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Karen A. Yarbrough  
Cook County Recorder of Deeds  
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Andrew Whealy  
% Kutak Rock LLP  
1650 Farnam Street  
Omaha, NE 68102

**CONSENT, WAIVER AND NON-DISTURBANCE  
AGREEMENT  
[ACE SOLAR]**

**DANIEL ALVAREZ APARTMENTS**

September 10, 2013

For recordation in the County Records of Cook County, Illinois:

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## CONSENT, WAIVER AND NON-DISTURBANCE AGREEMENT

This Consent, Waiver and Non-Disturbance Agreement ("Agreement") is entered into as of the 10<sup>th</sup> day of September, 2013 by and among **SACRAMENTO ELDERLY HOUSING CORPORATION**, an Illinois not for profit corporation ("Building Owner"), **U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT** ("**HUD**"), and the **CITY OF CHICAGO**, a municipal corporation ("City", and collectively with HUD, "Lender") for benefit of **AFFORDABLE COMMUNITY ENERGY I, LLC**, an Illinois limited liability company ("ACE") and **CDF SUB-ALLOCATEE XIX, LLC**, an Illinois limited liability company ("CDE Lender").

### RECITALS

**WHEREAS**, the Building Owner is the owner of certain real property and the existing buildings thereon located at 245 N. Sacramento in Chicago, Illinois and commonly known as the Daniel Alvarez Apartments (the "Building") as more specifically described on the attached Exhibit A and incorporated herein by reference (collectively, the "Premises"); and

**WHEREAS**, HUD has made a loan to the Building Owner pursuant to that certain Promissory Note and related loan and security documents ("HUD Loan Documents"), by and among HUD and Building Owner dated January 1, 1998, and HUD has taken a lien or security interest against the Premises to secure such loan; and

**WHEREAS**, the City has made a loan to the Building Owner pursuant to that certain Promissory Note and related loan and security documents by and between the City and the Building Owner, dated as of January 21, 1998 (the "City Loan Documents", and together with the HUD Loan Documents, the "Loan Documents"), and the City has taken a lien or security interest against the Premises to secure such loan; and

**WHEREAS**, the Loan Documents require that Lender provide consent to any encumbrance of the Premises; and

**WHEREAS**, ACE is in the business of constructing, installing and operating several solar voltaic installations on, and other energy producing or consumption reducing facilities and measures in low-income residential buildings in Chicago, Illinois, in a manner that will allow the Borrower to benefit from the new markets tax credit (the "New Market Tax Credit") provided pursuant to the Section 45D of the Internal Revenue Code of 1986, as amended (the "Code"); and

**WHEREAS**, ACE intends to construct, install, maintain and operate certain facilities, systems, and equipment for generating electricity which will utilize solar photovoltaic, or other technologies for generating electricity using renewable resources ("Renewable Facilities") as well as certain combined heat and power electricity generating equipment and systems ("Generating Facilities"), as well as certain energy conserving equipment and measures ("Conservation Improvements", and together with the Generating Facilities and the Renewable Facilities, the "Equipment" as more particularly described on the attached Exhibit B) on the Building (collectively the "Project"); and

**WHEREAS**, in accordance with the scope of the Project, ACE and Building Owner intend to enter into (i) that certain Building and Rooftop Lease dated September 10, 2013 ("Rooftop Lease"), pursuant to which Building Owner has leased to ACE certain space on the roof and certain other space within the Building on which ACE shall install and operate the Equipment and (ii) that certain Power Purchase and Sale and Energy Services Performance Agreement dated September 10, 2013 ("PPA"),

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pursuant to which ACE shall install and maintain the Project in exchange for a portion of the savings achieved by the Building Owner through the energy conservation achieved; and

**WHEREAS**, CDE Lender has agreed to provide loans to ACE in the amount of \$6,125,000 (the “CDE Loan”) pursuant to that certain Loan Agreement dated as of September 10, 2013 and related security documents by and among CDE Lender and ACE (collectively, the “CDE Loan Documents”); and

**WHEREAS**, the CDE Loan is secured, in part, by the Equipment to be installed on the Premises pursuant to that certain Security Agreement and other related security documents and financing statements given by ACE in favor of CDE Lender, as amended (collectively, the “Security Agreements”); and

**WHEREAS**, the CDE Loan Documents require that ACE receive the consent, release, waiver and agreement (as applicable) of the Building Owner and Lender with respect to certain aspects of the Rooftop Lease and the Security Agreements as detailed in this Agreement;

**WHEREAS**, the parties hereto now desire to enter into this Agreement to establish certain rights and obligations with respect to their interests, and to provide for various contingencies as hereinafter set forth; and

**WHEREAS**, the installation and operating of the Equipment within the Building is expected to be beneficial to the Building Owners by conserving energy and reducing energy cost variations and outflows over the long term, and will not interfere with the use of the Building as affordable housing.

**NOW, THEREFORE**, in consideration of the forgoing, of mutual promises of the parties hereto and of other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the parties hereby agree as follows:

**Section 1. ACE Representations and Agreements.** ACE hereby represents to Building Owner, CDE Lender and Lender and agrees as follows:

(a) The Rooftop Lease and PPA have been validly authorized and executed by ACE, are in full effect in accordance with its terms, and there exists no default by either party under the Rooftop Lease or PPA.

(b) The Rooftop Lease, all terms and conditions set forth in the Rooftop Lease, the leasehold interests and estates created thereby, and all the priorities, rights, privileges and powers of Lessee and Lessor there under shall be and the same are hereby, and with full knowledge and understanding of the effect thereof, unconditionally made subject and subordinate to the lien and charge of the mortgage held by Lender, all terms and conditions contained therein, any renewals, extensions, modifications or replacements thereof, and the rights, privileges and powers of the trustee and the Lender there under, and shall hereafter be junior and inferior to the lien and charge of Lender’s mortgage.

(c) The Rooftop Lease and PPA and installation and operation of the Equipment will not adversely affect the use of the Premises as an affordable housing development containing 41 residential units.

(d) ACE will not amend or modify the Rooftop Lease in any manner without the prior written consent of CDE Lender and Lender.

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(e) ACE hereby certifies to Lender that the Rooftop Lease as previously submitted to Lender has not been further amended.

(f) It is expressly understood and agreed that this Agreement shall supersede, to the extent inconsistent herewith, the provisions of the Rooftop Lease relating to the subordination of the Rooftop Lease and the leasehold interests and estates created thereby, to the lien or charge of Lender's Mortgage.

(g) ACE hereby agrees that it will not exercise any right granted it under the Rooftop Lease or which it might otherwise have under applicable law, to terminate the Rooftop Lease on account of a default of Building Owner there under or the occurrence of any other event without first giving to Lender, prior written notice of its intent to terminate, which notice shall include a statement of the default or event on which such intent to terminate is based. Thereafter, ACE shall not take any action to terminate the Lease if Lender (a) within thirty (30) days after service of such written notice on Lender by ACE of its intention to terminate the Rooftop Lease, shall cure such default or event if the same can be cured by the payment or expenditure of money, or (b) shall diligently take action to obtain possession of the leased premises (including possession by receiver) and to cure such default or event in the case of a default or event which cannot be cured unless and until Lender has obtained possession, but in no event to exceed ninety (90) days after service of such written notice on Lender by ACE of its intention to terminate.

(h) For the purposes of facilitating Lender's rights hereunder, Lender shall have, and for such purposes is hereby granted by ACE, the right to enter upon the Property and the Improvements thereon for the purposes of affecting any such cure.

(i) ACE hereby agrees to give to Lender concurrently with the giving of any notice of default under the Rooftop Lease, a copy of such notice by mailing the same to Lender in the manner set forth herein below, and no such notice given to Building Owner which is not at or about the same time also given to Lender shall be valid or effective against Lender for any purposes.

(j) Subordination of Rooftop Lease to Mortgage and Regulatory Agreements and Regulation by the U.S. Department of Housing and Urban Development ("HUD").

(1) The Rooftop Lease and all estates, rights, options, liens and charges therein contained or created under the Rooftop Lease are and shall be subject and subordinate to the lien or interest of (i) the Mortgage on the Building Owner's interest in the Property in favor of Lender, its successors and assigns insofar as it affects the real and personal property comprising the Property (and not otherwise owned, leased or licensed by ACE), or located thereon or therein, and to all renewals, modifications, consolidations, replacements and extensions thereof, and to all advances made or to be made there under, to the full extent of amounts secured thereby and interest thereon, and (ii) that certain Regulatory Agreement for Multifamily Housing Projects between Building Owner and HUD which is recorded against the Property.

(2) The parties to the Rooftop Lease agree to execute and deliver to Lender and/or HUD such other instrument or instruments as the Lender and/or HUD, or their respective successors or assigns, shall reasonably request from time to time to reconfirm the status of the lease and to effect and/or confirm the subordination of the Rooftop Lease to the lien of the Mortgage and the above-described

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Regulatory Agreement. To the extent that any provision of the Rooftop Lease shall be in conflict with the HUD Program Obligations (as such term is defined below), the HUD Program Obligations shall be controlling.

(3) In the event HUD, at a foreclosure sale or sale under private power contained in the Mortgage, or by acceptance of a deed in lieu of foreclosure, succeeds to the interest of Building Owner under the Lease by reason of any foreclosure, or by any other manner, it is agreed as follows:

(i) HUD can terminate the Rooftop Lease for any violation of the Rooftop Lease by ACE that is not cured within any applicable notice and cure period given in the Rooftop Lease.

(ii) As used in this Agreement "HUD Program Obligations" shall mean all applicable statutes and regulations, including all amendments to such statutes and regulations, as they become effective, and all applicable requirements in HUD Handbooks, Notices and Mortgagee Letters that apply to the Property, including all updates and changes to such Handbooks, Notices and Mortgagee Letters that apply to the Property, except that changes subject to notice and comment rulemaking shall be effective upon completion of the rulemaking process.

(4) To the extent there is any inconsistency between the terms of this Agreement, and the Rooftop Lease, the terms of this Agreement shall be controlling.

(k) In the event Lender or any other purchaser at a foreclosure sale or sale under private power contained in the Mortgage, or by acceptance of a deed in lieu of foreclosure, succeeds to the interest of Building Owner under the Rooftop Lease by reason of any foreclosure of the Mortgage or the acceptance by Lender of a deed in lieu of foreclosure, or by any other manner, it is agreed as follows:

(1) ACE and/or CDE Lender if it succeeds to the interest of ACE under the Rooftop Lease and/or PPA, shall be bound to Lender or such other purchaser under all of the terms, covenants and conditions of the Rooftop Lease for the remaining balance of the term thereof, with the same force and effect as if Lender or such other purchaser were the lessor under such Rooftop Lease, and ACE and/or CDE Lender does hereby agree to attorn to Lender or such other purchaser as its lessor, such attornment to be effective and self-operative without the execution of any further instruments on the part of any of the parties to this Agreement, immediately upon Lender or such other purchaser succeeding to the interest of ACE under the Rooftop Lease.

(2) Subject to the observance and performance by ACE of all of the terms, covenants and conditions of the Rooftop Lease on the part of ACE to be observed and performed, Lender or such other purchaser shall recognize the leasehold estate of ACE under all of the terms, covenants and conditions of the Rooftop Lease for the remaining balance of the term (as the same may be extended in accordance with the provisions of the Lease ) with the same force and effect as if Lender or such other purchaser were the lessor under the Lease and the Lease shall remain in full force and effect and shall not be terminated, except in

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accordance with the terms of the Lease or this Agreement; provided, however, that Lender or such other purchaser shall not be (i) liable for any act or omission of Building Owner or any other prior lessor; (ii) obligated to cure any defaults of Building Owner or any other prior lessor under the Rooftop Lease which occurred prior to the time that Lender or such other purchaser succeeded to the interest of Building Owner or any other prior lessor under the Rooftop Lease; (iii) subject to any offsets or defenses which ACE may be entitled to assert against Building Owner or any other prior lessor; (iv) bound by any payment of rent or additional rent by ACE to Building Owner or any other prior lessor for more than one (1) month in advance; (v) bound by any amendment or modification of the Rooftop Lease made without the written consent of Lender or such other purchaser; or (vi) liable or responsible for or with respect to the retention, application and/or return to ACE of any security deposit paid to Building Owner or any other prior landlord, whether or not still held by Building Owner, unless and until Lender or such other purchaser has actually received for its own account as lessor the full amount of such security deposit.

**Section 2. *Building Owner Agreements.*** Building Owner hereby agrees as follows:

- (a) Building Owner will not amend or modify the Rooftop Lease in any manner without the prior written consent of CDE Lender and Lender.
- (b) Building Owner hereby certifies to Lender that the Rooftop Lease as previously submitted to Lender has not been further amended.
- (c) Building Owner acknowledges and agrees that the Equipment shall at all times be considered to be personal property of ACE and shall not constitute a fixture or become part of the Premises or the personal property of the Building Owner. Further, Building Owner agrees that it will notify any purchaser of the Premises, and any subsequent mortgagee or other encumbrance holder or claimant, of the existence of this Agreement.
- (d) Building Owner hereby waives and relinquishes to ACE and CDE Lender all rights, claims and demands of every kind against the Equipment now located or to be located on the Premises, including but not limited to liens and security interests, both statutory and otherwise, and the right of foreclosure, levy, execution, sale and distraint for unpaid rent or other rights arising under real property law or by contract which Building Owner now has or may hereafter acquire with respect to any of the Equipment presently or hereafter financed or leased by CDE Lender.
- (e) Building Owner agrees and acknowledges that the Rooftop Lease and PPA will be collaterally assigned to CDE Lender, and Building Owner consents and acknowledges that if the interests of ACE shall be transferred to, and/or owned by CDE Lender by reason of foreclosure or other proceedings brought in lieu of or pursuant to a foreclosure, and CDE Lender succeeds to the interest of ACE under the Rooftop Lease and/or PPA, Building Owner agrees that Building Owner shall be bound to CDE Lender under all of the terms, covenants and conditions of the Rooftop Lease and/or PPA for the balance of their respective terms thereof remaining, and CDE Lender shall attorn to Building Owner as its landlord, each with the same force and effect as if CDE Lender, were the tenant under the Rooftop Lease or a party to the PPA, without the execution of any further instruments on the part of any of the parties hereto.

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In accordance with the above, if CDE Lender or its nominee, assignee or purchaser at a foreclosure sale or proceeding in lieu thereof shall succeed to the interest of ACE under the Rooftop Lease and/or PPA, Building Owner agrees and acknowledges that such party shall not be liable for any act or omission of any prior tenant (including ACE) unless such act or omission continues during CDE Lender's control of the Premises after receipt of notice from Building Owner of such act or omission and CDE Lender thereafter fails to cure the same within a reasonable time; nor bound by any amendment or modification of the Rooftop Lease and/or PPA made without its consent. In the event of a default by ACE under the Rooftop Lease and/or PPA or any occurrence that would give rise to an offset or payment claim against ACE under the Rooftop Lease and/or PPA, Building Owner will use its best efforts to set off such defaults against rents currently due Building Owner (subject to the limits on ACE's offset rights set forth in this Agreement) and give CDE Lender such time as is reasonably required to cure such default or rectify such occurrence, provided CDE Lender uses reasonable diligence to correct the same. Building Owner agrees that notwithstanding any provision of the Rooftop Lease and/or PPA to the contrary, Building Owner will not be entitled to cancel the Rooftop Lease and/or PPA, or to exercise any other right or remedy until CDE Lender has been given notice of default and opportunity to cure such default as provided herein. If ACE's default is not curable by CDE Lender, CDE Lender may at its option assume all of ACE's right, title and interest in the Rooftop Lease and/or PPA and all of ACE's obligations and covenants under the Rooftop Lease and/or PPA, and thereafter Building Owner shall be estopped from terminating the Rooftop Lease and/or PPA as a result of ACE's default.

(a) For the purposes of facilitating Lender's rights hereunder, Lender shall have, and for such purposes is hereby granted by Building Owner, the right to enter upon the Property and the Improvements thereon for the purposes of affecting any such cure.

(b) Subordination of Rooftop Lease to Mortgage and Regulatory Agreements and Regulation by the U.S. Department of Housing and Urban Development ("HUD").

(1) The Rooftop Lease and all estates, rights, options, liens and charges therein contained or created under the Rooftop Lease are and shall be subject and subordinate to the lien or interest of (i) the Mortgage on the Building Owner's interest in the Property in favor of Lender, its successors and assigns insofar as it affects the real and personal property comprising the Property (and not otherwise owned, leased or licensed by ACE), or located thereon or therein, and to all renewals, modifications, consolidations, replacements and extensions thereof, and to all advances made or to be made there under, to the full extent of amounts secured thereby and interest thereon, and (ii) that certain Regulatory Agreement for Multifamily Housing Projects between Building Owner and HUD which is recorded against the Property.

(2) The parties to the Rooftop Lease agree to execute and deliver to Lender and/or HUD such other instrument or instruments as the Lender and/or HUD, or their respective successors or assigns, shall reasonably request from time to time to reconfirm the status of the lease and to effect and/or confirm the subordination of the Rooftop Lease to the lien of the Mortgage and the above-described Regulatory Agreement. To the extent that any provision of the Rooftop Lease shall be in conflict with the HUD Program Obligations (as such term is defined below), the HUD Program Obligations shall be controlling (provided Lender hereby agrees that nothing in the HUD Program Obligations limits or prevents Lender from making the agreements and promises herein).

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(3) In the event HUD, at a foreclosure sale or sale under private power contained in the Mortgage, or by acceptance of a deed in lieu of foreclosure, succeeds to the interest of Building Owner under the Lease by reason of any foreclosure, or by any other manner, it is agreed as follows:

(i) HUD can terminate the Rooftop Lease for any violation of the Rooftop Lease by ACE that is not cured within any applicable notice and cure period given in the Rooftop Lease.

(ii) As used in this Agreement "HUD Program Obligations" shall mean all applicable statutes and regulations, including all amendments to such statutes and regulations, as they become effective, and all applicable requirements in HUD Handbooks, Notices and Mortgagee Letters that apply to the Property, including all updates and changes to such Handbooks, Notices and Mortgagee Letters that apply to the Property, except that changes subject to notice and comment rulemaking shall be effective upon completion of the rulemaking process.

(4) To the extent there is any inconsistency between the terms of this Agreement, and the Rooftop Lease, the terms of this Agreement shall be controlling.

**Section 3. Lender Consents, Agreements and Acknowledgements.** Lender consents and agrees to the following in satisfaction of any requirements for consent under the Loan Documents:

(a) Lender consents to the Building Owner entering into the Rooftop Lease and PPA. Provided, however, that the consent of the Lender is conditioned on the restoration of any damage caused to the Building by the removal of any Equipment from the Building, the cost of such restoration to be the responsibility of ACE.

(b) Lender consents to the Building Owner loaning Replacement Reserves in the amount of \$17,472 to ACE in connection with the acquisition and installation of the Equipment.

(c) Lender holds a mortgage lien on the Premises and acknowledges that in connection with the financing provided by CDE Lender to ACE, ACE has executed the Security Agreement and ACE shall grant, among other things, a security interest in the Equipment located on the Premises and that upon the occurrence of certain events and without the payment of further consideration, CDE Lender may, among other things, enter the Premises and take possession of the Equipment. For so long as CDE Lender or its successors or assigns hold any ownership or security interest in the Equipment, but only for so long, Lender hereby disclaims, waives and releases any interest, title, lien or claim in the Equipment, whether or not all or any part of the Equipment may be considered to be "fixtures" under any provision of law or otherwise, and Lender acknowledges the aforementioned security interest held by CDE Lender in and to the Equipment ("Lender Waiver").

(d) Lender is making this Lender Waiver in reliance on CDE Loan pursuant to the CDE Loan Documents and Lender understands that CDE Lender is providing the CDE Loan, in reliance, in part, on the Lender Waiver.

(e) Lender agrees that if at any time the interests of Building Owner (as lessor) under the Rooftop Lease and a party under the PPA, shall be transferred to and owned by Lender, its nominee's or assignee's or any purchaser's by reason of foreclosure or other proceedings brought



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in lieu of or pursuant to a foreclosure, or by any other manner under the Loan Documents, Lender covenants and agrees that as Lender to the Building Owner, it shall not diminish or interfere with ACE's rights and privileges under the Rooftop Lease and/or PPA, or any extensions or renewals thereof, as lessee and a party to the PPA and Lender agrees further that it shall not disturb ACE's, its nominee or assignee or such purchaser, as applicable, use of the Premises or construction and operation of the Equipment during the remaining term of the Rooftop Lease and/or PPA or any extensions or renewals thereof for any reason, except for a subsequent default by ACE, its nominee or assignee or such purchaser (beyond any period given such person to cure such default) pursuant to the terms of the Rooftop Lease and/or PPA.

(f) With limited knowledge and without investigation, Lender represents and confirms that Building Owner is not currently in default under the Loan Documents and Lender is not aware of any pending defaults with respect thereto.

**Section 4. Beneficiaries of Agreement.** Lender and Building Owner hereby agree and acknowledge that the obligations, restrictions, waivers, consents and promises contained in this Agreement are specifically intended to benefit CDE Lender and ACE and each of Lender and Building Owner acknowledges that each shall have the right to enforce the same against the parties hereto. CDE Lender hereby agrees and acknowledges that certain obligations, restrictions, waivers, consents and promises contained in this Agreement are specifically intended to benefit the Building Owner and Lender, and CDE Lender acknowledges that each shall have the right to enforce the same against the parties hereto.

**Section 5. Successors and Assigns.** This Agreement and each and every covenant, agreement and other provisions hereof shall run with the land and be binding upon the parties hereto and their heirs, administrators, representatives, successors and assigns, including without limitation each and every holder of an interest in the Rooftop Lease and/or PPA and shall inure to the benefit of each party's successors, assigns, nominees, or purchasers.

**Section 6. Choice of Law.** This Agreement is made and executed under and in all respects is to be governed and construed by the laws of the State of Illinois (excluding its choice-of-law principles).

**Section 7. Captions and Headings.** The captions and headings of the various sections of this Agreement are for convenience only and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

**Section 8. Execution in Counterparts.** This Agreement may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument, and any of the parties or signatories hereto may execute this Agreement by signing any such counterpart.

**Section 9. Severability.** If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

**Section 10. Amendments.** No provision of this Agreement may be amended, changed, waived, discharged, or terminated except by an instrument in writing signed by the party against whom enforcement of the change, waiver, discharge, or termination is sought.

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**Section 11. Notices.** Any and all notices, elections, demands, or requests permitted or required to be made under this Agreement shall be in writing, signed by the party giving such notice, election, demand or request, and shall be delivered personally, or sent by registered, certified, or Express United States mail, postage prepaid, or by Federal Express or similar service requiring a receipt, to the other party at the addresses listed on Exhibit C attached herein, or to such other party and at such other address within the United States of America as any party may designate in writing as provided herein. The date of receipt of such notice, election, demand or request shall be the earliest of (a) the date of actual receipt, (b) three (3) business days after the date of mailing by registered or certified mail, (c) one (1) business day after the date of mailing by Express Mail or the delivery (for redelivery) to Federal Express or another similar service requiring a receipt, or (d) the date of personal delivery (or refusal upon presentation for delivery).

**Section 12. VENUE AND WAIVER OF JURY TRIAL.** BUILDING OWNER AND LENDER EACH BY THEIR ACCEPTANCE HEREOF, AND UNCONDITIONALLY AGREE THAT ALL ACTIONS OR PROCEEDINGS IN ANY WAY ARISING OUT OF OR RELATED TO THIS AGREEMENT WILL BE LITIGATED IN COURTS HAVING SITUS IN CHICAGO, ILLINOIS. THE PARTIES HEREBY CONSENT AND SUBMIT TO THE JURISDICTION OF ANY COURT LOCATED WITHIN CHICAGO, ILLINOIS. FURTHERMORE, BUILDING OWNER AND LENDER EACH BY THEIR ACCEPTANCE HEREOF, AND UNCONDITIONALLY, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF THIS AGREEMENT AND/OR THE RELATIONSHIP THAT IS BEING ESTABLISHED BETWEEN THE PARTIES HERETO. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY AND ALL DISPUTES THAT MAY BE FILED IN ANY COURT. THIS WAIVER IS IRREVOCABLE MEANING THAT IT MAY NOT BE MODIFIED EITHER ORALLY OR IN WRITING. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

[Signatures on next page]

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IN WITNESS WHEREOF, the parties have caused this Consent, Waiver and Non-Disturbance Agreement to be duly executed as of the date first above written.

**BUILDING OWNER:**

**SACRAMENTO ELDERLY HOUSING CORPORATION, an Illinois not for profit corporation**

By [Signature]  
Name: Hipolito Roldan  
Title: President

STATE OF ILLINOIS                     )  
  ) SS.  
COUNTY OF COOK                     )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Hipolito Roldan, in his capacity as the President of Sacramento Elderly Housing Corporation, an Illinois not for profit corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10<sup>th</sup> day of Sept., 2013.

[Signature]  
(signature)

Laura E. Tilly  
(printed name) Notary Public

My Commission Expires:



Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the parties have caused this Consent, Waiver and Non-Disturbance Agreement to be duly executed as of the date first above written.

HUD:

SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By Debbie Gray  
Name Debbie Gray  
Title Director, Project Management

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

SS.

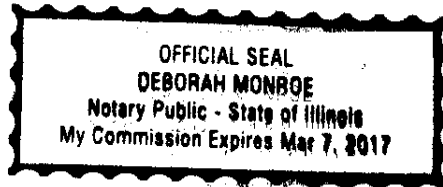
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DEBBIE GRAY, in his/her capacity as the Director, Project Management of the U.S. Department of Housing and Urban Development, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2nd day of July, 2013.

Deborah Monroe  
(signature)  
DEBORAH MONROE  
(printed name) Notary Public

My Commission Expires:

3/7/2017




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IN WITNESS WHEREOF, the parties have caused this Consent, Waiver and Non-Disturbance Agreement to be duly executed as of the date first above written.

CITY:

**CITY OF CHICAGO, ILLINOIS, acting by and through its Department of Housing and Economic Development**

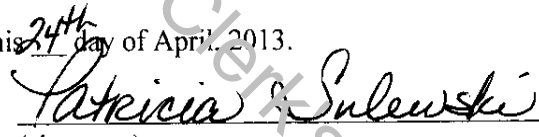
By   
Name: Andrew J. Mooney  
Title: Commissioner

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrew J. Mooney, in his capacity as the Commissioner of the Department of Housing and Economic Development of the City of Chicago, a municipal corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24<sup>th</sup> day of April, 2013.

  
(signature)

PATRICIA SULEWSKI  
(printed name) Notary Public

My Commission Expires:  
5/7/14



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IN WITNESS WHEREOF, the parties have caused this Consent, Waiver and Non-Disturbance Agreement to be duly executed as of the date first above written.

ACE:

**AFFORDABLE COMMUNITY ENERGY I, LLC**

By: Affordable Community Energy, Inc.,  
its managing member

By *Hipolito Roldan*  
Name: Hipolito Roldan  
Title: President

Property of Court Clerk's Office

STATE OF ILLINOIS           )  
  ) SS.  
COUNTY OF COOK            )

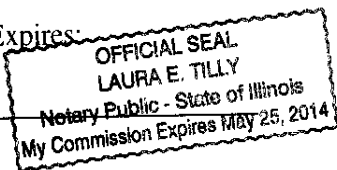
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Hipolito Roldan, in his capacity as the President of Affordable Community Energy, Inc., an Illinois corporation, the Managing Member of Affordable Community Energy I, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10<sup>th</sup> day of Sept., 2013

*Laura E. Tilly*  
(signature)

Laura E. Tilly,  
(printed name) Notary Public

My Commission Expires:



# UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties have caused this Consent, Waiver and Non-Disturbance Agreement to be duly executed as of the date first above written.

**CDE LENDER:**

CDF SUBALLOCATEE XIX, LLC

By: Chicago Development Fund, its managing member

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title President

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. ANDREW HOONEY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that [NAME], in his/her capacity as the [TITLE] of the Managing Member of CDF Suballocatee XIX, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of MAY, 2013.

Carolyn Hines  
(signature)

Carolyn Hines  
(printed name) Notary Public

My Commission Expires:  
7/23/16



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## EXHIBIT A

### PROPERTY DESCRIPTION

PARCEL 1: LOTS 1, 2, 3 AND 4 IN BLOCK 5 IN GEORGE A. SEAVERN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 5 AND 6 OF BLOCK 5 IN GEORGE A. SEAVERN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE VACATED ALLEY LYING WEST OF THE FOLLOWING LINE: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN GEORGE A. SEAVERN'S SUBDIVISION, TO THE NORTHEASTERLY CORNER OF LOT 2 IN THE RESUBDIVISION OF LOTS 5 AND 6 OF BLOCK 5 IN GEORGE A. SEAVERN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 13-25-321-001-0000  
13-25-321-002-0000  
13-25-321-011-0000  
13-25-321-012-0000



# UNOFFICIAL COPY

## EXHIBIT B

### EQUIPMENT DESCRIPTION

<b>Rev. Daniel Alvarez Apts</b>	Solar PV	21.3 kW rated Photovoltaic Electric production system.
2451 N Sacramento Chicago, IL 60647	Lighting	<ul style="list-style-type: none"><li>• Retrofit Exit signs with LED,</li><li>• Install Occupancy Sensors,</li><li>• Replace 3 outdoor 250W HPS fixtures with 150W MH fixtures</li></ul>

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## EXHIBIT C

### NOTICE ADDRESSES

#### **Building Owner:**

Sacramento Elderly Housing Corporation  
325 N. Wells, 8<sup>th</sup> Floor  
Chicago, IL 60654  
Attention: Hipolito Roldan  
Phone: (312) 602-6500  
Facsimile: (312) 602-6530

#### **HUD:**

U. S. Department of Housing and Urban Development  
Ralph H. Metcalf Federal Building  
Attention: Director, Chicago Multi-family HUB  
77 W. Jackson Blvd., 23<sup>rd</sup> Floor  
Chicago, IL 60604  
Phone: (312) 913-8152  
Fax: (312) 353-1690

#### **City of Chicago:**

Commissioner  
City of Chicago Department of Housing and Economic Development  
121 N. LaSalle Street, 10<sup>th</sup> Floor  
Chicago, IL 60602

With a copy to:

Corporation Counsel  
City of Chicago Department of Law  
121 N. LaSalle Street, Suite 600  
Chicago, IL 60602

#### **CDE Lender:**

CDF Suballocatee XIX, LLC  
c/o Tony Q. Smith  
Practice Leader/Executive Vice President  
S. B. Friedman Development Advisors  
221 North LaSalle Street | Suite 820  
Chicago, Illinois 60601-1302  
Direct: (312) 424-4254  
Fax: (312) 424-4262

# UNOFFICIAL COPY

**If any Notice is provided to CDE Lender  
Notice shall also be provided to:**

PNC New Markets Investment Partners, LLC  
c/o PNC Center  
20 Stanwix Street, Third Floor  
Mailstop P4-P509-03-1  
Pittsburgh, Pennsylvania 15222  
Attention: Lisa Samarin, Vice President  
Facsimile: (412) 644-7664

**ACE:**

Ace Community Energy I, LLC  
c/o Hipolito Roldan  
President  
Affordable Community Energy, Inc.  
325 N. Wells – Suite 800  
Chicago, IL 60654  
Phone: (312) 602-6500  
Fax: (312) 602-6530