.00 (the "**Minimum TI and Leasing Reserve Balance**"). Thereafter, if at any time there is a draw causing the TI and Leasing Reserve to contain less than the Minimum TI and Leasing Reserve Balance (whether on account of expenditures approved by Lender or its servicer or otherwise), Borrower shall continue to pay Lender for deposit into the TI and Leasing Reserve, the TI and Leasing Reserve Monthly Payment until the balance in the TI and Leasing Reserve again equals the Minimum TI and Leasing Reserve Balance. Whenever the balance in the TI and Leasing Reserve again equals the Minimum TI and Leasing Reserve Balance, Borrower may suspend making monthly payments into the TI and Leasing Reserve. The TI and Leasing Reserve may be commingled with the general funds of Lender and such TI and Leasing Reserve shall not constitute trust funds. The funds contained in the TI and Leasing Reserve shall bear interest for the benefit of Borrower at the Reserve Interest Rate and all such interest shall be added to and become a part of the TI and Leasing Reserve, provided Lender shall make no representation or warranty as to the actual rate of interest. The funds contained in the TI and Leasing Reserve shall be disbursed to Borrower solely to pay for tenant improvements and leasing commissions due pursuant to leases entered into in accordance with the requirements of **Paragraph 7** hereof or otherwise approved by Lender; provided that (i) Borrower may pay up to fifty percent (50%) of a leasing commission upon execution of a Lease or at any time thereafter, but may not pay the remaining fifty percent (50%) of such leasing commission until the date that the tenant under such Lease

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is in occupancy, open for business, and paying full contractual rent without any right of offset or rent abatement, and (ii) Lender shall not make the final disbursement of funds from the TI and Leasing Reserve with respect to any Lease until the date that the tenant under such lease is in occupancy, open for business, and paying full contractual rent without any right of offset or abatement. Lender shall make disbursements from the TI and Leasing Reserve for the actual cost of such approved tenant improvements and leasing commissions upon Borrower's providing Lender with receipts, invoices, lien waivers, photographs and other documentation deemed necessary by Lender to insure that the work and/or materials related to the requested disbursement have been completed and/or provided, with minimum draws of \$5,000.00, which shall occur no more frequently than once per month. Upon the Maturity Date, the moneys then remaining on deposit with Lender or its agent shall, at Lender's option, be applied against the Indebtedness or, if not so applied, shall be promptly returned to Borrower. Borrower hereby grants Lender a first priority security interest in the TI and Leasing Reserve and shall execute any other documents and take any other actions necessary to provide Lender with such a perfected security interest in the TI and Leasing Reserve.

(e) Upon the occurrence of an Event of Default, Lender may apply any amounts then held in any of the Reserves described above to the payment of the Indebtedness in such order as Lender may elect in its sole and absolute discretion.

4. **Use of Property.** Unless required by applicable law, Borrower shall not permit changes in the use of any part of the Property from the use existing at the time this Mortgage was executed, which use Borrower represents and warrants is limited to the Permitted Use and related uses. Borrower shall not initiate or acquiesce in a change in the zoning classification of the Property without Lender's prior written consent.

5. **Insurance and Condemnation.** Borrower shall keep the Improvements insured, and shall maintain during the entire term of this Mortgage, comprehensive general liability coverage and such other coverages requested by Lender, by carrier(s), in amounts and in form at all times satisfactory to Lender, which carrier(s), amounts and form shall not be changed without the prior written consent of Lender. All such policies of insurance shall be issued by insurers qualified under the laws of the state in which the Land is located, duly authorized and licensed to transact business in such state and reflecting the Required Rating. Borrower shall maintain all coverages on the Property as are required by Lender at the closing of the Loan, and all other coverages as may be deemed necessary by Lender from time to time during the term of the Loan. Any failure by Lender to insist on full compliance with all of the above insurance requirements at closing does not constitute a waiver of Lender's right to subsequently require full compliance with these requirements. All policies required hereunder shall be indicated by evidence of insurance on the Accord 28 form of certificate (as such form may be updated and renamed from time to time), naming Lender as loss payee and as additional insured. Unless Borrower provides Lender with evidence of the insurance coverage required by this Mortgage, Lender may, upon notice to Borrower, purchase insurance at Borrower's expense to protect Lender's interests in the Property and to maintain the insurance required by this Mortgage. This insurance may, but need not, protect Borrower's interests. The coverage purchased by Lender may not pay any claim made by Borrower or any claim that is made against Borrower in connection with the Property or any required insurance policy. Borrower may later cancel any insurance purchased by Lender,

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but only after providing Lender with evidence that Borrower has obtained insurance as required by this Mortgage. If Lender purchases insurance for the Property or insurance otherwise required by this Mortgage, Borrower will be responsible for the costs of that insurance, including interest and other charges imposed by Lender in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to the Indebtedness. The costs of the insurance may be more than the cost of insurance Borrower is able to obtain on its own.

In case of loss or damage by fire or other casualty, Borrower shall give immediate written notice thereof to the insurance carrier(s) and to Lender. Lender is authorized and empowered to make or file proofs of loss or damage (in each case only so long as such loss or damage is equal to or greater than \$210,000.00) and to settle and adjust any claim under insurance policies which insure against such risks, or to direct Borrower, in writing, to agree with the insurance carrier(s) on the amount to be paid in regard to such loss. The proceeds of any insurance claim are hereby assigned to and shall be paid to Lender as further security for the payment of the Indebtedness and performance of the Obligations and applied as set forth herein.

Borrower shall immediately notify Lender of any action or proceeding relating to any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, and Borrower shall appear in and prosecute any such action or proceeding unless otherwise directed by Lender in writing. Borrower authorizes Lender, at Lender's option, as attorney-in-fact for Borrower, to commence, appear in and prosecute, in Lender's or Borrower's name, any action or proceeding relating to any condemnation or other taking of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking, provided such claim is for an amount equal to or greater than \$210,000.00. The proceeds of any award, payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender as further security for the payment of the Indebtedness and performance of the Obligations and applied as set forth herein.

Provided no Event of Default then exists hereunder, the net insurance proceeds and net proceeds of any condemnation award (in each case after deducting only Lender's reasonable costs and expenses, if any, in collecting the same) shall be made available for the restoration or repair of the Property if, in Lender's sole judgment (a) restoration or repair and the continued operation of the Property is economically feasible, as determined by Lender, (b) the value of Lender's security is not reduced, (c) the loss or condemnation, as applicable, does not occur in the 6-month period preceding the stated Maturity Date and Lender's independent consultant certifies that the restoration of the Property can be completed at least 90 days prior to the Maturity Date, and (d) Borrower deposits with Lender an amount, in cash, which Lender, in its sole discretion, determines is necessary, in addition to the net insurance proceeds or net proceeds of any condemnation award, as applicable, to pay in full the cost of the restoration or repair, including the cost to carry the Property and make all required payments due under the Loan during the period of restoration or repair. Notwithstanding the foregoing, it shall be a condition precedent to any disbursement of insurance proceeds held by Lender hereunder that Lender shall have approved (x) all plans and specifications for any proposed repair or restoration, (y) the construction schedule and (z) the architect's and general contractor's contract for all restoration

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that exceeds \$25,000.00 in the aggregate. Lender may establish other conditions it deems reasonably necessary to assure the work is fully completed in a good and workmanlike manner free of all liens or claims by reason thereof. Borrower's deposits made pursuant to this paragraph shall be used before the net insurance proceeds or net proceeds of any condemnation award, as applicable, for such restoration or repair. If the net insurance proceeds or net proceeds of any condemnation award, as applicable, are made available for restoration or repair, such work shall be completed by Borrower in an expeditious and diligent fashion, and in compliance with all applicable laws, rules and regulations. At Lender's option, the net insurance proceeds or net proceeds of any condemnation award, as applicable, shall be disbursed pursuant to a construction escrow acceptable to Lender. If following the final payments for the completion of such restoration or repair there are any net insurance proceeds or net proceeds of any condemnation award, as applicable, remaining, such proceeds shall be paid (i) to Borrower to the extent Borrower was required to make a deposit pursuant to this paragraph, (ii) then to fund any shortfall in the Replacement Reserve, (iii) then to Lender to be applied to the Indebtedness, whether or not due and payable until paid in full, and (iv) then to Borrower. If an Event of Default then exists, or any of the conditions set forth in subparagraphs (a) through (d) of this **Paragraph 5** have not been met or satisfied, the net insurance proceeds or net proceeds of any condemnation award, as applicable shall be applied to the Indebtedness, whether or not due and payable, with any excess paid to Borrower.

6. **Preservation and Maintenance of Property.** Borrower (a) shall not commit waste or permit impairment or deterioration of the Property; (b) shall not abandon the Property; (c) shall keep the Property in good repair and restore or repair promptly, in a good and workmanlike manner, all or any part of the Property to the equivalent of its original condition, ordinary wear and tear excepted, or such other condition as Lender may approve in writing, upon any damage or loss thereto, if net insurance proceeds are made available to cover in whole or in part the costs of such restoration or repair; (d) shall comply with all laws, ordinances, regulations and requirements of any governmental body, and all requirements of any documents applicable to the Property; (e) shall provide for management of the Property by Borrower or by a property manager satisfactory to Lender pursuant to a contract in form and substance satisfactory to Lender; (f) shall not take any steps whatsoever to convert the Property, or any portion thereof, to a condominium or cooperative form of management; (g) shall not install or permit to be installed on the Property any underground storage tank or above-ground storage tank without the written consent of Lender; and (h) shall give notice in writing to Lender of and, unless otherwise directed in writing by Lender, appear in and defend any action or proceeding purporting to affect the Property, the security granted by the Loan Documents or the rights or powers of Lender. Neither Borrower nor any tenant or other person shall remove, demolish, expand or alter any Improvement or any Fixture, equipment, machinery or appliance in or on the Land and owned or leased by Borrower except when incident to the replacement of Fixtures, equipment, machinery and appliances with items of like kind.

7. **Protection of Lender's Security; Leases.** If Borrower fails to pay the Indebtedness or perform the Obligations, or if any action or proceeding is commenced which affects the Property or Lender, at Lender's option, Lender may make such appearances, disburse such sums and take such action as Lender deems necessary, in its sole discretion, to protect the Property or Lender's interest herein, including entry upon the Property to make repairs and perform environmental tests and studies. Any amounts disbursed by Lender pursuant to this

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Paragraph 7 (including attorneys' costs and expenses) shall be payable by Borrower upon demand, with interest thereon accruing at the "**Default Rate**" (defined in the Note) from the date that Lender makes such demand, shall become additional Indebtedness of Borrower secured by the Loan Documents and shall be due and payable on demand. Nothing contained in this **Paragraph 7** shall require Lender to incur any expense or take any action hereunder.

Borrower shall not be authorized to enter into any ground lease of the Property, without Lender's prior written approval. Borrower shall not, without Lender's prior written consent, modify, amend, surrender or terminate any Lease, which approval shall not be unreasonably withheld or delayed. All Leases of space in the Property shall be on the form of lease previously approved by Lender with tenants and for a use acceptable to Lender. All Leases of space in the Property executed or renewed after the date hereof must be approved by Lender prior to the execution thereof by Borrower.

Notwithstanding anything contained herein to the contrary, Borrower may enter into a proposed Lease (including the amendment, renewal or extension of an existing Lease (a "**Renewal Lease**") without the prior written consent of Lender, provided such proposed Lease or Renewal Lease (i) provides for rental rates and terms comparable to existing local market rates and terms (taking into account the type and quality of the tenant) as of the date such Lease or Renewal Lease is executed by Borrower (unless, in the case of a Renewal Lease, the rent payable during such renewal, or a formula or other method to compute such rent, is provided for in the original Lease), (ii) is an arms-length transaction with a bona fide, independent third party tenant, (iii) is written on the standard form of lease previously approved by Lender, (iv) is not for premises greater than or equal to five percent (5%) of the gross leaseable area of the Property, (v) is not for a rental greater than or equal to five percent (5%) of the total gross rental revenues of the Property; (vi) shall have an initial term of not less than two (2) years or greater than ten (10) years, (vii) is for the same use as the current use of the Property, (viii) shall not contain any options for renewal or expansion by the tenant thereunder at rental rates which are either below comparable market levels or less than the rental rates paid by the tenant during initial lease term; and (ix) shall be to a tenant which is experienced, creditworthy and reputable. If Lender consents to any new Lease of space in the Property or the renewal of any existing Lease of space in the Property, at Lender's request, Borrower shall cause the tenant thereunder to execute a subordination and attornment agreement in form and substance satisfactory to Lender contemporaneously with the execution of such Lease. Borrower expressly understands that any and all new or proposed leases or Renewal Leases are included in the definition of "**Lease**" or "**Leases**" as such terms may be used throughout this Mortgage or any of the other Loan Documents. Notwithstanding anything contained herein to the contrary, Borrower may terminate a Lease without Lender's request in the ordinary course of business if (a) the related tenant is in default and (b) either (x) such Lease is for less than five percent (5%) of the then currently occupied and rentable square feet of space at the Property or (y) Borrower has executed a lease with a replacement tenant for the premises in question.

To the extent Lender's consent is required under this **Paragraph 7**, and the lease in question is for less than twenty five percent (25%) of both the gross leaseable area of the Property and the total gross rental revenues of the Property, Borrower shall submit a request to Lender with the following language prominently displayed at the top and on the cover of any such request in allcaps, boldface, 14 point type or larger: "**IMMEDIATE RESPONSE**

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REQUIRED, CONSENT DEEMED GIVEN IF NO RESPONSE WITHIN 10 BUSINESS DAYS.” If no response has been received within ten (10) Business Days after Lender’s receipt of such request, Borrower shall submit a second request to Lender with the following language prominently displayed at the top and on the cover of any such request in allcaps, boldface, 14 point type or larger: **“IMMEDIATE RESPONSE REQUIRED, CONSENT DEEMED GIVEN IF NO RESPONSE WITHIN 5 BUSINESS DAYS.”** If no response has been received within five (5) Business Days after Lender’s receipt of such second request, Lender’s consent shall be deemed to be given.

8. **Inspection.** Lender and its agents and designees may make or cause to be made reasonable entries upon and inspections of the Property, including for performing any environmental inspections and testing of the Property, and inspections of Borrower’s books, records, and contracts at all reasonable times upon reasonable advance notice, which notice may be given in writing or orally. Borrower shall cooperate with Lender and its agents and designees with respect to all such inspections, including any related to the sale or potential sale of all or any portion of the Loan by Lender and any securitization or potential securitization involving the Loan.

9. **Books and Records.** Borrower shall keep and maintain at all times at Borrower’s address stated above, or such other place as Lender may approve in writing, complete and accurate books of accounts and records adequate to reflect correctly the results of the operation of the Property and copies of all written contracts, Leases and other instruments affecting the Property.

10. **Financial Statements.** Borrower shall furnish to Lender, within 15 days after the end of each calendar month, until the later of (i) the first 12 calendar months following the closing of the loan (the “Loan”) evidenced by the Note, or (ii) the Loan is securitized as described in **Paragraph 43** below, a monthly unaudited statement of income and expenses and a rent roll showing the name of each tenant, and for each tenant the space occupied, the lease expiration date, the rent payable, aged accounts receivables, and the security deposit being held for such tenant, each in reasonable detail and dated and certified as true and complete by Borrower or its general partner or chief financial officer. Borrower shall furnish to Lender, within 45 days after the end of each fiscal quarter of the operation of the business of Borrower and at any other time upon Lender’s request, a balance sheet and a statement of income and expenses of the Property, each in reasonable detail, prepared in accordance with sound accounting practices (relating to the real estate industry) prepared on a consistent basis and certified as true and complete by Borrower or its general partner, manager/managing member or chief financial officer. Borrower shall also (x) furnish to Lender, within ninety (90) days after the end of each fiscal year of Borrower, a balance sheet, a statement of income and expenses and a statement of cash flows, each in reasonable detail, prepared in accordance with sound accounting practices (relating to the real estate industry) prepared on a consistent basis and certified as true and complete by Borrower or its general partner, manager/managing member or chief financial officer, and (y) cause each Guarantor to furnish to Lender within ninety (90) days after the end of each fiscal year, a balance sheet of Guarantor dated as of the close of such fiscal year. In addition, Borrower shall furnish upon Lender’s request (a) a rent roll and a leasing activity report for the Property during such fiscal quarter, (b) a capital expenditure report indicating the type and amount of each capital expenditure made during such fiscal quarter, and

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(c) any other information that Lender may reasonably require, all of the foregoing shall be certified as true and complete by Borrower or its general partner, manager/managing member or chief financial officer. In addition, Borrower shall cause each Guarantor to provide to Lender a copy of his/her/its financial statements as required by Section 5.10 of that certain Guaranty of even date herewith executed by Guarantor. All of the information required by Lender in this paragraph must be in a form acceptable to Lender in its absolute and sole discretion. Borrower shall submit to Lender an annual budget (the "**Annual Budget**") for the remainder of the current calendar year not later than thirty (30) days after the commencement of a Cash Management Period, as defined in the Cash Management Agreement, and not later than sixty (60) days prior to the commencement of each calendar year thereafter in form reasonably satisfactory to Lender. Such annual budget shall be subject to Lender's written approval (each such Annual Budget, an "**Approved Annual Budget**"). In the event that Lender objects to a proposed Annual Budget submitted by Borrower, Lender shall advise Borrower of such objections within fifteen (15) days after receipt thereof (and deliver to Borrower a reasonably detailed description of such objections) and Borrower shall promptly revise such Annual Budget and resubmit the same to Lender. Lender shall advise Borrower of any objections to such revised Annual Budget within ten (10) days after receipt thereof (and deliver to Borrower a reasonably detailed description of such objections) and Borrower shall promptly revise the same in accordance with the process described in this subsection until Lender approves the entire Annual Budget. Until such time that Lender approves a proposed Annual Budget, the most recently Approved Annual Budget shall apply; provided that, such Approved Annual Budget shall be adjusted to reflect actual increases in taxes, insurance premiums and other charges. If Borrower fails to timely furnish Lender with any of the financial information and reports set forth in this paragraph within the required time periods and such failure continues for ten (10) days after written notice from Lender, then Lender shall have the right, acting in its sole discretion, to hire a certified public accounting firm acceptable to Lender, to prepare such financial information and reports, on an audited basis. The costs and expenses of such accounting firm shall be paid by Borrower on demand and, to the extent advanced by Lender become, with interest thereon from the date advanced by Lender at the Default Rate, additional Indebtedness of Borrower secured by the Loan Documents. Additionally, if Borrower fails to timely furnish Lender with any of the financial information and reports set forth in this paragraph within the required time periods, commencing with the second such failure in any calendar year, Lender shall be entitled to receive a late charge equal to \$500.00 for each financial information and/or report not so furnished to Lender (the "**Financial Late Charge**"). The Financial Late Charge shall be due and payable by Borrower immediately upon receipt by Borrower of an invoice for same from Lender. Until paid, the Financial Late Charge shall bear interest at the Default Rate, and shall be deemed additional Indebtedness of Borrower secured by the Loan Documents.

11. **Hazardous Substances.** Borrower covenants and agrees that it (a) shall not use, generate, store, or allow to be generated, stored or used, any "**Hazardous Substances**" (hereinafter defined) on the Property, except in the ordinary course of Borrower's business and in accordance with all "**Environmental Laws**" (hereinafter defined), (b) shall at all times maintain the Property in full compliance with all applicable Environmental Laws, including timely remediating the Property if and when required, and (c) shall cause compliance by all tenants and sub-tenants on the Property with Borrower's covenants and agreements contained in this **Paragraph 11**. Borrower shall promptly notify Lender in writing of (i) any investigation, claim or other proceeding by any party caused or threatened in connection with any Hazardous

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Substances on the Property, or the failure or alleged failure of the Property to comply with any applicable Environmental Laws, or (ii) Borrower's discovery of any condition on or in the vicinity of the Property to fail to comply with applicable Environmental Laws.

The term "**Environmental Laws**" shall include any present and future federal, state and/or local law, statute, ordinance, code, rule, regulation, license, authorization, decision, order, injunction or decree and/or other governmental directive or requirement, as well as common law, which pertains or relates to health, safety or the environment (including but not limited to, ground or air or water or noise pollution or contamination, and underground or above ground tanks) and shall include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("**CERCLA**"), the Resource Conservation and Recovery Act of 1976, as amended ("**RCRA**"), and any state or federal lien or superlien or environmental clean-up statutes, and regulations, rules, guidelines, or standards promulgated pursuant thereto all as amended from time to time. The term "**Hazardous Substances**" shall include any substance, whether solid, liquid or gaseous: (i) which is listed, defined or regulated as a "hazardous substance," "hazardous waste" or "solid waste," or otherwise classified as hazardous or toxic, in or pursuant to any Environmental Laws; or (ii) which is or contains asbestos, radon, any polychlorinated biphenyl, urea formaldehyde foam insulation, explosive or radioactive material, lead paint, or motor fuel or other petroleum hydrocarbons; or (iii) which causes or poses a threat to cause a contamination or nuisance on the Property or any adjacent property or a hazard to the environment or to the health or safety of persons on or about the Property.

12. Representations and Covenants.

(a) If Borrower is a corporation, it represents that it is a corporation duly organized, existing and in good standing under the laws of its state of incorporation, that it is duly qualified and in good standing under the laws of the state where the Land is located, and that the execution and delivery of the Loan Documents and the performance of the obligations thereunder are within Borrower's corporate powers, have been duly authorized by all necessary action of its board of directors, and do not contravene the terms of its articles of incorporation or by-laws.

(b) If Borrower is a general or limited partnership or a limited liability company, it represents that it is duly formed, organized and existing in the state of its formation, that it is qualified to do business under the laws of the state where the Land is located, and that the execution and delivery of the Loan Documents and the performance of the obligations thereunder do not conflict with any provision of Borrower's partnership agreement or operating agreement, as applicable, and all other certificates and agreements governing Borrower, and have been duly authorized by all necessary action of its partners or members.

(c) Borrower represents that (i) the execution and delivery of the Loan Documents, the payment of the Indebtedness, and the performance of the Obligations do not violate any law or conflict with any agreement by which Borrower is bound, or any court order by which Borrower is bound, (ii) no consent or approval of any governmental authority or any third party is required for the execution or delivery of the Loan

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Documents, the payment of Indebtedness, and the performance of the Obligations, and (iii) the Loan Documents are valid and binding agreements, enforceable in accordance with their terms.

(d) Borrower represents that (i) it is lawfully seized with fee simple title in the estate hereby conveyed; (ii) it has the right to mortgage, convey, assign and grant a first security interest in the Property; (iii) the Property is unencumbered, and Borrower will warrant and defend title to the Property against all claims and demands, subject to easements and restrictions listed in a schedule of exceptions to coverage in the title insurance policy accepted by Lender insuring Lender's interest in the Property; and (iv) it has no operations, assets or activities other than the Property.

(e) Borrower represents and covenants that (i) all material permits, licenses, authorizations, approvals, and certificates, including certificates of completion and occupancy permits, required by law, ordinance or regulation have been obtained and are and shall remain in full force and effect; and (ii) Borrower and the use and occupancy of the Land and all improvements thereon are and shall remain in compliance with all laws, regulations and ordinances, including without limitation, all restrictive covenants of record and zoning and building laws.

(f) Borrower represents that all of the improvements on the Land lie wholly within the boundaries of any building line restrictions relating to the Land and no improvements located on adjoining lands encroach upon the Land so as to affect the value or marketability of the Property, except those which are insured against by the title insurance policy accepted by Lender insuring Lender's interest in the Property.

(g) Borrower represents that the Property is served by public utilities, water and sewer (or septic facilities) and services in the surrounding community, including police and fire protection, public transportation, refuse removal, public education, and enforcement of safety codes which are adequate in relation to the premises and location on which the Property is located (taking into account the Permitted Use of the Property).

(h) Borrower represents that the Property is serviced by public water and sewer systems which are adequate in relation of the improvements and location on which the Property is located. All liquid and solid waste disposal, septic and sewer systems located on the Property are in good and safe condition and repair and in compliance with all applicable laws.

(i) Borrower represents that the Property has parking and other amenities necessary for the operation of the business currently conducted thereon which are adequate in relation to the premises and location on which the Property is located.

(j) Borrower represents that the Property is a contiguous parcel and a separate tax parcel, and there are no delinquent taxes or other outstanding charges adversely affecting the Property; except that the Burbank Property is part of a larger tax parcel. Borrower represents that, with respect to the Burbank Property, all actions have been taken that are necessary to cause the tax division of the Burbank Property from the larger

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parcel of which it is a part and that such tax division shall be effective with respect to 2007 taxes payable in 2008. Borrower further represents that sufficient funds to pay the second installment of 2006 taxes on the larger parcel of which the Burbank Property is a part are being held in escrow by Chicago Title Insurance Company and that Borrower shall cause such funds to be applied to the payment of the second installment of 2006 taxes.

(k) Borrower represents that no action, omission, misrepresentation, negligence, fraud or similar occurrence has taken place on the part of any person that would reasonably be expected to result in the failure or impairment of full and timely coverage under any insurance policies providing coverage for the Property.

(l) None of Borrower, any Guarantor, or any other holder of a direct or indirect legal or beneficial interest in Borrower is or will be, held, directly or indirectly, by a "foreign corporation," "foreign partnership," "foreign trust," "foreign estate," "foreign person," "affiliate" of a "foreign person" or a "United States intermediary" of a "foreign person" within the meaning of IRC Sections 897 and 1445, the Foreign Investments in Real Property Tax Act of 1980, the International Investment and Trade in Services Survey Act, the Agricultural Foreign Investment Disclosure Act of 1978, the regulations promulgated pursuant to such acts or any amendments to such acts.

(m) None of Borrower or any Guarantor is insolvent, and there has been no (i) assignment made for the benefit of the creditors of any of them, (ii) appointment of a receiver for any of them or for the properties of any of them, or (iii) bankruptcy, reorganization, or liquidation proceeding instituted by or against any of them.

(n) All information in the application for the Loan submitted to Lender (the "**Loan Application**") and in all financial statements, rent rolls, reports, certificates and other documents submitted in connection with the Loan Application or in satisfaction of the terms thereof, are accurate, complete and correct in all material respects. There has been no material adverse change in the representations made or information heretofore supplied by or on behalf of Borrower or any Guarantor in connection with the Loan or the Loan Application as to Borrower, any Guarantor, or the Property. There has been no adverse change in any condition, fact, circumstance or event that would make any such representations or information inaccurate, incomplete or otherwise misleading.

(o) Except as listed on **Exhibit C** hereto, (i) there is no litigation, arbitration, condemnation proceeding or other proceeding or governmental investigation pending or, to Borrower's knowledge, threatened against or relating to Borrower, any Guarantor, or the Property and there are no outstanding judgment(s) against or relating to Borrower or any Guarantor, (ii) Borrower and Guarantor each has not (A) had any property foreclosed upon, (B) given a deed in lieu of foreclosure, or (C) been involved in any criminal proceedings where Borrower or Guarantor was the defendant and (iii) Borrower and Guarantor have not defaulted on any loan or other indebtedness.

(p) The proceeds evidenced by the Note will be used by Borrower solely and exclusively for proper business purposes and will not be used for the purchase or carrying

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of registered equity securities within the purview and operation of any regulation issued by the Board of Governors of the Federal Reserve System or for the purpose of releasing or retiring any indebtedness which was originally incurred for any such purpose.

(q) Borrower represents and covenants that all Leases of space in the Property existing as of the date hereof are in writing.

(r) Borrower covenants that, with Borrower's prior written consent, such consent not to be unreasonably withheld, conditioned, or delayed, Lender shall be allowed to advertise in the various news or financial media that Lender has provided the Loan to Borrower, but Borrower shall not do so without Lender's prior written permission.

(s) Borrower represents that Borrower and all Guarantors have filed all federal, state, county, municipal, and city income and other tax returns required to have been filed by them and have paid all taxes and related liabilities which have become due pursuant to such returns or pursuant to any assessments received by them. Neither Borrower nor any Guarantor knows of any basis for any additional assessment in respect to any such taxes and related liabilities for prior years.

(t) Borrower covenants that if at any time the United States of America, any State thereof or any subdivision of any such State shall require revenue or other stamps to be affixed to the Note or this Mortgage, or impose any other tax or charge on the same, Borrower will pay for the same, with interest and penalties thereon, if any.

(u) As of the date hereof, Borrower represents that Borrower and Guarantors have no valid offset, defense, counterclaim, abatement or right to rescission with respect to any of the Loan Documents.

(v) Borrower has dealt with no broker, and Borrower shall pay all fees and expenses owing to any mortgage broker and will indemnify, defend and hold Lender harmless from any and all other brokerage claims related to the Loan.

Except as otherwise provided herein, each and all of the representations, covenants and obligations of Borrower shall survive the execution and delivery of the Loan Documents and shall continue in full force and effect until the Indebtedness is paid in full.

13. **Lease Assignment.** Borrower acknowledges that, concurrently herewith Borrower is delivering to Lender, as additional security for the repayment of the Loan, an Assignment of Leases and Rents (the "**Assignment**") pursuant to which Borrower has assigned to Lender all of Borrower's right, title and interest in the Leases and the Rents and income from the Property. All of the provisions of the Assignment are hereby incorporated herein as if fully set forth at length in the text of this Mortgage. Borrower agrees to abide by all of the provisions of the Assignment.

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14. Subordination, Non-Disturbance and Attornment Agreements/Estoppel Certificates.

(a) Borrower shall, within 10 days after Lender's request, furnish Lender with a written statement, duly acknowledged, setting forth the sums secured by the Loan Documents and any right of set-off, counterclaim or other defense which exists against such sums and the Obligations.

(b) If the Property includes commercial property, Borrower shall use best efforts (including institution of litigation) to deliver to Lender upon request, tenant subordination, non-disturbance and attornment agreements/estoppel certificates from each commercial tenant at the Property in form and substance reasonably satisfactory to Lender provided that Borrower shall not be required to deliver such certificates more frequently than two (2) times in any calendar year.

15. Transfers of the Property or Ownership Interests in Borrower; Assumption; Due on Sale/Encumbrance.

(a) No Sale/Encumbrance. Borrower agrees that Borrower shall not, without the prior written consent of Lender, sell, convey, mortgage, grant, bargain, encumber, pledge, assign, or otherwise transfer the Property or any interest therein or any part thereof, or permit the Property or any part thereof to be sold, conveyed, mortgaged, granted, bargained, encumbered, pledged, assigned, or otherwise transferred except for: (i) pursuant to Leases of space in the Property to tenants in accordance with the provisions of **Paragraph 7**; (ii) in connection with a condemnation action or other taking; or (iii) the disposal of personalty that is obsolete or no longer used or useful, so long as such personalty is replaced with similar items of comparable value and utility and in which Lender has a first lien and mortgage. In addition, Borrower shall not allow, without the prior written consent of Lender, any pledge of any ownership interests in Borrower.

(b) Sale/Encumbrance Defined. A sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property within the meaning of this **Paragraph 15** shall be deemed to include, but not limited to the following: (i) an installment sales agreement wherein Borrower agrees to sell the Property or any part thereof for a price to be paid in installments; (ii) an agreement by Borrower leasing all or a substantial part of the Property for other than actual occupancy by a space tenant thereunder or a sale, assignment or other transfer of, or the grant of a mortgage in, Borrower's right, title and interest in and to any Leases or any Rents; or (iii) a sale, encumbrance, pledge, hypothecation, or transfer of any direct and/or indirect ownership interests (including beneficial interests) in Borrower. Notwithstanding the foregoing, provided that no default has occurred, the following transfers shall not be deemed to be a sale or encumbrance for the purpose of this **Paragraph 15**: (A) transfers of interests in Borrower for estate planning purposes to immediate family members (which shall be limited to a spouse, parent, child, grandchild, niece, and nephew (each an "**Immediate Family Member**")) of such party or to trusts or entities created for the benefit of Immediate Family Members provided that (1) if the transferor is a Guarantor, such

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Guarantor still controls such transferred interest and such Guarantor shall not be released from any guaranty or indemnity agreement by virtue of such permitted transfer, (2) Borrower shall provide Lender with 30 days' prior written notice of any such permitted transfer, (3) Borrower shall reimburse Lender for all costs and expenses, including reasonable attorney fees incurred by Lender in connection with such permitted transfer, (4) there has been no change in control or management rights of Borrower as a result of such transfer, including but not limited to any sale, encumbrance, pledge, hypothecation, or transfer of any general partner or managing member interest in the Borrower, (5) such transfer has no effect on the continuing status of Borrower as a validly existing entity in good standing and in compliance with the provisions of **Paragraph 17**, and (6) Borrower shall furnish Lender with copies of any documentation executed in connection with such permitted transfer promptly after execution thereof, (B) transfers of direct and/or indirect interests in Borrower by operation of law or upon death by devise or descent, provided that the condition set forth in clause (5) above is satisfied, (C) transfers of direct and/or indirect interests in Borrower to Guarantor(s), (D) transfers of the direct and/or indirect ownership interests in Borrower provided that the conditions set forth in clauses (A)(2) through (A)(6) above are satisfied as to each such transfer, and provided further that (1) no party, together with its Affiliates or other related parties, shall have a direct or indirect ownership interest in Borrower in excess of forty nine percent (49%) in the aggregate (other than NPI-GBZ, LLC, which is the sole member of Borrower, and Keenan-GBZ, LLC, which currently owns eighty four percent (84%) of the membership interests in the sole member), (2) the organizational documents of Borrower shall require that the general partner or managing member only may be removed as general partner or managing member (x) without cause, by a vote of one hundred percent (100%) of the partners or members of Borrower, and (y) with cause (which shall consist solely of willful misconduct by the general partner or managing member of Borrower), by a vote of more than fifty percent (50%) of the partners or members of Borrower, and (3) Guarantors shall continue to own, in the aggregate, not less than ten percent (10%) of the direct or indirect ownership interests in Borrower, or (E) a sale, encumbrance, pledge, hypothecation, or transfer of less than forty-nine percent (49%) in the aggregate (which may be pursuant to one or more transactions during the term of the Loan) of the direct and/or indirect ownership interests (including beneficial interests) in Borrower provided that the conditions set forth in clauses (A)(2) through (A)(6) above are satisfied as to each such transfer.

Additionally, if the death or disability of a Guarantor who is an individual results in a prohibited transfer or change in control and if the transferee or subsequently controlling party, as applicable, has the creditworthiness and management ability which are satisfactory to Lender in its sole discretion (which discretion shall be exercised based on a reasonable application of judgment in accordance with institutional lending practice and commercial custom in connection with major securitized real estate loans), such transfer or change in control shall be permitted upon the execution of a written assumption agreement containing such terms as Lender may require (including the substitution of a new principal, which new principal must be satisfactory to Lender, in its sole discretion, for Guarantor), including the payment of all Lender's costs and expenses incurred in connection with such Assumption as hereinafter defined.

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(c) **Assumption.** Notwithstanding the foregoing provisions of this **Paragraph 15**, a sale of the Property and assumption of this Loan (hereinafter, an “**Assumption**”) in its entirety prohibited by the foregoing may be permitted during the term of the Note to any entity, subject to Lender’s prior written consent, which shall not be unreasonably withheld or delayed, provided that each of the following terms and conditions are satisfied:

(i) Borrower is in compliance with all terms and conditions of the Loan Documents and no default has occurred and is then continuing hereunder or under any of the other Loan Documents and the proposed transferee (“**Transferee**”) agrees to continue to comply with and be bound by all provisions of the Loan Documents;

(ii) Borrower gives Lender written notice of the terms of such prospective Assumption not less than sixty (60) days before the date on which such Assumption is scheduled to take place and, concurrently therewith, gives Lender all such information concerning Transferee as Lender reasonably requests. Lender shall have the right to approve or disapprove the proposed Transferee. In determining whether to give or withhold its approval of the proposed Transferee, Lender shall consider Transferee’s experience in owning and operating a facility similar to the Property, Transferee’s entity structure, Transferee’s financial strength, Transferee’s general business standing and Transferee’s relationship and experience with contractors, vendors, tenants, lenders and other business entities;

(iii) Borrower shall pay Lender (A) in connection with such proposed Assumption, all reasonable out-of-pocket costs and expenses, including, without limitation, reasonable attorneys’ fees incurred by Lender and any rating agency approval fees (whether such transfer is approved or rejected), plus (B) concurrently with the closing of the first such Assumption, a nonrefundable assumption fee in an amount equal to 0.5% of the then outstanding principal balance of the Note, and concurrently with the closing of each subsequent Assumption, a nonrefundable assumption fee in an amount equal to 1.0% of the then outstanding principal balance of the Note;

(iv) Transferee executes and delivers such documents and agreements as Lender shall reasonably require to evidence and effectuate said assumption and delivers such legal opinions as Lender may reasonably require, including, without limitation, hazard insurance endorsements or certificates and other similar materials as Lender may deem necessary at the time of the Assumption, all in form and substance satisfactory to Lender, including, without limitation, an endorsement or endorsements to Lender’s loan title insurance policy insuring the lien of this Mortgage, extending the effective date of such policy to the date of execution and delivery of the assumption agreement referenced in this **subparagraph 15(c)(iv)**, with no additional exceptions added to such policy, except for items consented to by Lender or permitted under this Mortgage, and insuring that fee simple title to the Property is vested in the Transferee;

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(v) Borrower executes and delivers to Lender, without any cost or expense to Lender, a release of Lender, its officers, directors, employees and agents, from all claims and liability relating to the transactions evidenced by the other security documents through and including the date of the closing of the Assumption, which agreement shall be in form and substance satisfactory to Lender and shall be binding upon the Transferee;

(vi) subject to the provisions of **Paragraph 11** of the Note, such Assumption is not construed so as to relieve Borrower of any personal liability under the Note or any of the Loan Documents for any act or events occurring or obligations arising prior to or simultaneously with the closing of such Assumption (excluding payment of the principal amount of the Note and interest accrued thereon) and Borrower executes, without any cost or expense to Lender, such documents and agreements as Lender shall reasonably require to evidence and effectuate the ratification of such personal liability;

(vii) Transferee shall furnish, if Transferee is a corporation, partnership or other entity, all appropriate papers evidencing Transferee's capacity in good standing and the qualification of the signers to execute the assumption of the Obligations, which papers shall include certified copies of all documents relating to the organization and formation of Transferee and of the entities, if any, which are partners, members or shareholders of Transferee. Transferee and such constituent partners, members or shareholders of Transferee (as the case may be) as Lender shall require, shall be single purpose entities, whose formation documents shall be approved by counsel to Lender. Transferee must be a bankruptcy remote entity and must have an individual recommended to Lender and approved by counsel to Lender to serve as an independent director of Transferee (if Transferee is a corporation) or Transferee's corporate general partner or an independent member or in Lender's discretion, manager of Transferee if Transferee is a limited liability company. The consent of such independent parties shall be required for, among other things, any merger, consolidation, dissolution, bankruptcy or insolvency of such independent party or of Transferee;

(viii) Transferee shall furnish an opinion of counsel satisfactory to Lender and its counsel stating that (A) Transferee's formation documents provide proof for the matters described in **subparagraph (vii)** above, (B) the assets of Transferee will not be consolidated with the assets of any other entity having an interest in, or affiliation with, the Transferee, in the event of a bankruptcy or insolvency of any such entity if required by any rating agency after the securitization of the Loan, (C) the assumption of the Obligations has been duly authorized, executed and delivered and the Loan Documents are valid, binding and enforceable against the Transferee in accordance with their terms, (D) Transferee and any entity which is a controlling stockholder, general partner or managing member of Transferee have been duly organized and are in good standing and in existence, and (E) with respect to such other matters as Lender or any applicable rating agency may request; and

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(ix) if the Loan has previously been securitized pursuant to **Paragraph 43**, Lender shall have received evidence in writing from the rating agencies to the effect the proposed transfer will not result in a downgrade, qualification, reduction or withdrawal of any rating initially assigned or to be assigned to any securities issued in connection with the Loan.

Any such Assumption shall not be construed as to relieve any current Guarantors of their obligations under any guarantees or indemnity agreements executed in connection with the Note, provided that if Transferee or a party associated with Transferee approved by Lender in its sole discretion assumes the obligations of the current Guarantors under their guarantees or indemnity agreements and Transferee or such party associated with Transferee if applicable, executes, without any cost or expense to Lender, a new guarantee and/or indemnity agreement in form and substance satisfactory to Lender, then Lender shall release the current Guarantors from all obligations first arising under their guarantees or indemnity agreements after the closing of such Assumption. Lender agrees that any party that proposes to replace Guarantor in accordance herewith shall be deemed to have sufficient assets if it has a net worth in excess of \$10,000,000, but Lender retains the right to evaluate any such proposed replacement guarantor using such other criteria that Lender deems necessary or appropriate and is consistent with institutional lending practice and commercial custom in connection with major securitized real estate loans.

(d) **Lender's Rights.** Except as provided in **subparagraph 15(c)** above, Lender reserves the right to condition the consent required hereunder upon a modification of the terms hereof and on assumption of the Note, this Mortgage and the Loan Documents as so modified by the proposed Transferee, payment of an assumption fee, and all of Lender's expenses incurred in connection with such transfer, the approval by a rating agency of the proposed transferee, the proposed transferee's continued compliance with the covenants set forth in this Mortgage, including, without limitation, the covenants contained in **Paragraph 17**, or such other conditions as Lender shall determine in its sole discretion to be in the interest of Lender. All of Lender's out-of-pocket expenses incurred shall be payable by Borrower whether or not Lender consents to the Assumption. Lender shall not be required to demonstrate any actual impairment of its security or any increased risk of default hereunder in order to declare the Note immediately due and payable upon Borrower's prohibited sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property without Lender's consent. This provision shall apply to every sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property regardless of whether voluntary or not, or whether or not Lender has consented to any previous sale, conveyance, mortgage, grant, bargain, encumbrance, pledge, assignment, or transfer of the Property.

16. **No Additional Liens.** Borrower covenants not to execute any mortgage, security agreement, assignment of leases and rents or other agreement granting a lien (except the liens granted to Lender by the Loan Documents) or, except as set forth in **Paragraph 2** above, take or fail to take any other action which would result in a lien against the interest of Borrower in the Property without the prior written consent of Lender.

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17. **Single Asset Entity.** Borrower shall not hold or acquire, directly or indirectly, any ownership interest (legal or equitable) in any real or personal property other than the Property, or become a shareholder of or a member or partner in any entity which acquires any property other than the Property, until such time as the Indebtedness has been fully repaid and all Obligations are satisfied. Borrower's articles of incorporation, partnership agreement or operating agreement, as applicable, (w) limit its purpose to the acquisition, ownership, operation and disposition of the Property, (x) prohibit other activities, mergers, consolidations and asset sales while the Loan is outstanding, (y) contain separateness covenants, and (z) provide that such provisions shall not be amended without the prior written consent of Lender. Borrower covenants:

(a) To maintain its assets, accounts, books, records, financial statements, stationery, invoices, and checks separate from and not commingled with any of those of any other person or entity;

(b) To conduct its own business in its own name, pay its own liabilities out of its own funds (including paying salaries of its own employees), allocate fairly and reasonably any overhead for shared employees and office space, and to maintain an arm's length relationship with its affiliates;

(c) To hold itself out as a separate entity, correct any known misunderstanding regarding its separate identity, and observe all organizational formalities;

(d) Not to guarantee or become obligated for the debts of any other entity or person or hold out its credits as being available to satisfy the obligations of others, including not acquiring obligations or securities of its partners, members or shareholders;

(e) Not to pledge its assets for the benefit of any other entity or person or make any loans or advances to any person or entity;

(f) Not to enter into any contract or agreement with any Guarantor or any party which is directly or indirectly controlling, controlled by or under common control with Borrower or Guarantor (an "**Affiliate**"), except upon terms and conditions that are intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any Guarantor or Affiliate;

(g) Borrower will maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and maintain a sufficient number of employees in light of its contemplated business operations;

(h) Neither Borrower nor any constituent party of Borrower will seek to sell assets of Borrower or the dissolution or winding up, in whole or in part, of Borrower, nor will Borrower merge with or be consolidated into any other entity;

(i) Borrower has and will maintain its assets segregated from those of any constituent party of Borrower, Affiliate, Guarantor or any other person or entity;

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(j) Borrower shall obtain and maintain in full force and effect, and abide by and satisfy the material terms and conditions of, all material permits, licenses, registrations and other authorizations with or granted by any governmental authorities that may be required from time to time with respect to the performance of its obligations under this Mortgage;

(k) Since its inception, Borrower has not owned any asset, conducted any business or operation or engaged in any business or activity other than ownership and operation of the Property. Borrower has no debts or obligations other than normal accounts payable in the ordinary course of business that are not secured, this Mortgage, and the Loan it secures. Any other indebtedness or other obligation of Borrower has been paid in full prior to or through application of proceeds from the funding of the Loan; and

(l) Borrower represents that it does not have and will not incur any other indebtedness other than (i) the Indebtedness, and (ii) unsecured trade payables (that are customary and not evidenced by a promissory note) related to the ownership and operation of the Property and incurred in the ordinary course of business and which shall not exceed 60 days in duration from the date such trade payables are first incurred by Borrower, and which shall not exceed \$420,000.00.

In addition, if Borrower is a limited partnership or limited liability company, Borrower must have a general partner or managing member, as applicable, that is also a single asset entity and comply with all of the foregoing provisions of this **Paragraph 17**, unless Borrower is organized as a single member limited liability company in Delaware and the appropriate non-dissolution legal opinions are delivered from Borrower's counsel.

18. **Borrower and Lien Not Released.** Without affecting the liability of Borrower or any other person liable for the payment of the Indebtedness, and without affecting the lien or charge of this Mortgage as security for the payment of the Indebtedness, Lender may, from time to time and without notice to any junior lien holder or holder of any right or other interest in and to the Property: (a) release any person so liable, (b) waive or modify any provision of this Mortgage or the other Loan Documents or grant other indulgences, (c) release all or any part of the Property, (d) take additional security for any obligation herein mentioned, (e) subordinate the lien or charge of this Mortgage, (f) consent to the granting of any easement, or (g) consent to any map or plan of the Property.

19. **Uniform Commercial Code Security Agreement and Fixture Filing.** This Mortgage shall constitute a security agreement and fixture filing pursuant to the Uniform Commercial Code in effect from time to time for any of the items specified herein as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code (collectively, the "**Collateral**"), and Borrower hereby, pursuant to the terms of this Mortgage, grants Lender a security interest in the Collateral. Any reproduction of this Mortgage or of any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Borrower agrees to execute and deliver to Lender any financing statements, as well as extensions, renewals and amendments thereof, and reproductions of this Mortgage in such form as Lender may require to perfect a security interest with respect to said items. Borrower shall pay all costs of filing such financing statements and any extensions,

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renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may reasonably require. Borrower shall, at Lender's request, at any time and from time to time, execute and deliver to Lender such financing statements, amendments and other documents and do such acts as Lender deems necessary in order to establish and maintain valid, attached and perfected first security interests in the Collateral in favor of Lender, free and clear of all liens, claims and rights of third parties whatsoever. Borrower hereby irrevocably authorizes Lender at any time, and from time to time, to execute and file in any jurisdiction any initial financing statements and amendments thereto that (a) indicate the Collateral (i) as all assets of the Borrower or words of similar effect, regardless of whether any particular asset comprised in the Collateral falls within the scope of Article 9 of the Uniform Commercial Code of the jurisdiction wherein such financing statement or amendment is filed, or (ii) as being of an equal or lesser scope or within greater detail, and (b) contain any other information required by Section 5 of Article 9 of the Uniform Commercial Code of the jurisdiction wherein such financing statement or amendment is filed regarding the sufficiency or filing office acceptance of any financing statement or amendment, including (i) whether the Borrower is an organization, the type of organization and any organization identification number issued to the Borrower, and (ii) in the case of a financing statement filed as a fixture filing or indicating Collateral as as-extracted collateral or timber to be cut, a sufficient description of real property to which the Collateral relates. Borrower agrees to furnish any such information to Lender promptly upon request. Borrower further ratifies and affirms its authorization for any financing statements and/or amendments thereto, executed and filed by Lender in any jurisdiction prior to the date of this Mortgage. In addition, Borrower covenants to: (w) obtain acknowledgments from any bailee holding Collateral; (x) obtain consents from any letter of credit issuers; (y) notify and take steps to perfect Lender's security interest in any Commercial Tort Claims; and (z) take any action necessary to vest control in Lender of any of Borrower's Electronic Chattel Paper. If an Event of Default shall occur, Lender, in addition to any other rights and remedies which it may have, shall have and may exercise immediately and without demand, any and all rights and remedies granted to a secured party upon default under the Uniform Commercial Code, including without limitation, the right to take possession of the Collateral or any part thereof, and to take such other measures as Lender may deem necessary for the care, protection and preservation of the Collateral. Upon request or demand of Lender, Borrower shall, at its expense, assemble the Collateral and make it available to Lender at a convenient place acceptable to Lender. Borrower shall pay to Lender on demand any and all expenses, including legal expenses and attorneys' fees, incurred or paid by Lender in protecting the interest in the Collateral and in enforcing the rights hereunder with respect to the Collateral. Any notice of sale, disposition or other intended action by Lender, with respect to the Collateral, sent to Borrower in accordance with the provisions hereof at least five (5) days prior to such action, shall constitute commercially reasonable notice to Borrower. Capitalized words and phrases used herein in this **Paragraph 19** and not otherwise defined herein shall have the respective meanings assigned to such terms in either: (i) Article 9 of the Uniform Commercial Code as in force in Illinois at the time the financing statement was filed by Lender, or (ii) Article 9 as in force at any relevant time in Illinois, the meaning to be ascribed thereto with respect to any particular item of property shall be that under the more encompassing of the two definitions.

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FOR PURPOSES OF THE UNIFORM COMMERCIAL CODE THE FOLLOWING INFORMATION IS FURNISHED:

- a. The name and address of the record owner of the real estate described in this instrument is:

Newport-GBZ, LLC
2516 Waukegan Road
Suite 370
Glenview, Illinois 60025

- b. The name and address of the debtor (Borrower) is:

Newport-GBZ, LLC
2516 Waukegan Road
Suite 370
Glenview, Illinois 60025

- c. The name and address of the secured party (Lender) is:

LaSalle Bank National Association
135 South LaSalle Street
Suite 3410
Chicago, Cook County, Illinois 60603

- d. Information concerning the security interest evidenced by this instrument maybe obtained from the secured party at its address above.

- e. This document covers assets and personal property which are or are to become fixtures.

20. **Events of Default; Acceleration of Indebtedness; Remedies.** The occurrence of any one or more of the following events shall constitute an “**Event of Default**” under this Mortgage:

(a) failure of Borrower to pay (i) within 5 days of the due date, any of the Indebtedness, including any payment due under the Note or (ii) the outstanding Indebtedness, including all accrued and unpaid interest, in full on the Maturity Date; or

(b) failure of Borrower to provide Lender with evidence of renewal of any insurance required hereunder within 10 days of Lender’s request therefore, or

(c) failure of Borrower to pay when due any taxes, assessments and other similar charges levied against the Property, or ground rents, if applicable, except to the extent sums sufficient to pay such amounts have been escrowed with Lender as required under **Paragraph 3** and Borrower has given notice of such amounts due to Lender; or

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(d) failure of Borrower to strictly comply with **Paragraphs 15, 16 and 17** of this Mortgage; or

(e) failure of Borrower to comply with the financial reporting requirements of **Paragraph 10** within 10 days after notice from Lender; or

(f) a petition under any Chapter of Title 11 of the United States Code or any similar law or regulation is filed by or against Borrower or any Guarantor (and in the case of an involuntary petition in bankruptcy, such petition is not discharged within 60 days of its filing), or a custodian, receiver or trustee for any of the Property is appointed, or Borrower or any Guarantor makes an assignment for the benefit of creditors, or any of them are adjudged insolvent by any state or federal court of competent jurisdiction, or an attachment or execution is levied against any of the Property; or

(g) the occurrence of an **"Event of Default"** under and as defined in any other Loan Document; or

(h) Borrower is in default in the payment of any indebtedness (other than the Indebtedness) and such default is declared and is not cured within the time, if any, specified therefor in any agreement governing the same; or

(i) any statement, report or certificate made or delivered to Lender by Borrower or any Guarantor is not materially true and complete, or any representation or warranty made or delivered to Lender by Borrower or any Guarantor is not materially true and correct; or

(j) seizure or forfeiture of the Property or any portion thereof, or Borrower's interest therein, resulting from criminal wrongdoing or other unlawful action of Borrower, its affiliates, or any tenant in the Property under any federal, state or local law; or

(k) failure of Borrower to fully cooperate with Lender in the establishment and operation of the Clearing Account and Cash Management Account; or

(l) failure of Borrower, within 30 days after notice and demand, to satisfy each and every Obligation, other than those set forth in the subparagraphs above; provided, however, if such failure to satisfy such Obligation cannot by its nature be cured within 30 days, and if Borrower commences to cure such failure promptly after written notice thereof and thereafter diligently pursues the curing thereof (and then in all events cures such failure within 60 days after the original notice thereof), Borrower shall not be in default hereunder during such period of diligent curing.

Upon the occurrence of an Event of Default, the Indebtedness, at the option of the Lender, shall become immediately due and payable without notice to Borrower, and Lender shall be entitled to immediately exercise and pursue any or all of the rights and remedies contained in this Mortgage and any other Loan Document or otherwise available at law or in equity. Each remedy provided in the Loan Documents is distinct and cumulative to all other rights or remedies

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under the Loan Documents or afforded by law or equity, and may be exercised concurrently, independently, or successively, in any order whatsoever.

21. **Entry; Foreclosure; Remedies.** Upon the occurrence of an Event of Default, (a) Borrower, upon demand of Lender, shall forthwith surrender to Lender the actual possession, or to the extent permitted by law, Lender itself, or by such officers or agents as it may appoint, may enter and take possession of all or any part of the Property, and may exclude Borrower and its agents and employees wholly therefrom, and may have joint access with Borrower to the books, papers and accounts of Borrower; and (b) if Borrower shall for any reason fail to surrender or deliver the Property or any part thereof after such demand by Lender, Lender may obtain a judgment or decree conferring on Lender the right to immediate possession or requiring the delivery to Lender of the Property, and Borrower specifically consents to the entry of such judgment or decree. Upon every such entering upon or taking of possession, Lender may hold, store, use, operate, manage and control the Property and conduct the business thereof. Lender shall have no liability for any loss, damage, injury, cost or expense resulting from any action or omission by it or its representatives which was taken or omitted in good faith.

Upon any foreclosure sale, Lender may bid for and purchase the Property and shall be entitled to apply all or part of the Indebtedness as a credit to the purchase price.

Upon the occurrence of an Event of Default, then, without notice to or the consent of Borrower, Lender shall be entitled to immediately exercise or pursue or cause to be exercised or pursued any or all of the rights and remedies contained in this Mortgage or in any other Loan Document or otherwise available at law or in equity including the right to do any one or more of the following:

- (a) To enter upon, take possession of and manage the Property for the purpose of collecting the Rents;
- (b) To require Borrower to hold all Rents collected in trust for the benefit of Lender;
- (c) Dispossess by the usual summary proceedings any Tenant defaulting in the payment of Rent to Borrower;
- (d) Lease the Property or any part thereof;
- (e) Repair, restore, and improve the Property;
- (f) Apply the Rent after payment of Property expenses as determined by Lender to Borrower's indebtedness under the Loan Documents;
- (g) Apply to any court of competent jurisdiction for specific performance of this Mortgage, an injunction against the violation hereof and/or the appointment of a receiver; and
- (h) To foreclose this Mortgage by judicial or non-judicial process.

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The foregoing remedies shall be cumulative of any other nonjudicial remedies available to Lender under this Mortgage or the other Loan Documents, at law or in equity. Proceeding with a request or receiving a judgment for legal relief shall not be or be deemed to be an election of remedies or bar any available nonjudicial remedy of Lender.

22. **Expenditures and Expenses.** Borrower acknowledges and confirms that Lender shall impose certain administrative processing and/or commitment fees in connection with (a) the extension, renewal, modification, amendment and termination of its loans, (b) the release or substitution of collateral therefor, (c) obtaining certain consents, waivers and approvals with respect to the Property, or (d) the review of any Lease or proposed Lease or the preparation or review of any subordination, non-disturbance and attornment agreement. In addition, in any civil action to foreclose the lien hereof or otherwise enforce Lender's rights, there shall be allowed and included as additional Indebtedness in the order or judgment for foreclosure and sale or other order all expenditures and expenses which may be paid or incurred by or on behalf of Lender including attorneys' fees, costs and expenses, receiver's fees, costs and expenses, appraiser's fees, engineers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, and costs (which may be estimates as to items to be expended after entry of said order or judgment) of procuring all such abstracts of title, title searches and examination, title insurance policies, Torrens' Certificates and similar data and assurances with respect to the title as Lender may deem reasonably necessary either to prosecute such civil action or to evidence to bidders at any sale which may be had pursuant to such order or judgment the true condition of the title to, or the value of, the Property (all said expenditures and expenses are hereinafter collectively referred to as the "**Reimbursable Expenses**"). All Reimbursable Expenses, and such costs, expenses and fees as may be incurred by Lender at any time or times hereafter in the protection of the Property, in enforcing the Obligations, and/or the maintenance of the lien established by any of the Loan Documents, including accountants' and attorneys' fees, costs and expenses in any advice, litigation, or proceeding affecting the Loan Documents or the Property, whether instituted by Lender, Borrower or any other party, or in preparation for the commencement or defense of any action or proceeding or threatened action or proceeding, shall be immediately due and payable to Lender by Borrower, and, to the extent such services relate to the Hazardous Substances Indemnification Agreement of even date herewith from Borrower and Guarantors in favor of Lender, by Borrower and Guarantors, with interest thereon at the Default Rate set forth in the Note, and shall be secured by the Loan Documents. In addition, Borrower shall be liable for the payment of all commissions and brokerage fees relating to the Loan.

23. **Application of Proceeds of Foreclosure Sale.** The proceeds of any foreclosure sale of the Property shall be distributed and applied in the order of priority set forth in the Note with the excess, if any, being applied to any parties entitled thereto as their rights may appear.

24. **Appointment of Receiver or Mortgagee in Possession.** If an Event of Default is continuing or if Lender shall have accelerated the Indebtedness, Lender, upon application to a court of competent jurisdiction, shall be entitled as a matter of strict right, without notice, and without regard to the occupancy or value of any security for the Indebtedness, without any showing of fraud or mismanagement on the part of Borrower or the insolvency of any party bound for its payment, without regard to the existence of a declaration that the Indebtedness, or any portion thereof, is immediately due and payable, and without regard to the filing of a notice of default, to the appointment of a receiver or the immediate appointment of Lender to take

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possession of and to operate the Property, and to collect and apply the rents, issues, profits and revenues thereof, and Borrower consents to such appointment.

25. **Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy under any of the Loan Documents, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any right or remedy. Lender's acceptance of payment of any sum secured by any of the Loan Documents after the due date of such payment shall not be a waiver of Lender's right to either require prompt payment when due of all other sums so secured or to declare a default for failure to make prompt payment. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the Indebtedness, nor shall Lender's receipt of any awards, proceeds or damages under **Paragraph 5** hereof operate to cure or waive Borrower's default in payment or sums secured by any of the Loan Documents. With respect to all Loan Documents, only waivers made in writing by Lender shall be effective against Lender.

26. **Waiver of Statute of Limitations.** Borrower hereby waives the right to assert any statute of limitations as a bar to the enforcement of the lien created by any of the Loan Documents or to any action brought to enforce the Note or any other obligation secured by any of the Loan Documents.

27. **Waiver of Homestead and Redemption.** Borrower hereby waives all rights of homestead exemption in the Property. Borrower hereby waives all right of redemption on behalf of Borrower and on behalf of all other persons acquiring any interest or title in the Property subsequent to the date of this Mortgage, except decree or judgment creditors of Borrower.

28. **Jury Trial Waiver.** **BORROWER AND LENDER, BY ITS ACCEPTANCE OF THIS MORTGAGE, EACH HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ITS RESPECTIVE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THE LOAN DOCUMENTS AND THE BUSINESS RELATIONSHIP THAT IS BEING ESTABLISHED. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY BORROWER AND BY LENDER, AND BORROWER ACKNOWLEDGES ON BEHALF OF ITSELF AND ITS PARTNERS, MEMBERS, SHAREHOLDERS, AS THE CASE MAY BE, THAT NEITHER LENDER NOR ANY PERSON ACTING ON BEHALF OF LENDER HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR HAS TAKEN ANY ACTIONS WHICH IN ANY WAY MODIFY OR NULLIFY ITS EFFECT. BORROWER AND LENDER ACKNOWLEDGE THAT THIS WAIVER IS A MATERIAL INDUCEMENT TO ENTER INTO A BUSINESS RELATIONSHIP, THAT BORROWER AND LENDER HAVE ALREADY RELIED ON THIS WAIVER IN ENTERING INTO THE LOAN DOCUMENTS AND THAT EACH OF THEM WILL CONTINUE TO RELY ON THIS WAIVER IN THEIR RELATED FUTURE DEALINGS. BORROWER AND LENDER FURTHER ACKNOWLEDGE THAT THEY HAVE BEEN REPRESENTED (OR HAVE HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THE LOAN DOCUMENTS AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL,**

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SELECTED OF THEIR OWN FREE WILL, AND THAT THEY HAVE HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

29. **Indemnification.** In addition to any other indemnifications provided in any of the other Loan Documents, Borrower shall, at its sole cost and expense, protect, defend, indemnify, release and save harmless Lender or any person or entity who is or will have been involved in the servicing of this Loan, as well as the respective affiliates, subsidiaries, persons controlling or under common control, directors, officers, shareholders, members, partners, employees, agents, servants, representatives, contractors, subcontractors, participants, successors and assigns of any and all of the foregoing (collectively, the “**Indemnified Parties**”), from and against all liabilities, obligations, claims, demands, damages, penalties, causes of action, losses, fines, costs and expenses (including without limitation reasonable attorneys’ fees and expenses), imposed upon or incurred by or asserted against any of the Indemnified Parties and directly or indirectly arising out of or in any way relating to any one or more of the following: (a) ownership of this Mortgage, the Property or any interest therein or receipt of any Rents; (b) any amendment to, or restructuring of, the Indebtedness, the Note, this Mortgage or any other Loan Documents; (c) any and all lawful action that may be taken by Lender in connection with the enforcement of the provisions of this Mortgage or the Note or any other Loan Documents, whether or not suit is filed in connection with same, or in connection with Borrower or any Guarantor becoming a party to a voluntary or involuntary federal or state bankruptcy, insolvency or similar proceeding; (d) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Property or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (e) any failure on the part of Borrower to perform or comply with any of the terms of this Mortgage; (f) performance of any labor or services or the furnishing of any materials or other property in respect of the Property or any part thereof; (g) any failure of the Property to comply with any laws or ordinances affecting or which may be interpreted to affect the Property; or (h) any representation or warranty made in the Note, this Mortgage or the other Loan Documents being false or misleading in any respect as of the date such representation or warranty was made. The obligations and liabilities of Borrower under this **Paragraph 29** (A) shall survive for a period of two (2) years following any release of this Mortgage executed by Lender and satisfaction of the Loan evidenced by the Loan Documents, and (B) shall survive the transfer or assignment of this Mortgage by Lender, the entry of a judgment of foreclosure, sale of the Property by nonjudicial foreclosure sale, or delivery of a deed in lieu of foreclosure (including, without limitation, any transfer by Borrower of any of its rights, title and interest in and to the Property to any party, whether or not affiliated with Borrower); provided, however, that any act or omission pursuant to subparagraphs (a) through (h) above was taken or occurred prior to the payment in full of the Indebtedness.

30. **Duty to Defend.** Upon written request by an Indemnified Party, Borrower shall defend such Indemnified Party (if requested by an Indemnified Party, in the name of the Indemnified Party) by attorneys and other professionals approved by the Indemnified Parties. Notwithstanding the foregoing, any Indemnified Parties may, in their sole and absolute discretion, engage their own attorneys and other professionals to defend or assist them, and, at the option of the Indemnified Parties, their attorneys shall control the resolution of the claim or proceeding. Upon demand, Borrower shall pay or, in the sole and absolute discretion of the Indemnified Parties, reimburse, the Indemnified Parties for the payment of reasonable fees and disbursements of attorneys, engineers, and other professionals in connection therewith. Any

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amounts payable to any of the Indemnified Parties by reason of the application of **Paragraph 29** or this paragraph shall be secured by this Mortgage and shall become immediately due and payable and shall bear interest at the Default Rate specified in the Note from the date loss or damage is sustained by any of the Indemnified Parties until paid.

31. **ERISA.** Borrower covenants and agrees that during the term of the Loan, (a) Borrower is not a and will not become a “party in interest” as defined in Section 3(14) of the Employee Retirement Income Security Act of 1974, as amended, with respect to any employee benefit plan, (b) Borrower will take no action that would cause it to (i) become an “employee benefit plan” or (ii) otherwise be considered “plan assets” as defined in 29 C.F.R. Section 2510.3-101 or “assets of a governmental plan” subject to regulation under the state statutes, and (c) Borrower will not sell, assign or transfer the Property, or any portion thereof or interest therein, to any transferee that does not execute and deliver to Lender its written assumption of the obligations of this covenant. Borrower further covenants and agrees to protect, defend, indemnify and hold Lender harmless from and against all loss, cost, damage and expense (including without limitation, all attorneys’ fees and excise taxes, costs of correcting any prohibited transaction or obtaining an appropriate exemption) that Lender may incur as a result of Borrower’s breach of this covenant. This covenant and indemnity shall survive the extinguishment of the lien of this Mortgage by foreclosure or action in lieu thereof; furthermore, the foregoing indemnity shall supersede any limitations on Borrower’s liability under any of the Loan Documents.

32. **No Oral Change.** This Mortgage may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of Borrower or Lender, but only by an agreement in writing signed by the party against whom enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

33. **Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in the Loan Documents shall be given by mailing such notice by Federal Express or any other nationally recognized overnight carrier addressed to Borrower at Borrower’s address stated above or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by Federal Express or any other nationally recognized overnight carrier to Lender’s address stated above with a copy to LaSalle Bank National Association, 135 S. LaSalle St., Suite 3400, Chicago, Illinois, 60603, Attention: Nate Stearns, Chief Operating Officer or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in the Loan Documents shall be deemed to have been given to Borrower or Lender on the first **Business Day** following such mailing in the manner designated herein. In addition, notice may also be given by first class certified mail, return receipt requested, postage prepaid, addressed to the address set forth above for the party to whom such notice is to be given and such notice given in this manner shall be deemed received the third day after such notice was deposited with the United States Postal Service.

34. **Successors and Assigns Bound; Joint and Several Liability; Agents; Captions.** The covenants and agreements contained in the Loan Documents shall bind, and the rights thereunder shall inure to, the respective successors and assigns of Lender and Borrower,

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subject to the provisions of **Paragraph 15** hereof. All representations, warranties, covenants and agreements of Borrower contained in the Loan Documents shall be joint and several. In exercising any rights under the Loan Documents or taking any actions provided for therein, Lender may act through its employees, agents, or independent contractors as authorized by Lender. The captions and headings of the paragraphs of this Mortgage are for convenience only and are not to be used to interpret or define the provisions hereof.

35. **Governing Law; Jurisdiction; Severability.** THIS MORTGAGE SHALL BE GOVERNED BY, CONSTRUED, APPLIED AND ENFORCED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF ILLINOIS, WITHOUT REGARD TO CONFLICTS OF LAW PRINCIPLES, AND BORROWER AGREES THAT THE PROPER VENUE FOR ANY MATTERS IN CONNECTION HEREWITH SHALL BE IN THE STATE OR FEDERAL COURTS LOCATED IN CHICAGO, ILLINOIS, AS LENDER MAY ELECT AND BORROWER HEREBY SUBMITS ITSELF TO THE JURISDICTION OF SUCH COURTS FOR THE PURPOSE OF ADJUDICATING ANY MATTERS RELATED TO THE LOAN, PROVIDED, HOWEVER, THAT TO THE EXTENT THE MANDATORY PROVISIONS OF THE LAWS OF ANOTHER JURISDICTION RELATING TO (i) THE PERFECTION OR THE EFFECT OF PERFECTION OR NON-PERFECTION OF THE SECURITY INTERESTS IN ANY OF THE PROPERTY, (ii) THE LIEN, ENCUMBRANCE OR OTHER INTEREST IN THE PROPERTY GRANTED OR CONVEYED BY THIS MORTGAGE, OR (iii) THE AVAILABILITY OF AND PROCEDURES RELATING TO ANY REMEDY HEREUNDER OR RELATED TO THIS MORTGAGE ARE REQUIRED TO BE GOVERNED BY SUCH OTHER JURISDICTION'S LAWS, SUCH OTHER LAWS SHALL BE DEEMED TO GOVERN AND CONTROL. THE INVALIDITY, ILLEGALITY OR UNENFORCEABILITY OF ANY PROVISION OF THIS MORTGAGE OR THE LOAN DOCUMENTS SHALL NOT AFFECT OR IMPAIR THE VALIDITY, LEGALITY OR ENFORCEABILITY OF THE REMAINDER OF THIS MORTGAGE AND THE OTHER LOAN DOCUMENTS, AND TO THIS END, THE PROVISIONS OF THIS MORTGAGE AND THE OTHER LOAN DOCUMENTS ARE DECLARED TO BE SEVERABLE.

36. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage. Borrower shall pay Lender's reasonable costs incurred in releasing this Mortgage and any financing statements related hereto.

37. **Covenants Running with the Land.** All covenants, conditions, warranties, representations and other obligations contained in this Mortgage and the other Loan Documents are intended by Borrower and Lender to be, and shall be construed as, covenants running with the Property until the lien of this Mortgage has been fully released by Lender.

38. **Terms.** As used in the Loan Documents, (i) "**Business Day**" means a day when banks are not required or authorized to be closed in Chicago, Illinois or New York, New York; and (ii) the words "include" and "including" shall mean "including but not limited to" unless specifically set forth to the contrary.

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39. **Loss of Note.** Upon notice from Lender of the loss, theft, or destruction of the Note and upon receipt of indemnity reasonably satisfactory to Borrower from Lender, or in the case of mutilation of the Note, upon surrender of the mutilated Note, Borrower shall make and deliver a new note of like tenor in lieu of the then to be superseded Note. Alternatively, Borrower agrees to execute the copy of the Note in Borrower's possession.

40. **Changes in the Laws Regarding Taxation.** If any law is amended, enacted or adopted after the date of this Mortgage which deducts the Indebtedness from the value of the Property for the purpose of taxation or which imposes a tax, either directly or indirectly, on the Indebtedness of Lender's interest in the Property, Borrower will pay such tax, with interest and penalties thereon, if any. In the event Lender is advised by counsel chosen by it that the payment of such tax or interest and penalties by Borrower would be unlawful or taxable to Lender or unenforceable or provide the basis for a defense of usury, then in any such event, Lender shall have the option, by written notice of not less than forty-five (45) days, to declare the Indebtedness immediately due and payable.

41. **Exculpation.** This Mortgage and other Loan Documents and all of Borrower's obligations hereunder and thereunder are subject to the provisions of **Paragraph 11** of the Note entitled Exculpation. All of the provisions of the Note, including **Paragraph 11**, are incorporated herein by this reference.

42. **Disclosure of Information.** Lender shall have the right (but shall be under no obligation) to make available to any party for the purpose of granting participation in or selling, transferring, assigning or conveying all or any part of the Loan (including any governmental agency or authority and any prospective bidder at any foreclosure sale of the Property) any and all information which Lender may have with respect to the Property, Lease(s), Borrower and any Guarantor, whether provided by Borrower, any Guarantor or any third party or obtained as a result of any environmental assessments. Borrower and each Guarantor agree that Lender shall have no liability whatsoever as a result of delivering any such information to any third party, and Borrower and each Guarantor, on behalf of themselves and their successors and assigns, hereby release and discharge Lender from any and all liability, claims, damages, or causes of action, arising out of, connected with or incidental to the delivery of any such information to any third party.

43. **Sale of Loan; Securitization.** Borrower acknowledges and agrees that Lender may, at any time and without the consent of Borrower or any Guarantor, sell, transfer, securitize, assign and convey all or any portion of its right, title and interest in and to the Loan, the servicing of the Loan, the Loan Documents, any guaranties given in connection with the Loan and any collateral given to secure the Loan. In addition, Lender may issue one or more participations therein, or consummate one or more private or public securitizations of rated single- or multi-class securities (collectively, the "Securities") secured by or evidencing ownership interests in all or any portion of the Loan and the Loan Documents or a pool of assets that include the Loan and the Loan Documents (such sales, participations and/or securitizations, collectively, a "Securitization"). Borrower covenants to cooperate with Lender's efforts in the sale, transfer, rating and/or securitization of the Loan (including cooperating with third parties, including, but not limited to, the Applicable Rating Agencies and potential investors to facilitate the rating and Securitization of the Loan). At the request of Lender, and to the extent not already

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required to be provided by Borrower under the Note, Borrower shall use reasonable efforts to provide information not in the possession of Lender or which may be reasonably required by Lender in order to satisfy the market standards to which Lender customarily adheres or which may be reasonably required by prospective investors and/or applicable rating agencies in connection with any such Securitization including, without limitation, to:

(a) provide additional and/or updated financial and other information with respect to the Property, Borrower, Guarantors and the manager, managing member or general partner, as the case may be, of Borrower ("**Borrower Manager**"), and budgets relating to the Property (collectively, together with all information previously provided by or at the expense of the Borrower, Guarantors and Borrower Manager, the "**Provided Information**"), together with appropriate verification and/or consents related to the Provided Information through letters of auditors or opinions of counsel of independent attorneys reasonably acceptable to Lender and the Applicable Rating Agencies;

(b) assist in preparing descriptive materials for presentations to any or all of the Applicable Rating Agencies, and work with, and if requested, supervise, third-party service providers engaged by Borrower, Guarantors and their respective affiliates to obtain, collect, and deliver information requested or required by Lender or the Applicable Rating Agencies;

(c) deliver (i) revised opinions of counsel as to non-consolidation, due execution and enforceability with respect to the Property, Borrower, Guarantors and their respective affiliates and the Loan Documents, and (ii) revised organizational documents for Borrower, which counsel opinions and organizational documents shall be reasonably satisfactory to Lender and the Applicable Rating Agencies;

(d) if required by any Applicable Rating Agency, use commercially reasonable efforts to deliver such additional tenant estoppel letters, subordination agreements or other agreements from parties to agreements that affect the Property, which estoppel letters, subordination agreements or other agreements shall be reasonably satisfactory to Lender and the Applicable Rating Agencies;

(e) make such representations and warranties as of the closing date of the Securitization with respect to the Property, Borrower, Guarantors and the Loan Documents as may be reasonably requested by Lender or the Applicable Rating Agencies and consistent with the facts covered by such representations and warranties as they exist on the date thereof, including the representations and warranties made in the Loan Documents (which such representations and warranties may include that there are no misstatements and/or omissions in the information relating to Borrower, the Property and the Loan that has been furnished to or approved by Borrower);

(f) execute such amendments to the Loan Documents as may be requested by Lender or the Applicable Rating Agencies to effect the Securitization and/or deliver one or more new component notes to replace the original Note or modify the original Note to reflect multiple components of the Loan (provided such new notes or modified note shall have the same weighted average coupon, the same weighted average amortization, the

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same payment schedule and economic terms, and the same maturity date as the original Note), and modify the cash management agreement, if any, with respect to the newly created components such that the pricing and marketability of the Securities and the size of each class of Securities and the rating assigned to each such class by the Applicable Rating Agencies shall provide the most favorable rating levels and achieve the optimum rating levels for the Loan; provided, however, any such amendments or modifications shall not modify any material economic terms or materially increase Borrower's obligations under the Loan Documents;

(g) if requested by Lender, cooperate with Lender in preparing and providing any information, as well as reviewing any such information regarding the Property, Borrower, Guarantors, Borrower Manager, and their affiliates, and the Loan which is contained in a preliminary or final private placement memorandum, prospectus, prospectus supplement (including any amendment or supplement to either thereof), or other disclosure document to be used by Lender or any affiliate thereof; and

(h) supply to Lender such documentation, financial statements and reports in form and substance required in order to comply with any applicable securities laws. All reasonable out of pocket third party costs and expenses incurred by Borrower in connection with Borrower's complying with requests made under this **Paragraph 43** (including, without limitation, the fees and expenses of the Applicable Rating Agencies) shall be paid by Lender; provided, however, that the foregoing shall not require Lender to pay or reimburse Borrower for any costs and expenses that Borrower would otherwise be required to pay or reimburse Lender for under any other provision of the Loan Documents in the event that no Secondary Market Transaction had occurred.

Any such sale, transfer, participation, securitization of all or any portion of the Note, this Mortgage and/or other Loan Documentation including, without any limitation, with respect to any whole loan sale or securitization of the Loan shall be deemed a "**Secondary Market Transaction**".

44. **Actions and Proceedings.** Lender has the right to appear in and defend any action or proceeding brought with respect to the Property and to bring any action or proceeding, in the name and on behalf of Borrower, which Lender, in its discretion, decides should be brought to protect their respective interests in the Property. Lender shall, at its option, be subrogated to the lien of any mortgage or other security instrument discharged in whole or in part by the Indebtedness, and any such subrogation rights shall constitute additional security for the payment of the Indebtedness.

45. **No Third Party Beneficiaries.** The provisions of this Mortgage and the other Loan Documents are for the benefit of Borrower and Lender and shall not inure to the benefit of any third party (other than any successor or assignee of Lender). This Mortgage and the other Loan Documents shall not be construed as creating any rights, claims or causes of action against Lender or any of its officers, directors, agents or employees in favor of any party other than Borrower including but not limited to any claims to any sums held in the Replacement Reserve or the TI and Leasing Reserve.

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46. **Exhibits and Riders.** The following Exhibits and Riders (which may contain additional representations, warranties, and covenants) are attached to this Mortgage and hereby made a part of this Mortgage: **Exhibit A** (legal description for Land) **Exhibit B** (definition of Personal Property), and **Exhibit C** (pending and threatened litigation).

47. **Customer Identification – USA Patriot Act Notice; OFAC.** Lender hereby notifies Borrower that pursuant to the requirements of the USA Patriot Act (Title III of Pub. L. 107-56, signed into law October 26, 2001), as amended (the “Act”), and Lender’s policies and practices, Lender is required to obtain, verify and record certain information and documentation that identifies Borrower, which information includes the name and address of Borrower and such other information that will allow Lender to identify Borrower in accordance with the Act. Borrower represents and covenants that it is not and will not become a person (individually, a “**Prohibited Person**” and collectively “**Prohibited Persons**”) listed on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Asset Control, U.S. Department of the Treasury (the “**OFAC List**”) or otherwise subject to any other prohibitions or restriction imposed by laws, rules, regulations or executive orders, including Executive Order No. 13224, administered by OFAC (collectively the “**OFAC Rules**”). Borrower represents and covenants that it also (a) is not and will not become owned or controlled by a Prohibited Person, (b) is not acting and will not act for or on behalf of a Prohibited Person, (c) is not otherwise associated with and will not become associated with a Prohibited Person, (d) is not providing and will not provide any material, financial or technological support for or financial or other service to or in support of acts of terrorism or a Prohibited Person. Borrower will not transfer any interest in Borrower to or enter into a Lease with a Prohibited Person. Borrower shall immediately notify Lender if Borrower has knowledge that any Guarantor or any member or beneficial owner of Borrower or any Guarantor is or becomes a Prohibited Person or (i) is indicted on or (ii) arraigned and held over on charges involving money laundering or predicate crimes to money laundering. Borrower will not enter into any Lease or any other transaction or undertake any activities related to the Loan in violation of the federal Bank Secrecy Act, as amended (“**BSA**”), 31 U.S.C. §5311, et seq. or any federal or state laws, rules, regulations or executive orders, including, but not limited to, 18 U.S.C. §§1956, 1957 and 1960, prohibiting money laundering and terrorist financing (collectively “**Anti-Money Laundering Laws**”). Borrower shall (A) not use or permit the use of any proceeds of the Loan in any way that will violate either the OFAC Rules or Anti-Money Laundering Laws, (B) comply and cause all of its subsidiaries to comply with applicable OFAC Rules and Anti-Money Laundering Laws, (C) provide information as Lender may require from time to time to permit Lender to satisfy its obligations under the OFAC Rules and/or the Anti-Money Laundering Laws and (D) not engage in or conspire to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the foregoing. Borrower shall immediately notify Lender if any Tenant becomes a Prohibited Person or (1) is convicted of, (2) pleads nolo contendere to, (3) is indicted on, or (4) is arraigned and held over on charges involving money laundering or predicate crimes to money laundering.

48. **Counterparts.** This Mortgage may be executed in any number of counterparts each of which shall be deemed to be an original but all of which when taken together shall constitute one agreement.

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49. **Compliance with Illinois Mortgage Foreclosure Law.**

(a) In the event that any provision in this Mortgage shall be inconsistent with any provision of the Illinois Mortgage Foreclosure Law (Chapter 735, Sections 5/15-1101 et seq., Illinois Compiled Statutes) (the "Act") the provisions of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can be construed in a manner consistent with the Act.

(b) If any provision of this Mortgage shall grant to Lender (including Lender acting as a mortgagee-in-possession) or a receiver appointed pursuant to the provisions of Paragraph 24 of this Mortgage any powers, rights or remedies prior to, upon or following the occurrence of an Event of Default which are more limited than the powers, rights or remedies that would otherwise be vested in Lender or in such receiver under the Act in the absence of said provision, Lender and such receiver shall be vested with the powers, rights and remedies granted in the Act to the full extent permitted by law.

(c) Without limiting the generality of the foregoing, all expenses incurred by Lender which are of the type referred to in Section 5/15-1510 or 5/15-1512 of the Act, whether incurred before or after any decree or judgment of foreclosure, and whether or not enumerated in Paragraph 7, 21, or 22 of this Mortgage, shall be added to the indebtedness secured by this Mortgage and/or by the judgment of foreclosure.

50. **Disclaimers.** The relationship of Borrower and Lender under this Mortgage and the other Loan Documents is, and shall at all times remain, solely that of borrower and lender; and Lender neither undertakes nor assumes any responsibility or duty to Borrower or to any third party with respect to the Property. Notwithstanding any other provisions of this Mortgage and the other Loan Documents: (i) Lender is not, and shall not be construed to be, a partner, joint venturer, member, alter ego, manager, controlling person or other business associate or participant of any kind of Borrower and Lender, and Lender does not intend to ever assume such status; (ii) Lender does not intend to ever assume any responsibility to any person for the quality, suitability, safety or condition of the Property; and (iii) Lender shall not be deemed responsible for or a participant in any acts, omissions or decisions of Borrower.

Lender shall not be directly or indirectly liable or responsible for any loss, claim, cause of action, liability, indebtedness, damage or injury of any kind or character to any person or property arising from any construction on, or occupancy or use of, the Property, whether caused by or arising from: (i) any defect in any building, structure, grading, fill, landscaping, or other improvements thereon or in any on-site or off-site improvement or other facility therein or thereon; (ii) any act or omission of Borrower or any of Borrower's agents, employees, independent contractors, licensees or invitees; (iii) any accident in or on the Property or any fire, flood, or other casualty or hazard thereon; (iv) the failure of Borrower or any of Borrower's licensees, employees, invitees, agents, independent contractors, or other representatives to maintain the Property in a safe condition; or (v) any nuisance made or suffered on any part of the Property.

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51. **Clearing Account.** During the term of the Loan, Borrower shall establish and maintain a segregated account (the “**Clearing Account**”) with LaSalle Bank National Association (“**Clearing Bank**”), in trust for the benefit of Lender, which Clearing Account shall, during a “Cash Management Period” (as defined in the Cash Management Agreement [as defined below]), be under the sole dominion and control of Lender. The Clearing Account shall be entitled “Newport-GBZ, LLC, as Borrower and LaSalle Bank National Association, as Lender, pursuant to Mortgage, Security Agreement and Fixture Filing dated as of April 26, 2007 – Clearing Account”. The Clearing Account shall be an “Eligible Account” (as defined in the Cash Management Agreement) and shall not be commingled with other monies held by Borrower or Clearing Bank. All monies now or hereafter deposited into the Clearing Account shall be deemed additional security for the Indebtedness. Borrower hereby grants to Lender a first priority security interest in the Clearing Account and all deposits at any time contained therein and the proceeds thereof and will take all actions necessary to maintain in favor of Lender a perfected first priority security interest in the Clearing Account. In addition, Borrower hereby authorizes Lender to prepare and file UCC Financing Statements and continuations thereof. Borrower shall not further pledge, assign or grant any security interest in the Clearing Account or the monies deposited therein or permit any lien or encumbrance to attach thereto, or any levy to be made thereon, or any UCC Financing Statements, except those naming Lender as the secured party, to be filed with respect thereto.

Borrower shall, or shall cause VDR-Keenan Investment, LLC, a Delaware limited liability company (“**Manager**”), to deliver irrevocable written instructions to all tenants under Leases and to deliver all Rents payable thereunder directly to the Clearing Account. Borrower shall, and shall cause Manager to, deposit all amounts received by Borrower or Manager constituting Rents into the Clearing Account within one (1) Business Day after receipt thereof.

During a Cash Management Period, Lender and/or any servicer shall have the sole right to make withdrawals from the Clearing Account and all costs and expenses for establishing and maintaining the Clearing Account shall be paid by Borrower. In addition, Borrower shall obtain from Clearing Bank its agreement during a Cash Management Period to transfer to the Cash Management Account (defined below) in immediately available funds by federal wire transfer all amounts on deposit in the Clearing Account once every Business Day.

Upon the occurrence of an Event of Default, Lender may, in addition to any and all other rights and remedies available to Lender, apply any sums then present in the Clearing Account to the payment of the Indebtedness in such order and priority as Lender shall determine.

Borrower shall indemnify, defend and hold Lender harmless from and against any and all actions, suits, claims, demands, liabilities, losses, damages, obligations and costs and expenses (including litigation costs and reasonable attorneys fees and expenses) arising from or in any way connected with the Clearing Account (unless arising from the gross negligence or willful misconduct of Lender) or the performance of the obligations for which the Clearing Account was established.

52. **Cash Management Account.** Simultaneously herewith, Borrower and Lender shall enter into a Cash Management Agreement (“**Cash Management Agreement**”) with LaSalle Bank National Association, as “Agent” or another financial institution approved by

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Lender. During a Cash Management Period, Borrower shall establish and maintain a segregated Eligible Account (the “**Cash Management Account**”) to be held by Agent in trust and for the benefit of Lender, which Cash Management Account shall be under the sole dominion and control of Lender. The Cash Management Account shall be entitled “Newport-GBZ, LLC, as Borrower and LaSalle Bank National Association, as Lender, pursuant to Mortgage, Security Agreement and Fixture Filing dated as of April 26, 2007 – Cash Management Account”. All monies now or hereafter deposited into the Cash Management Account shall be deemed additional security for the Indebtedness. Borrower hereby grants to Lender a first priority security interest in the Cash Management Account and all deposits at any time contained therein and the proceeds thereof and will take all actions necessary to maintain in favor of Lender a perfected first priority security interest in the Cash Management Account. In addition, Borrower hereby authorizes Lender to prepare and file UCC Financing Statements and continuations thereof. Borrower will not in any way alter or modify the Cash Management Account and will notify Lender of the account number thereof. Borrower shall not further pledge, assign or grant any security interest in the Cash Management Account or the monies deposited therein or permit any lien or encumbrance to attach thereto, or any levy to be made thereon, or any UCC Financing Statements, except those naming Lender as the secured party, to be filed with respect thereto.

During a Cash Management Period, on each date that a payment is due Lender under the Loan Documents (a “**Payment Date**”) (or, if such Payment Date is not a Business Day, on the immediately preceding Business Day) all funds on deposit in the Cash Management Account shall be applied by Lender as provided in the Cash Management Agreement. Lender and/or any servicer shall have the sole right to make withdrawals from the Cash Management Account and all costs and expenses for establishing and maintaining the Cash Management Account shall be paid by Borrower.

The insufficiency of funds on deposit in the Cash Management Account shall not relieve Borrower from the obligation to make any payments, as and when due pursuant to this Mortgage and the other Loan Documents, and such obligations shall be separate and independent, and not conditioned on any event or circumstance whatsoever.

Upon the occurrence of an Event of Default, Lender may, in addition to any and all other rights and remedies available to Lender, apply any sums then present in the Cash Management Account to the payment of the Indebtedness in such order and priority as Lender shall determine.

Borrower hereby agrees that, during a Cash Management Period, Lender may modify the Cash Management Agreement for the purpose of establishing additional sub-accounts in connection with any payments otherwise required under this Mortgage and the other Loan Documents and Lender shall provide notice thereof to Borrower.

Borrower shall indemnify, defend and hold Lender harmless from and against any and all actions, suits, claims, demands, liabilities, losses, damages, obligations and costs and expenses (including litigation costs and reasonable attorneys fees and expenses) arising from or in any way connected with the Cash Management Account (unless arising from the gross negligence or willful misconduct of Lender) or the performance of the obligations for which the Cash Management Account was established.

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Notwithstanding anything to the contrary contained in this Mortgage and the other Loan Documents, and provided no Event of Default has occurred and is continuing, during a Cash Management Period, Borrower's obligations with respect to the payment of the monthly debt service payment required under the Note and amounts due hereunder for escrows for taxes, ground rents, insurance, Replacement Reserves, TI and Leasing Reserves, and any other payment reserves established pursuant to this Mortgage or any other Loan Document shall be deemed satisfied to the extent sufficient amounts are deposited in the Cash Management Account established pursuant to the Cash Management Agreement to satisfy such obligations on the dates each such payment is required, regardless of whether any of such amounts are so applied by Lender.

53. **Partial Defeasance.** Pursuant to Paragraph 54, in connection with obtaining a release of any of the Burbank Property, the Glen Ellyn Property, or the Lake Zurich Property (each an "**Individual Property**") from the lien of this Mortgage, Borrower is required to partially defease an amount of the outstanding principal of the Loan equal to the applicable Release Amount (as hereinafter defined) for the Individual Property in question. In connection with each such partial release, the Note (or Undeleased Note after the first such partial release) shall be split into two (2) substitute notes, one (1) such substitute note having a principal balance equal to the Release Amount for the Individual Property being released (the "**Defeased Note**") and the other note having a principal balance equal to the outstanding principal balance of the entire Note (or Undeleased Note after the first such partial release) less the amount of the Defeased Note (the "**Undeleased Note**"). In all other respects, the Defeased Note and Undeleased Note (or the new "Undeleased Note," as the case may be) shall be identical to the Note. The Defeased Note and the Undeleased Note (or the new "Undeleased Note," as the case may be), shall not be cross-collateralized or cross-defaulted. Upon such splitter, Borrower shall defease the Defeased Note pursuant to Subparagraphs 3.2 and 3.3 of the Note (provided, however, for purposes hereof, the "Note" as referred to in the definition of "Defeasance Collateral" in Subparagraph 3.3 of the Note shall mean the Defeased Note, and the "Property" as referred to in Subparagraphs 3.2 and 3.3 of the Note shall mean the Individual Property being released). Failure to defease the Defeased Note within sixty (60) days of such splitter shall be an Event of Default. Upon completion of a partial defeasance as described above, all references in the other Loan Documents to the "Note" shall mean the Defeased Note and the Undeleased Note.

54. **Release of Individual Properties.** On any date after the earlier of (a) three (3) years after the full funding of the Loan or (b) two (2) years after the "startup day," within the meaning of Section 860G(a)(9) of the Code, of a REMIC within the meaning of Section 860D of the Code, Borrower may obtain the release of any Individual Property from the lien of the Mortgage encumbering such Individual Property (and the related Loan Documents), provided that the following conditions precedent are satisfied:

(a) Borrower shall defease an amount of the outstanding principal of the Loan equal to the applicable Release Amount for the Individual Property being released in accordance with the requirements of **Paragraph 53** with respect to such partial defeasance, and Borrower shall have executed originals of the Defeased Note and the Undeleased Note, as well as any amended and restated Loan Documents necessary to complete the partial defeasance. For purposes hereof, the "**Release Amount**" of each

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Individual Property shall be: \$6,048,000 for the Burbank Property, \$8,880,000 for the Glen Ellyn Property, and \$10,272,000 for the Lake Zurich Property.

- (b) The Maturity Date shall have not occurred.
- (c) Lender shall have received at least thirty (30) days' prior written notice requesting the release and identifying the Individual Property, accompanied by a copy of the applicable contract of sale and all related documents.
- (d) Lender shall have received an appraisal of the Individual Property being released and an appraisal of the Property remaining subject to the lien of the Mortgage following such release ("**Remaining Property**"), dated no more than ninety (90) days prior to the release date, by a MAI appraiser having at least five (5) years of experience in the appraisal of commercial properties with the same use as the Property and in the geographic area in which the Property is located, which appraiser would be acceptable to a reasonably prudent institutional lender and is acceptable to the Applicable Rating Agencies.
- (e) After giving effect to the release, the Debt Service Coverage Ratio (as defined in the Cash Management Agreement) for the Loan is not less than 1.20 to 1.00.
- (f) After giving effect to the release and the related partial defeasance, the ratio of the outstanding principal amount of the Loan to the aggregate fair market value (based upon the value set forth in the appraisal referenced in **Subparagraph 54(d)** above) of the Remaining Property, as determined by Lender, is not greater than eighty percent (80%).
- (g) If required by the Applicable Rating Agencies for any Secondary Market Transaction relating to the Loan, Lender receives written assurances that the securities of the REMIC that directly or indirectly holds the Note will not have a downgrade, withdrawal or qualification of the credit rating then assigned to such securities by the Applicable Rating Agencies as a result of the Defeasance.
- (h) No Event of Default shall have occurred and be continuing and Borrower shall be in compliance in all material respects with all terms and conditions set forth in each Loan Document on Borrower's part to be observed or performed. Lender shall have received an officer's certificate from Borrower confirming the foregoing, stating that the representations and warranties of Borrower contained in the Loan Documents are true and correct in all material respects on and as of the date of the release, containing any other representations and warranties with respect to Borrower, the Property or the Loan as the Applicable Rating Agencies may require, and certifying that the requirements set forth in this **Paragraph 54** for the release have been satisfied, such officer's certificate to be in form and substance satisfactory to the Applicable Rating Agencies.
- (i) After giving effect to such release, Borrower shall remain in compliance with Paragraph 17 hereof.

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(j) Borrower shall have paid or reimbursed Lender for all reasonable costs and expenses incurred by Lender (including, without limitation, reasonable attorneys fees and disbursements) in connection with the release and Borrower shall have paid all recording charges, filing fees, taxes or other expenses (including, without limitation, mortgage and intangibles taxes and documentary stamp taxes) payable in connection with the release. Borrower shall have paid all costs and expenses of the Applicable Rating Agencies incurred in connection with the release.

(k) Lender shall have received a copy of a deed conveying all of Borrower's right, title and interest in and to the Individual Property to be released to an entity other than Borrower pursuant to an arm's length transaction and a letter from Borrower countersigned by a title insurance company acknowledging receipt of such deed and agreeing to record such deed in the real estate records for the county in which the Individual Property to be released is located.

(l) Borrower shall submit to Lender, not less than thirty (30) days prior to the date of such release, a release of Lien (and related Loan Documents) for the Individual Property being released for execution by Lender. Such release shall be in a form appropriate for the jurisdiction in which the Individual Property to be released is located.

(m) If same would be requested by a prudent institutional lender, Lender shall have received a new Title Insurance Policy or a "bring down" or "date down" of the existing Title Insurance Policy insuring the Lien of the Mortgage on the Remaining Property, and confirming that other than the Permitted Encumbrances there are no other Liens encumbering the Remaining Property.

(n) Lender shall have received such other and further approvals, opinions, documents and due diligence information in connection with the release as requested by the Applicable Rating Agencies if the Loan is part of a Securitization, or by Lender if the Loan is not part of a Securitization, required to effect the release.

55. **Master Leases.** Borrower acknowledges that the purchase agreements relating to the Burbank Property and the Glen Ellyn Property require that the sellers thereunder master lease the unoccupied portions of the Burbank Property and the Glen Ellyn Property, as applicable. Borrower shall use commercially reasonable efforts to enforce the sellers' obligations under such purchase agreements and the master leases executed pursuant thereto and shall cause all funds deposited in escrow pursuant to the purchase agreements to be disbursed in accordance therewith.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW]**

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IN WITNESS WHEREOF, Borrower has executed this Mortgage or has caused the same to be executed by its representatives thereunto duly authorized.

BORROWER:

NEWPORT-GBZ, LLC, a Delaware limited liability company

By: 

Name: Derrick E. McGavic

Its: President

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STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

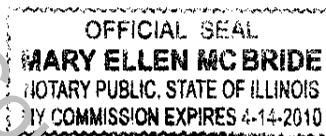
I, MARY ELLEN McBRIDE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Derrick E. McGavic, the President of NEWPORT-GBZ, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer 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 the companies said, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26TH day of April, 2007.

Mary Ellen McBride
Notary Public

My Commission Expires:

4/14/10



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EXHIBIT A

LEGAL DESCRIPTION

LOT 2 IN BURBANK CROSSING SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MARCH 24, 2006 AS DOCUMENT 0608334055 AND CERTIFICATE OF CORRECTION RECORDED APRIL 5, 2006 AS DOCUMENT 0609531042, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 19-31-100-073 (part of); 19-31-100-074 (part of); 19-31-100-075 (part of).

Address of Real Estate: Harlem Avenue and 79th Street, Burbank, Illinois.

LOTS 2, 3 AND 4 IN ROOSEVELT-TAFT SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 2006, AS DOCUMENT R2006-129193, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 05-23-201-003; 05-23-201-016; 05-23-201-017; 05-23-201-019; 05-23-201-020; 05-23-201-021; 05-23-201-025.

Address of Real Estate: 701-719 West Roosevelt Road, Glen Ellyn, Illinois.

LOT 1 IN THE FINAL PLAT OF LAKEVIEW SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1997 AS DOCUMENT 3960071 IN LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-19-104-001.

Address of Real Estate: 41-193 South Rand Road, Lake Zurich, Illinois 60047.

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EXHIBIT B

PERSONAL PROPERTY DESCRIPTION

As used herein, the following items are referred to as the “**Personal Property**”:

Any and all assets of the Borrower, of any kind or description, tangible or intangible, whether now existing or hereafter arising or acquired, including, but not limited to:

(a) all property of, or for the account of, the Borrower now or hereafter coming into the possession, control or custody of, or in transit to, the Lender or any agent or bailee for the Lender or any parent, affiliate or subsidiary of the Lender or any participant with the Lender in the loans to the Borrower (whether for safekeeping, deposit, collection, custody, pledge, transmission or otherwise), including all earnings, dividends, interest, or other rights in connection therewith and the products and proceeds therefrom, including the proceeds of insurance thereon; and

(b) the additional property of the Borrower, whether now existing or hereafter arising or acquired, and wherever now or hereafter located, together with all additions and accessions thereto, substitutions for, and replacements, products and proceeds therefrom, and all of the Borrower's books and records and recorded data relating thereto (regardless of the medium of recording or storage), together with all of the Borrower's right, title and interest in and to all computer software required to utilize, create, maintain and process any such records or data on electronic media, identified and set forth as follows:

- (i) All Accounts and all Goods whose sale, lease or other disposition by the Borrower has given rise to Accounts and have been returned to, or repossessed or stopped in transit by, the Borrower, or rejected or refused by an Account Debtor;
- (ii) All Inventory, including, without limitation, raw materials, work-in-process and finished goods;
- (iii) All Goods (other than Inventory), including, without limitation, embedded software, Equipment, vehicles, furniture and Fixtures;
- (iv) All Software and computer programs;
- (v) All Securities and Investment Property;
- (vi) All Chattel Paper, Electronic Chattel Paper, Instruments, Documents, Letter of Credit Rights, all proceeds of letters of credit, Health-Care-Insurance Receivables, Supporting Obligations, notes secured by real estate, Commercial Tort Claims, contracts, licenses, permits and all other General Intangibles, including Payment Intangibles and collateral assignment of beneficial interests in land trusts;
- (vii) All insurance policies and proceeds insuring the foregoing property or any part thereof, including unearned premiums; and

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- (viii) All operating accounts, the loan funds, all escrows, reserves and any other monies on deposit with or for the benefit of Lender, including deposits for the payment of real estate taxes and insurance, maintenance and leasing reserves, and any cash collateral accounts, clearing house accounts, operating accounts, bank accounts of Borrower or any other Deposit Accounts of Borrower.

Capitalized words and phrases used herein and not otherwise defined in this Exhibit B (Personal Property) shall have the respective meanings assigned to such terms in either: (i) Article 9 of the Uniform Commercial Code as in force in Illinois at the time the financing statement was filed by Lender, or (ii) Article 9 as in force at any relevant time in Illinois, the meaning to be ascribed thereto with respect to any particular item of property shall be that under the more encompassing of the two definitions.

Lender: LaSalle Bank National Association

Lender's Address: 135 S. LaSalle Street, Suite 3410, Chicago, Illinois 60603
Attention: Real Estate Capital Markets

Borrower: Newport-GBZ, LLC

Borrower's Address: 2516 Waukegan Road, Suite 370, Glenview, IL 60025

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EXHIBIT C

PENDING AND THREATENED LITIGATION

None.

