

This document was prepared by
and after recording return to:

**MONIKA HOEFLING
FIRST COLORADO NATIONAL
BANK
1101 PERIMETER DRIVE
SUITE 505
SCHAUMBURG, IL 60173**

Doc#: 1807806016 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2018 09:55 AM Pg: 1 of 8

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Subordination of Lease Agreement

THIS SUBORDINATION OF LEASE AGREEMENT (this "Agreement") is made this 15th day of March, 2018, by **Woodstock Properties LLC**, a Illinois limited liability company, with an address of 10051 Irving Park Road, Schiller Park, IL 60176 (the "Landlord"); **Sam Petroleum LLC**, an Illinois limited liability company, with an address of 10051 Irving Park Road, Schiller Park, IL 60176 (collectively the "Tenant(s)"), in favor of **First Colorado National Bank** (the "Mortgagee"), with an address at 1101 Perimeter Drive, Suite 505, Schaumburg, IL 60173.

WITNESSETH THAT:

WHEREAS, the Landlord is the fee owner of that certain real property located in Schiller Park, Cook County, Illinois, and more particularly described in Exhibit "A" attached hereto (the "Property");

WHEREAS, pursuant to a loan agreement or letter agreement (as the same may be amended, renewed, replaced or supplemented from time to time, the "Loan Agreement") and/or a promissory note (as the same may be amended, renewed, replaced or supplemented from time to time, the "Note"), the Mortgagee made one or more loans (the "Loan") to the Landlord. The obligations under the Loan Agreement and Note are secured by a mortgage instrument covering the Property (as the same may be amended, renewed, replaced or supplemented from time to time, the "Mortgage") dated March 15, 2018, from the Landlord to the Mortgagee, and recorded or to be recorded in the real estate records of the aforesaid County and State, and are also secured by an assignment of the Landlord's interest in all leases of the Property (as the same may be amended, renewed, replaced or supplemented from time to time, the "Assignment") and recorded or to be recorded in the real estate records of the aforesaid County and State (the Loan Agreement, Note, Mortgage, Assignment and any and all other documents executed in connection with the Loan, as the same may be amended, renewed, replaced or supplemented from time to time, collectively the "Loan Documents"); and

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WHEREAS, under the terms of those certain Lease(s) dated March 15, 2018 (as the same may be amended, renewed, replaced or supplemented from time to time, collectively, the “Lease”), the Landlord leased to the Tenant(s) all or certain portions of the Property described in the Lease (the “**Demised Premises**”) under the terms and conditions more particularly described therein; and

WHEREAS, the Mortgage provides that the Lease shall be subordinate to the Mortgage and the parties hereto desire to confirm such subordination and to define the terms, covenants and conditions precedent for such rights.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and intending to be legally bound, the parties hereto agree as follows:

1. **Subordination of Lease.** The Lease and the entire right, title and interest of the Tenant(s) thereunder are and shall be subject and subordinate in all respects to the lien, right, title and terms of the Loan Documents and, in particular, the Mortgage and all advances made or to be made thereunder.
2. **Subordination of Collateral.** The Landlord subordinates any and all rights, claims and liens to the Tenant(s)’s Collateral and assets (if any) that have been pledged to the Mortgagee pursuant to the Loan Documents.
3. **Consent of Tenant(s).** The Tenant(s) acknowledges notice of and consents to the Mortgage, the Assignment and the terms and conditions thereof. The Tenant(s) agrees to continue making payments of rent and other amounts owed under the Lease to the Landlord, and to otherwise recognize the rights of the Landlord under the Lease, until notified otherwise in writing by the Mortgagee, as herein provided. The Landlord and Tenant(s) agree that, if the Mortgagee delivers to the Tenant(s) a notice stating that a default has occurred under the Loan Documents and requesting that all payments due under the Lease be thereafter paid directly to the Mortgagee, the Tenant(s) shall thereafter and until further written notice is given by Mortgagee to such Tenant(s), attorn to such Mortgagee and shall make, and is hereby authorized and directed by the Landlord to make, all such further payments of rent and other amounts due under the Lease directly to the Mortgagee (or to any duly appointed Receiver, as the case may be), all as is provided in the Mortgage and the Assignment, without any duty of further inquiry on the part of the Tenant(s).
4. **Tenant(s)’s Duty to Notify Mortgagee of any Default Under the Lease.** The Tenant(s) shall provide the Mortgagee with prompt notice of any asserted- default against the Landlord under the Lease. In the event of any act or omission of the Landlord which would give the Tenant(s) the right, immediately or after lapse of time, to cancel or terminate the Lease, or to claim a partial or total eviction or to exercise any other remedy, the Tenant(s) shall not exercise such right or remedy until Mortgagee has received notice and a reasonable period of time (not to exceed thirty [30] days unless otherwise then agreed) to cure said default, said cure period commencing after the end of Landlord’s cure period and after Mortgagee is entitled under the Mortgage and the Assignment to remedy same; provided that the Mortgagee shall give the Tenant(s) written notice of its intention and shall commence and continue with due diligence to, remedy such act or omission. Notwithstanding the foregoing, the Mortgagee shall have no obligation to remedy or to continue to remedy any such act or omission.
5. **Modification of Lease.** Without the Mortgagee’s prior written consent, the Tenant(s) shall not (a) amend or terminate the Lease, (b) prepay any rent or other sums due under

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the Lease for more than one month in advance of the due dates thereof, (c) voluntarily surrender the Demised Premises, or (d) assign the Lease or sublet the Demised Premises or any part thereof other than pursuant to the provisions of the Lease.

6. **Representations of Tenant(s)**. The Tenant(s) represents and warrants to the Mortgagee that (a) the Tenant(s) occupies and is the leasehold owner of the Demised Premises pursuant to the terms of the Lease, (b) the Lease is in full force and effect, and the Tenant(s) has no offsets or defenses to the payment of rent or other sums due thereunder, (c) no default exists under the Lease, and (d) all rent and other sums due under the Lease have been paid in full, but have not been paid for more than one month in advance of the due dates thereof.

7. **Application of Casualty Insurance Proceeds and Condemnation Awards**. The Tenant(s) hereby agrees that, notwithstanding anything to the contrary contained in the Lease, the terms and provisions of the Mortgage with respect to the application of casualty insurance proceeds and condemnation awards shall control,

8. **Confirmation of Lease Status**. The Landlord and the Tenant(s) hereby agree that, upon the Mortgagee's request, they shall from time to time execute and deliver to the Mortgagee, and without charge to the Mortgagee, an estoppel certificate setting forth whatever information the Mortgagee may reasonably require to confirm the current status of the Lease including, without limitation, a confirmation that the Lease is and remains in full force and effect.

9. **Notices**. All notices, demands, requests, consents, approvals and other communications required or permitted hereunder must be in writing and will be effective upon receipt. Such notices and other communications may be hand-delivered, sent by facsimile transmission with confirmation of delivery and a copy sent by first-class mail, or sent by nationally recognized overnight courier service, to a party's address set forth above or to such other address as any party may give to the other in writing for such purpose.

10. **Changes in Writing**. No modification, amendment or waiver of, or consent to any departure from, any provision of this Agreement nor consent to any departure by the Landlord or Tenant(s) therefrom will be effective unless made in a writing signed by the Mortgagee, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No notice to or demand on the Landlord or Tenant(s) will entitle the Landlord or Tenant(s) to any other or further notice or demand in the same, similar or other circumstance.

11. **Entire Agreement**. This Agreement constitutes the entire agreement and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

12. **Counterparts**. This Agreement may be signed in any number of counterpart copies and by the parties hereto on separate counterparts, but all such copies shall constitute one and the same instrument. Delivery of an executed counterpart of a signature page to this Agreement by facsimile transmission shall be effective as delivery of a manually executed counterpart. Any party so executing this Agreement by facsimile transmission shall promptly deliver a manually executed counterpart, provided that any failure to do so shall not affect the validity of the counterpart executed by facsimile transmission,

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13. **Definitions.** As used in this Agreement, the word "Tenant(s)" shall mean the Tenant(s) and/or the subsequent holder of an interest under the Lease, provided the interest of such holder is acquired in accordance with the terms and provisions of the Lease, and the word "Mortgagee" shall mean the Mortgagee or any subsequent holder or holders of the Mortgage and the Assignment. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the Landlord, the Tenant(s) and the Mortgagee, their heirs, legal representatives, successors and assigns.

14. **Governing Law and Jurisdiction.** This Agreement has been delivered to and accepted by the Mortgagee and will be deemed to be made in the State of Illinois. **THIS AGREEMENT WILL BE INTERPRETED AND THE RIGHTS AND LIABILITIES OF THE PARTIES HERETO DETERMINED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS.** The Landlord and the Tenant(s) hereby irrevocably consent to the exclusive jurisdiction of the Illinois Circuit Court of Cook County, Illinois, provided that nothing contained in this Agreement will prevent the Mortgagee from bringing any action, enforcing any award or judgment or exercising any rights against the Landlord or Tenant(s) individually, against any security or against any property of the Landlord or Tenant(s) within any other county, state or other foreign or domestic jurisdiction. The Landlord and the Tenant(s) agree that the venue provided above is the most convenient forum for the Mortgagee, the Landlord and the Tenant(s). The Landlord and the Tenant(s) waive any objection to venue and any objection based on a more convenient forum that either may have in any action instituted under this Agreement.

15. **WAIVER OF JURY TRIAL. EACH OF THE LANDLORD AND THE TENANT(S) IRREVOCABLY WAIVE ANY AND ALL RIGHT THAT ANY MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM OF ANY NATURE RELATING TO THIS AGREEMENT, ANY DOCUMENTS EXECUTED IN CONNECTION WITH THIS AGREEMENT OR ANY TRANSACTION CONTEMPLATED IN ANY OF SUCH DOCUMENTS. THE LANDLORD AND THE TENANT(S) ACKNOWLEDGE THAT THE FOREGOING WAIVER IS KNOWING AND VOLUNTARY.**

The Landlord and the Tenant(s) acknowledge that each has read and understood all the provisions of this Agreement, including the waiver of jury trial, and has been advised by counsel as necessary or appropriate.

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WITNESS the due execution hereof as a document under seal, as of the date first written above.


LANDLORD:

TENANT(S):

Woodstock Properties LLC an Illinois
Limited liability company


Sam Petroleum LLC,
an Illinois Limited liability company

By: 
Sawaran Singh, Member

By: 
Sawaran Singh, Member

MORTGAGEE:

First Colorado National Bank

By: 
Monika Hoefling, Vice President

Property of Cook County Clerk's Office


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ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

On this, the 15th day of March, 2018, before me, a Notary Public, the undersigned officer, personally appeared Sawaran Singh, who acknowledged himself to be the member of Woodstock Properties LLC, an Illinois Limited liability company, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



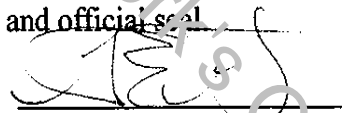
Notary Public

My commission expires _____


STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

On this, the 15th day of March, 2018, before me, a Notary Public, the undersigned officer, personally appeared Sawaran Singh, who acknowledged himself to be the Member of Sam Petroleum LLC, an Illinois Limited liability company, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

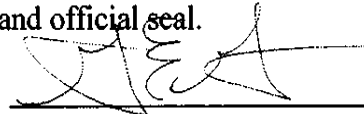
My commission expires _____


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STATE OF ILLINOIS)
) SS.
COUNTY OF De Pue)

On this, the 15th day of March, 2018, before me, a Notary Public, the undersigned officer, personally appeared Monika Hoefling, who acknowledged herself to be the Vice President of First Colorado National Bank, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Association.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My commission expires _____


Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 18PST125233SK

For APN/Parcel ID(s): 12-16-311-001-0000, 12-16-311-002-0000 and 12-16-311-003-0000

Lots 7 to 10, both inclusive, in Block 1 in Volk Brothers Home Addition to Schiller Park, being a Subdivision of Lots 1 to 11, both inclusive, in Wehrman's Addition to Kolze, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of Irving Park Boulevard;

Except that part of aforesaid Lots 7 to 10, both inclusive, lying North of a line describe as follows: beginning at a point on the East line of Lot 7, 27 feet Southerly of the Northeast corner of said Lot 7; thence Westerly to a point on the West line of Lot 8, 27 feet Southerly of the Northwest corner of said Lot 8, thence Westerly to a point on the West line of Lot 10, 27.43 feet Southerly of the Northwest corner of said Lot 10, all in Cook County, Illinois.

Cook County Clerk's Office