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1715718016

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First Bank & Trust
55 Shuman Boulevard, Suite 100
Naperville, Illinois 60563
Attention: Praveen Chathappuram

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/06/2017 10:43 AM PG: 1 OF 12

Permanent Tax Index Number:

See **Exhibit A** attached hereto.

Property Address:

See **Exhibit A** attached hereto.

This space reserved for Recorders use only.

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This **SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT** dated as of June 5, 2017 (the "Agreement"), is executed by and among **LEGACY PROPERTIES MANAGEMENT LLC**, an Illinois limited liability company (the "Landlord"), **RDK VENTURES LLC**, a Delaware limited liability company (the "Tenant"), and **FIRST BANK & TRUST**, its successors and assigns (the "Lender").

RECITALS:

A. The Lender is the mortgagee under that certain [Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing] dated June 5, 2017, to be recorded concurrently herewith (the "Mortgage"), which Mortgage encumbers the Real Estate (as hereinafter defined) and secures certain indebtedness owed by Landlord to Lender.

B. The Tenant has entered into that certain lease agreement dated June 8, 1972, as amended on February 1, 2001, with the Landlord (or the Landlord's predecessor-in-interest) (the "Lease Agreement", the Lease Agreement, together with all assignments, amendments and modifications thereof, being collectively referred to herein as the "Lease"), pursuant to which the Tenant has leased certain premises (the "Leased Premises") commonly known as 306 N. Morgan and 1001 W. Jackson, Chicago, Illinois, all as more particularly described in the Lease, including the building currently located thereon ("Building"; the land on which the Building is located being the "Land" and the Land and Building being collectively referred to herein as the "Real Estate"). The Real Estate is legally described on **Exhibit A** attached hereto and made a part hereof.

FIRST AMERICAN TITLE
FILE # 2827193

S/S

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NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

A G R E E M E N T S:

1. The Tenant represents and warrants to the Lender that the Lease constitutes the entire agreement between the Tenant and the Landlord with respect to the Leased Premises and there are no other agreements, written or verbal, governing the tenancy of the Tenant with respect to the Leased Premises.

2. The Tenant covenants with the Lender that the Lease shall be subject and subordinate to the lien and all other provisions of the Mortgage and to all modifications and extensions thereof to the full extent of all principal, interest and all other amounts now or hereafter secured thereby and with the same force and effect as if the Mortgage had been executed and delivered prior to the execution and delivery of the Lease. Without limiting the generality of the foregoing subordination provision, the Tenant hereby agrees that any of its right, title and interest in and to insurance proceeds and condemnation awards (or other similar awards arising from eminent domain proceedings) with respect to damage to or the condemnation (or similar taking) of any of the Real Estate, shall be subject and subordinate to the Lender's right, title and interest in and to such proceeds and awards, excepting any award available solely to Tenant under the Lease. Tenant's subordination of the Lease does not constitute acceptance of any terms or conditions of the Mortgage which are inconsistent with the terms of the Lease, and the Lease shall govern in the event of any inconsistency.

3. The Tenant acknowledges that the Landlord has collaterally assigned to the Lender any and all leases affecting the Real Estate, including the Lease, and the rents and other amounts, including, without limitation, lease termination fees, if any, due and payable under such leases. In connection therewith, the Tenant agrees that, upon receipt of a notice of a default by the Landlord under such assignment and a demand by the Lender for direct payment to the Lender of the rents due under the Lease, the Tenant will honor such demand and make all subsequent rent payments directly to the Lender without any duty of further inquiry on the part of Tenant. Any payment made to Lender will be credited against any rent owed to Landlord by tenant under the Lease. The Tenant further agrees that any Lease termination fees payable under the Lease shall be paid jointly to the Landlord and the Lender.

4. The Lender agrees that so long as the Tenant is not in default beyond any applicable cure period under the Lease:

(a) The Tenant shall not be named or joined as a party in any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage (unless the Tenant is a necessary party under applicable law); and

(b) The possession by the Tenant of the Leased Premises and the Tenant's rights thereto shall not be disturbed, affected or impaired by, nor will the Lease or the

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term thereof be terminated or otherwise materially adversely affected by (i) any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage, or by any judicial sale or execution or other sale of the Leased Premises, or any deed given in lieu of foreclosure, or (ii) any default under the Mortgage.

5. If there is any failure of the Landlord to perform or observe any covenant, condition, provision or obligation to be performed or observed by the Landlord under the Lease (any such failure being hereinafter referred to as a "Landlord's Default"), the Tenant shall: (a) provide the Lender with a notice of the Landlord's Default, specifying the nature thereof, the section of the Lease under which such Landlord's Default arose, and the remedy which the Tenant will elect under the terms of the Lease or otherwise, and (b) allow the Lender not less than thirty (30) days following receipt of notice of the Landlord's Default to cure the same; provided, however, that, if such Landlord's Default is not readily curable within such thirty (30) day period, the Tenant shall give the Lender such additional time as the Lender may reasonably need to obtain possession and control of the Real Estate and to cure such Landlord's Default so long as the Lender is diligently pursuing a cure. The Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless the Lender fails to cure same within the time period specified above.

6. If the Lender or any future holder of the Mortgage shall become the owner of the Real Estate by reason of foreclosure of the Mortgage or otherwise, or if the Real Estate shall be sold as a result of any action or proceeding to foreclose the Mortgage or transfer of ownership by deed given in lieu of foreclosure, the Lease shall continue in full force and effect, without necessity for executing any new lease, as a direct lease between the Tenant and the new owner of the Real Estate as "landlord" upon all the same terms, covenants and provisions contained in the Lease (subject to the exclusions set forth in subsection (b) below), and in such event:

(a) The Tenant shall be bound to such new owner under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if the Tenant elects or has elected to exercise its options to extend the term), and the Tenant hereby agrees to attorn to such new owner and to recognize such new owner as "landlord" under the Lease without any additional documentation to effect such attornment (provided, however, if applicable law shall require additional documentation at the time the Lender exercises its remedies then the Tenant shall execute such additional documents evidencing such attornment as may be required by applicable law);

(b) Such new owner shall be bound to the Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if the Tenant elects or has elected to exercise its options to extend the term); provided, however, that such new owner shall not be:

(i) liable for any act or omission of any prior landlord (including the Landlord), with the exception of a continuing default under the Lease for which Tenant shall have provided the Lender with (A) notice of the Landlord's Default

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that gave rise to such offset or defense, and (B) the opportunity to cure the same in accordance with Section 5 above;

(ii) subject to any offsets or defenses which the Tenant has against any prior landlord (including the Landlord) unless the Tenant shall have provided the Lender with (A) notice of the Landlord's Default that gave rise to such offset or defense, and (B) the opportunity to cure the same, all in accordance with the terms of Section 6 above;

(iii) bound by any base rent, percentage rent, additional rent or any other amounts payable under the Lease which the Tenant might have paid in advance for more than the current month to any prior landlord (including the Landlord);

(iv) liable to refund or otherwise account to the Tenant for any security or other deposits not actually paid over to such new owner by the Landlord;

(v) bound by any amendment or modification of the Lease made without the Lender's consent, excepting any amendments expressly allowed by the Lease or amendments that do not affect the term of the Lease, reduce rent or otherwise materially impact any of the economic terms of the Lease;

(vi) bound by, or liable for any breach of, any representation or warranty or indemnity agreement contained in the Lease or otherwise made by any prior landlord (including the Landlord), or

(vii) personally liable or obligated to perform any such term, covenant or provision, such new owner's liability being limited in all cases to its interest in the Real Estate.

7. Any notices, communications and waivers under this Agreement shall be in writing and shall be (a) delivered in person, (b) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (c) by overnight express carrier, addressed in each case as follows:

To the Lender

First Bank & Trust
55 Shuman Boulevard, Suite 100
Naperville, Illinois 60563
Attention: Praveen Chathappuram

To the Landlord:

Legacy Properties Management LLC
8060 Lawndale Avenue
Skokie, Illinois 60076
Attention: Hafiz Yaqoob, Manager

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To the Tenant: RDK Ventures LLC
4080 Jonathan Moore Pike
Columbus, IN 47201

or to any other address as to any of the parties hereto, as such party shall designate in a written notice to the other party hereto. All notices sent pursuant to the terms of this section shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by overnight, express carrier, then on the next federal banking day immediately following the day sent, or (iii) if sent by registered or certified mail, then on the earlier of the third federal banking day following the day sent or when actually received.

8. The Tenant acknowledges and agrees that the Lender will be relying on the representations, warranties, covenants and agreements of the Tenant contained herein and that any default by the Tenant hereunder shall permit the Lender, at its option, to exercise any and all of its rights and remedies at law and in equity against the Tenant and to join the Tenant in a foreclosure action thereby terminating the Tenant's right, title and interest in and to the Leased Premises.

9. The Tenant has executed and delivered to the Lender that certain Tenant Estoppel Certificate dated on or about the date hereof (the "Estoppel Certificate"). The provisions of the Estoppel Certificate are hereby incorporated into this Agreement as if fully set forth in this Agreement in their entirety, and the Tenant acknowledges that the Lender will be relying on the statements made in the Estoppel Certificate in determining whether to disburse the proceeds of the loan secured by the Mortgage and whether to enter into this Agreement.

10. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns and any nominees of the Lender, all of whom are entitled to rely upon the provisions hereof. This Agreement shall be governed by the laws of the State of Illinois.

11. This Agreement may be executed in multiple counterparts and all of such counterparts together shall constitute one and the same Agreement.

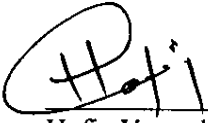
[signatures on the following pages]

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IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and Attornment Agreement the day and year first above written.

LANDLORD:

LEGACY PROPERTIES MANAGEMENT LLC, an Illinois limited liability company

By: 
Name: Hafiz Yaqoob
Its: Manager

TENANT:

RDK VENTURES LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

LENDER:

FIRST BANK & TRUST

By: _____
Name: Praveen Chathappuram
Title: Senior Vice President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

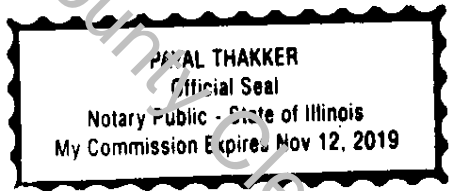
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hafiz Yaqoob, the Manager of **LEGACY PROPERTIES MANAGEMENT LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of June, 2017.



Notary Public

My Commission Expires: 11/12/2017



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IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and Attornment Agreement the day and year first above written.

LANDLORD:

**LEGACY PROPERTIES MANAGEMENT
LLC**, an Illinois limited liability company

By: _____
Name: Hafiz Yaqoob
Its: Manager

TENANT:

RDK VENTURES LLC,
a Delaware limited liability company

By: Syerre Rosen
Name: Syerre Rosen, Authorized Representative
Title: Authorized Representative

LENDER:

FIRST BANK & TRUST

By: _____
Name: Praveen Chathappuram
Title: Senior Vice President

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STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sverre Rosen the Authorized Representative of **RDK VENTURES 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, appeared before me this day in person and acknowledged that as such Authorized Representative, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said RDK Ventures LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1 day of June, 2017.



Michelle J Keller
Notary Public

My Commission Expires: 11/20/19

PROPOSED OF COOK COUNTY CLERK'S OFFICE

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IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and Attornment Agreement the day and year first above written.

LANDLORD:

**LEGACY PROPERTIES MANAGEMENT
LLC, an Illinois limited liability company**

By: _____
Name: Hafiz Yaqoob
Its: Manager


TENANT:

**RDK VENTURES LLC, a Delaware limited
liability company**

By: _____
Name: _____
Title: _____

LENDER:

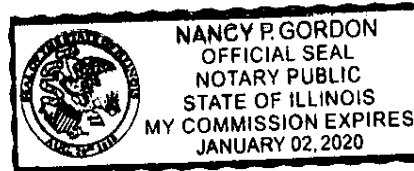
FIRST BANK & TRUST

By:  _____
Name: Praveen Chathappuram
Title: Senior Vice President

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STATE OF ILLINOIS)
)
COUNTY OF COOK *Will*) SS.



The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Praveen Chathappuram, the Senior Vice President of **FIRST BANK & TRUST**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior Vice President, he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of June, 2017.

Nancy P. Gordon

Notary Public

My Commission Expires January 2, 2020

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EXHIBIT A

Legal Description of the Property

Lots 1, 2 and 3 in Egan's Subdivision of Block 25 in the Canal Trustees Subdivision of the West Half and the West Half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, with Block 16 in Duncan's Addition to Chicago, in Cook County, Illinois.

PIN:17-17-224-032-0000

Common Street Address of the Property: 306 S. Morgan and 1001 W. Jackson, Chicago, Illinois

Property of Cook County Clerk's Office