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Doc#: 2032617115 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/23/2020 10:30 AM Pg: 1 of 11

(This Space for Recording Use Only)

THIS DOCUMENT SHOULD BE RETURNED TO AFTER RECORDING:

Prepared By:
WALGREEN CO.
104 Wilmot Road, MS 144G
Deerfield, Illinois 60015
Real Estate Law Department
Store # 5107/Lease ID#001

Property: 1701 Kensington Rd
Mt. Prospect, IL 60056
Pin: 03-36-100-029-0000

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT made in multiple copies as of the 14 day of ~~January~~^{February}, 2020, by and between **MORGAN STANLEY PRIVATE BANK, N.A.**, a national association ("Mortgagee"), **D & R Design District, LLC**, a Florida limited liability company ("Landlord") and **BOND DRUG COMPANY OF ILLINOIS, LLC**, an Illinois corporation ("Tenant");

WITNESSETH:

WHEREAS, Mortgagee is the holder of a Note in the original principal amount of \$ 2,975,000.00, secured by a Mortgage or Deed of Trust ("Mortgage") dated FEBRUARY 14, 2020, recorded on March 5, 2020 ~~2019~~, in Book 2006540025, at Page , in the Official Records of Cook County, State of Illinois, covering the property legally described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, by Lease dated March 16, 1999 ("Lease"), recorded by Memorandum of Lease of even date, as Instrument No. 00224003, in Official Records of Cook County, State of Illinois, Landlord, as landlord, leased to Tenant, as tenant, the property, of the **southeast corner of Wolf Road and Kensington Road, City of Mount Prospect, State of Illinois**, legally described on Exhibit "A" ("Leased Premises");

WHEREAS, Mortgagee, Tenant and Landlord desire to confirm their understanding with respect to said Lease and said Mortgage;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and promises contained herein and other good and valuable consideration, the parties agree as follows:

Store #5107/Lease ID#001
1/30/20

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1. Subject to the covenants, terms and conditions of this Agreement, in the event of a default under the Note, the lien of said Lease is hereby subordinated to the lien of said Mortgage. If there shall be a conflict between the terms of said Lease and the terms of said Mortgage, the terms of said Lease shall prevail.

2. In the event Mortgagee or any other party (collectively "Successor Landlord") acquires title or right of possession of the Leased Premises under said Mortgage through foreclosure, or other procedure related to a default under the Note, said Lease shall remain in full force and effect and Tenant shall continue occupancy of the Leased Premises in accordance with the terms and provisions of said Lease. In such event, during the period that it holds title to or possession of the Leased Premises, Successor Landlord shall be in all respects bound by said Lease as Landlord and by all of Tenant's rights thereunder. Successor Landlord's remedies pursuant to the Lease will be in full force and effect once Successor Landlord succeeds to the interest of Landlord under the Lease and once Successor Landlord is bound by all of the terms and conditions of said Lease.

3. So long as Successor Landlord shall be bound by the terms and conditions of said Lease, Tenant shall attorn to Successor Landlord when Successor Landlord is in possession of the Leased Premises, whether such possession is pursuant to Mortgagee's rights under said Mortgage (which such attornment shall be effective and self operative without the execution of any further instrument on the part of any of the parties hereto), or other procedure related to a default under the Note and will continue occupancy of the Leased Premises under the same terms and conditions of said Lease.

4. Mortgagee shall not include Tenant in any foreclosure proceeding involving the Leased Premises, unless required by applicable state law for Mortgagee to accomplish the foreclosure and then not to interfere with or diminish Tenant's rights under said Lease, or disturb Tenant's possession.

5. In the event that Successor Landlord succeeds to the interest of Landlord under such Lease, Successor Landlord shall not be:

a). Liable for any act or omission of any prior landlord (including Landlord) or subject to any offsets or defenses which Tenant might have against any prior landlord (including Landlord), except for any defaults or remedies of which Tenant has notified Mortgagee prior to Successor Landlord becoming bound by the Lease in accordance with paragraph 2. Successor Landlord will not be held liable for any consequential damages for defaults of any prior Landlord; or

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b). Bound by any payment of any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord (including Landlord); or

c). Bound by any amendment or modification of the Lease made without Mortgagee's written consent.

6. During the continuance of said Mortgage, Tenant shall use reasonable efforts to give written notice to Mortgagee of all defaults by Landlord of those obligations under said Lease which are of a nature as to give Tenant a right to terminate said Lease, reduce rent, or to credit or offset any amount against future rents, and Mortgagee shall have the same opportunity as provided to Landlord in said Lease (but shall not be required) to cure the same. In any event (except as otherwise provided in the next sentence of this paragraph), Tenant's failure to provide Mortgagee such written notice shall not impair any rights granted or derived by Tenant under said Lease and/or this Agreement. In no event shall Tenant terminate the Lease as a result of any breach or default of the Lease unless Tenant has provided Mortgagee notice and afforded the Mortgagee the same opportunity to cure such breach or default as provided to Landlord in said Lease; provided, however, that Mortgagee shall not be obligated to remedy or cure any default of Landlord under the Lease.

7. Tenant hereby agrees that upon receipt of written notice from Mortgagee of a default by Landlord under said Mortgage, all checks for rent and other sums payable by Tenant under said Lease to Landlord shall, from the date of Tenant's receipt of such written notice, be delivered to and drawn to the exclusive order of Mortgagee until Mortgagee or a court of competent jurisdiction shall direct otherwise. Such an assignment of rent shall not relieve Landlord of any of its obligations under said Lease and shall not modify or diminish any rights granted to Tenant by said Lease or this Agreement, including but not limited to, any rights contained in said Lease which allow Tenant the right of so-called self help, offsets or deductions in the event of default or otherwise. Landlord hereby consents and agrees to the provisions of this paragraph and hereby authorizes Tenant to direct all rental and other payments under said Lease as provided by this paragraph. Landlord hereby relieves Tenant from any liability by reason of Tenant's payment of any sums under said Lease as required by this paragraph. Tenant shall have no obligation to verify the existence of any such default stated in the notice from Mortgagee under this paragraph.

8. (a) Subject to the terms of (b) below, Tenant agrees that the covenants of Landlord in Article 8 of the Lease shall not be binding upon land owned by Successor Landlord that acquires the interest of Landlord in the Leased Premises through foreclosure of the Mortgage or a deed in lieu thereof, (provided that Successor Landlord owned or mortgaged such land prior to the date

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that it acquires the interest of Landlord in the Leased Premises), but shall apply to any subsequent purchaser or transferee that is not an affiliate or subsidiary of Successor Landlord.

(b) Upon Successor Landlord's acquisition of Landlord's interest, during the period that it holds title to the Leased Premises, Successor Landlord will not execute any agreement that violates the restrictions set forth in Article 8 of the Lease or agree to any modification of a then existing agreement which extends the right of any third party to operate in a manner inconsistent with the restrictions set forth in Article 8 of the Lease.

9. In the event Successor Landlord acquires title or right of possession of the Leased Premises, Tenant acknowledges and agrees that the liability of such Successor Landlord under the Lease shall be limited to its interest in the property described on Exhibit "A" and the rents, income and profits therefrom. Notwithstanding anything herein to the contrary, Tenant shall have all of its equitable remedies against Successor Landlord. Nothing contained herein shall otherwise limit Tenant's rights or remedies as provided in the Lease.

10. All notices under this Agreement shall be deemed to have been duly given if made in writing and sent by United States certified or registered mail, postage prepaid, or by overnight delivery service providing proof of receipt, and addressed as follows:

If to Mortgagee: Morgan Stanley Private Bank N.A.
2000 Westchester Avenue
Floor 2NE,
Purchase, New York 10577

If to Tenant: 104 Wilmot Road, MS #144G
Deerfield, Illinois 60015

If to Landlord: D & R Design District LLC,
a Florida limited liability company
927 Lincoln Road, 2nd Floor
Miami Beach, Florida 33139

provided that each party by like notice may designate any future or different addresses to which subsequent notices shall be sent. Notices shall be deemed given upon receipt or upon refusal to accept delivery.

11. Tenant agrees that the right of first refusal shall not apply to Successor Landlord through a foreclosure, deed-in-lieu of foreclosure or any other enforcement action under the Mortgage;

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provided, however, such right of first refusal shall apply to subsequent purchasers of the Leased Premises. It is the express intention of Landlord and Tenant that the acquisition by either party of the right, title, interest and estate of the other party in and to the Leased Premises shall not result in termination or cancellation of the Lease by operation of the principle of merger of estates or otherwise, notwithstanding any applicable law to the contrary.

12. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and hereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

13. This Agreement shall also bind and benefit the heirs, legal representatives, successors and assigns of the respective parties hereto, and all covenants, conditions and agreements herein contained shall be construed as running with the land.

(Signature Page to follow)

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

TENANT

BOND DRUG COMPANY OF ILLINOIS, LLC, an Illinois corporation

By: 
Name: Richard N. Steiner

Title: Director and Managing Counsel

MORTGAGEE


MORGAN STANLEY PRIVATE BANK N.A.

By: _____
Name: _____

Title: _____

LANDLORD

D& R DESIGN DISTRICT, LLC
a Florida limited liability company

By: 
Name: Sam Herzberg
Title: Manager

sbj

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

TENANT

BOND DRUG COMPANY OF ILLINOIS, LLC, an Illinois corporation

By: [Signature]
Name: Richard N. Steiner
Title: Director and Managing Counsel

MORTGAGEE

MORGAN STANLEY PRIVATE BANK N.A.

By: [Signature]
Name: Andrew Corso
Title: Authorized Signatory

LANDLORD

D & R DESIGN DISTRICT, LLC
a Florida limited liability company

By: _____
Name: Sam Herzberg
Title: Manager

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EXHIBIT "A"

LEGAL DESCRIPTION (STORE #5101)

Parcel 1:

Lot 2 in Charles Subdivision of part of the Northwest 1/4 of Section 36, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat of Subdivision recorded March 10, 1999 as document 99230400, in Cook County, Illinois.

Parcel 2:

Non-exclusive easements for storm water facilities, sanitary sewer facilities and common landscaping, as set forth in the Easement and Maintenance Agreement dated March 22, 1999 and recorded March 23, 1999 as document 99278729, in Cook County, Illinois.

Property of Cook County Clerk's Office

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TENANT ACKNOWLEDGEMENT

STATE OF ILLINOIS §
 §
COUNTY OF LAKE §

On this 30 day of December, 2019, before me appeared **Richard N. Steiner**, to me personally known, who, being by me duly sworn, did say that he is the **Director and Managing Counsel of Bond Drug Company of Illinois, LLC**, an Illinois corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Director acknowledged said instrument to be the free act and deed of said corporation.

(Seal)

Barbara J. Francart
Notary Public

My term expires:



sbf

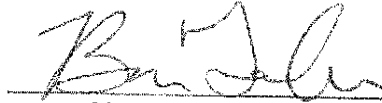
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MORTGAGEE ACKNOWLEDGEMENT

STATE OF New York §
§
COUNTY OF New York §

On this 17th day of June 2020, before me appeared Andras Csero to me personally known, who, being by me duly sworn, did say that he is the Authorized Signatory, a(n) _____, and that said instrument was signed in behalf of said company by due authority, and said Manager acknowledged said instrument to be the free act and deed of said company.

(Seal)



Notary Public

My term expires:

BRIANNA N FOWLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FO6310734
Qualified in New York County
My Commission Expires 12-19-2022

sbf

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LANDLORD ACKNOWLEDGEMENT


STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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On this 11 day of January 2020, before me appeared SAM HERZBERG, as Manager of D & R DESIGN DISTRICT, LLC, a Florida, limited liability company, to me personally and that said instrument was signed in behalf of said Company by authority of its MANAGER, and said individual acknowledged said instrument to be the free act and deed of said bank.

(Seal)



Notary Public

My term expires:

Sherry Gomez

