

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:  
TIAA, FSB

301 W Bay Street, 28th Floor, Cost Center A27  
Jacksonville, FL 32202

RECORDED DOCUMENT RETURN TO:

Doc#: 2107046048 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/11/2021 10:17 AM Pg: 1 of 9

(CF) 19655068026 RM

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## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

**THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT**, made as of DECEMBER 11, 2020 between TIAA, FSB ("Lender"), QOS CONSULTING, INCORPORATED, an Illinois corporation ("Tenant"), and TOLLWAY CENTER LLC, a Delaware limited liability company ("Successor Landlord"), with respect to the following facts.

A. Lender is making a loan to Successor Landlord to be evidenced by a Promissory Note (the "Note") payable to Lender and secured by a mortgage, deed of trust or deed to secure debt (the "Mortgage") encumbering the property, buildings and improvements described therein (collectively, the "Property").

B. TOLLWAY CENTRE PARTNERS LLC, an Illinois limited liability company d/b/a Urban Commercial Property Group Inc. ("Landlord") has leased to Tenant a portion of the Property (the "Premises") by that certain lease agreement dated as of March 28, 2017, between Landlord and Tenant (the "Lease").

C. Lender will not make the loan to Successor Landlord to be secured by the Mortgage unless Successor Landlord and Tenant enter into this Agreement with Lender.

**NOW, THEREFORE**, in consideration of the foregoing and the agreement set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lender, Tenant and Successor Landlord agree as follows:

1. Lease. The Lease is in good standing, and in full force and effect without any modification or amendment as of the date hereof. The Lease shall not be amended without the written approval of Lender and shall not be terminated or canceled except as expressly provided in the Lease.

2. Subordination. The Lease is and shall be subject and subordinate to the lien and all of the terms, covenants and conditions of the Mortgage, to all advances made or to be made thereunder, to the full extent of the principal sum and interest thereon from time to time secured thereby, and to any renewals, modifications and extensions or modifications thereof, including any

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increase in the indebtedness secured thereby or supplements thereto, subject to the terms and conditions set forth in this Agreement.

3. Non-disturbance. So long as Tenant is not in default (beyond any periods given under the Lease to Tenant to cure such default) in (i) the payment of any monetary obligation under the Lease, or (ii) the performance of any of the other terms, covenants or conditions with which Tenant is obligated to comply pursuant to the Lease, then:

(a) The right of possession of Tenant to the Premises shall not be affected or disturbed by Lender in the exercise of any of its rights under the Mortgage or the Note; nor shall Tenant be named as a party defendant to any foreclosure of the lien of the Mortgage, nor in any other way be deprived of its rights under the Lease except in accordance with the terms of the Lease and this Agreement; and

(b) In the event Lender succeeds to the interest of Successor Landlord under the Lease, the Lease shall not be terminated or affected thereby, and any sale of the Premises by Lender or pursuant to the judgment of any court in an action to enforce the remedies provided for in the Mortgage shall be made subject to the Lease and the rights of Tenant thereunder.

Tenant agrees that this Agreement satisfies any condition or requirement in the Lease relating to the grant of non-disturbance in favor of Tenant.

4. Recognition and Attornment. If Lender succeeds to the interest of Successor Landlord under the Lease and all terms therein and the rights of Successor Landlord thereunder, the Lease shall continue in effect, shall not be altered, terminated or disturbed, and Tenant shall be bound to Lender under all of the terms, covenants and conditions of the Lease for the balance of the term of the Lease as specified in the Lease (the "Term") with the same force and effect as if Lender were the Successor Landlord under the Lease. In such event, Tenant shall attorn to Lender as its Successor Landlord, such attornment to be effective and self-operative without the execution of any other instruments on the part of Lender or Tenant, immediately upon Lender succeeding to the interest of Successor Landlord under the Lease. Upon receipt by Tenant of such notice from Lender, Tenant shall make all payments due by Tenant under the Lease to Lender or as Lender may in writing direct. The respective rights and obligations of Tenant and Lender upon such attornment, to the extent of the then remaining balance of the Term, shall be and are the same as are then in existence, as set forth in the Lease.

(a) Rights Under the Lease. If Lender shall succeed to the interests of Successor Landlord in and to the Premises or under the Lease, Lender's responsibility under the terms of the lease will be effective only if the Lender takes ownership of the collateral property. Lender will not accept responsibility for any act or action of the former owner or its agents.

5. Collection of Rents and/or Possession of the Premises by Lender. Upon receipt of written notice from Lender, Successor Landlord and Tenant agree that Tenant shall pay all rent and other amounts owing under the Lease to a bank account or accounts designated by Lender. Any such payment by Tenant made in the manner directed by Lender shall be credited against the rental obligations of Tenant under the Lease in the direct order of maturity of the rental and other installments due thereunder, and Successor Landlord hereby releases Tenant from all claims and

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liabilities as to the payment of rent or any other amount due under the Lease if such payment is made pursuant to the written direction of Lender.

## 6. Notice and Opportunity to Cure Successor Landlord Default.

(a) Tenant shall furnish to Lender copies of all notices which Successor Landlord is entitled to receive under the Lease, and upon request by Lender, Tenant agrees to certify in writing to Lender whether or not any default on the part of Successor Landlord exists under the Lease and the nature of any such default.

(b) Tenant shall notify Lender in writing of the occurrence of any default by Successor Landlord and shall permit Lender a period of thirty (30) days from the date of such notice (the "Cure Period") in which to cure such default prior to proceeding to exercise any of the rights or remedies of Tenant under the Lease, including termination of the Lease, abatement of rental payments due thereunder, or performance of Successor Landlord's covenants or obligations which Tenant asserts to be in default.

(c) The Cure Period (i) shall be extended by any period of time during which Lender is diligently pursuing the cure of a default which cannot reasonably be expected to be cured within the initial thirty (30) day Cure Period, and (ii) shall not be deemed to commence until after any period of time during which Lender is pursuing acquisition of title to the Premises through foreclosure or otherwise, such period to include, without limitation, any period of time (a) during which Lender's acquisition of title to the Premises is stayed by any proceeding in bankruptcy, any injunction or other judicial process, and (b) after acquisition of title by Lender during which Successor Landlord or any other party is contesting the validity of the acquisition of Lender's title to the Premises.

(d) With respect to defaults which are personal to Successor Landlord, such as bankruptcy, and thus not capable of being cured by Lender, or with respect to defaults which are not capable of being cured without possession of the Premises, then Lender shall be deemed to be diligently pursuing a cure of such default if, within the above-described Cure Period, Lender commences and thereafter pursues (subject to any judicial stays, injunctions or other delays) foreclosure proceedings for the Premises. Furthermore, in the case of defaults personal to Successor Landlord, Lender shall be deemed to have cured such defaults upon final foreclosure of the Premises.

7. Limitation of Lender Liability. Notwithstanding anything to the contrary contained in this Agreement or the Lease, in the event of any default or breach by Lender with respect to any of the terms, covenants and conditions of the Lease to be observed, honored or performed by Lender as Successor Landlord, Tenant shall look solely to the estate and property of Lender in the Premises for the recovery of any judgment (or any other judicial procedures requiring the payment of money by Lender) from Lender, it being agreed that Lender shall never be personally liable for any such judgment and that no property or assets of Lender other than Lender's interest in the Premises shall be subject to levy, execution or other procedures for satisfaction of Tenant's remedies. Lender shall not be required to respond in monetary damages from any of its properties or assets other than Lender's interests in the Premises. Lender shall not be bound hereunder or under the Lease subsequent to the date upon which Lender transfers its interest in the Premises to any third party.

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8. Succession in Interest. For purposes of this Agreement, Lender will be deemed to have succeeded to the interest of Successor Landlord under the Lease upon (i) the transfer of title to the Premises to Lender, whether by virtue of foreclosure, sale or transfer in lieu of foreclosure, or pursuant to the exercise of any rights and remedies under the Mortgage or otherwise, or (ii) the occurrence of any other event as a result of which Lender may acquire the right, title and interest of Successor Landlord in and to the Lease or the Premises. If a purchaser other than Lender acquires the Property upon foreclosure of the Mortgage, and if such purchaser provides written notice to Tenant that such purchaser shall be bound by this Agreement, then such purchaser shall have the same rights as Lender would have if Lender had purchased at the foreclosure sale.

9. Notices. All notices, requests and communications ("Notice") hereunder shall be given in writing and shall be delivered or mailed (i) personally, (ii) by certified or registered mail, postage prepaid, return receipt requested or (iii) by depositing the same with a reputable overnight courier service, postage prepaid, for next business day delivery, to the parties at their addresses listed next to the signature of each of the foregoing parties. Notice shall be deemed given when delivered personally, or four (4) business days after being placed in the United States mail, if sent by certified or registered mail, or one (1) business day after deposit with such overnight courier service. Any party may, by proper written notice hereunder to the other parties, change the individual address to which such Notice shall thereafter be sent to such party.

10. Binding Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by the Agreement. For purposes of this Agreement, all references herein to "Lender" shall be deemed to include also any subsequent holder of the Mortgage who has given notice to Tenant of its ownership of the Mortgage and who has furnished to Tenant its mailing address and/or any other person succeeding to title to the Premises and/or the Lease encumbered by the Mortgage or any part thereof and who claims by, through or under Lender, whether by virtue of foreclosure, or sale or transfer in lieu of foreclosure, or pursuant to the exercise of any rights and remedies under the Mortgage or otherwise.

11. Attorneys' Fees. In the event any legal action or proceeding is commenced to interpret or enforce, the terms of, or obligations arising out of this Agreement, or to recover damages for the breach thereof; the party prevailing in any such action or proceeding shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees, costs and expenses incurred by the prevailing party as shall be plead and proven by such party and awarded by a court of competent jurisdiction.

12. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

13. Headings. The headings of this Agreement are for convenience of reference only.

14. Modification. This Agreement may not be modified other than by an agreement in writing signed by the parties hereto or their respective successors.

15. Counterparts. This Agreement may be signed in counterparts.

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16. Termination. From and after payment in full of the loan secured by the Mortgage and the recordation of a release or satisfaction thereof without the transfer of the Property to Lender as a purchaser, this Agreement shall become void and of no further force or effect.

17. Non-Merger. Successor Landlord, Tenant and Lender agree that the fee (or ground leasehold) title to the Property and the leasehold estate created by the Lease shall not merge but shall remain separate and distinct, notwithstanding the unification of said estates in Successor Landlord, Tenant, Lender or any third party by purchase, assignment or otherwise.

18. Reliance by Lender. Tenant and Successor Landlord acknowledge that Lender shall rely on this Agreement in connection with the making of a mortgage loan to Successor Landlord.

19. Governing Law. This Agreement shall be governed by and construed under the laws of the State in which the Property is located.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed effective as of the day and year first above written although actually executed on the date(s) set forth in the acknowledgments below.

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## LENDER SIGNATURE AND NOTARY ACKNOWLEDGMENT

LENDER ADDRESS:

301 W Bay Street  
28th Floor, Cost Center A27  
Jacksonville, FL 32202

LENDER:

TIAA, FSB

By: John E. Hoos  
Name: John E. Hoos  
Title: Vice President


Property of Cook County, IL

### NOTARY

STATE OF Florida  
COUNTY OF Duval

I, Rita Ann Slack, a Notary Public in and for the aforesaid State and County, do hereby certify that John E. Hoos, the Vice President of TIAA, FSB, personally appeared before me, by means of  physical presence or  online notarization, this day and that by the authority duly given and on behalf of the bank, the foregoing instrument was signed, executed and acknowledged by him/her for the purposes therein expressed. He/She  is personally known or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and notarial seal this the 6 day of January, 2021

 Rita Ann Slack  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG959850  
Expires 2/19/2024

Rita Ann Slack  
Notary Public

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## SUCCESSOR LANDLORD SIGNATURE AND NOTARY ACKNOWLEDGMENT

SUCCESSOR LANDLORD ADDRESS:

124 14th Street  
Manhattan Beach California  
90266

SUCCESSOR LANDLORD:

TOLLWAY CENTER LLC, a Delaware  
limited liability company

By: *Richard Wagner*  
Name: Richard Wagner  
Title: Managing Member

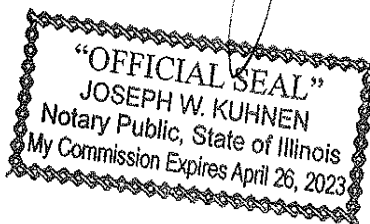
### NOTARY

STATE OF IL  
COUNTY OF Cook

I, Joseph W. Kuhn, a Notary Public in and for the aforesaid State and County, do hereby certify that Richard Wagner, the Managing member of TOLLWAY CENTER LLC, a Delaware limited liability company, personally appeared before me, by means of  physical presence or  online notarization, this day and that by the authority duly given and on behalf of the company, the foregoing instrument was signed, executed and acknowledged by him/her for the purposes therein expressed. He/She  is personally known or  has produced drivers license as identification.

WITNESS my hand and notarial seal this the 5<sup>th</sup> day of February, 2021.

Notary Public



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## TENANT SIGNATURE AND NOTARY ACKNOWLEDGMENT

TENANT ADDRESS:

QOS Consulting, Inc.  
c/o Aaron Mason  
2400 Hassell Rd., Suite 390  
Hoffman Estates, IL 60169

TENANT:

**QOS CONSULTING, INCORPORATED,**  
an Illinois corporation

By: [Signature]  
Name: Aaron C. Mason  
Title: PRESIDENT

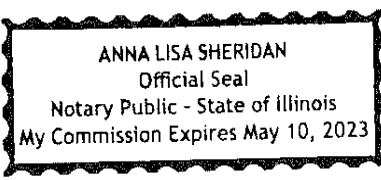
Property of COOK COUNTY

### NOTARY

STATE OF IL  
COUNTY OF COOK

I, Annalisa Sheridan, a Notary Public in and for the aforesaid State and County, do hereby certify that Aaron Mason, the President of QOS CONSULTING, INCORPORATED, an Illinois corporation, personally appeared before me, by means of  physical presence or  online notarization, this day and that by the authority duly given and on behalf of the corporation, the foregoing instrument was signed, executed and acknowledged by him/her for the purposes therein expressed. He/She  is personally known or  has produced \_\_\_\_\_ as identification.

WITNESS my hand and notarial seal this the 11 day of December, 2020



[Signature]  
Notary Public



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## LEGAL DESCRIPTION

Order No.: 19GST068026RM

For APN/Parcel ID(s): 07-06-201-012-0000, 07-06-201-013-0000, 07-06-102-018-0000 and  
07-06-102-019-0000

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Parcel 1:

Lot 8 in Barrington Square Industrial Center Unit No. 1, being a Subdivision of parts of fractional Section 6, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 & 2 in Moser's Resubdivision, being a Resubdivision of Lot 2 and that part of Lot 3, lying South of a line drawn at right angles through a point on the East line of said Lot 3, 274.00 feet South of the Northeast corner of said Lot 3, all in the Resubdivision of part of Lot 12, and all of Lot 13 in Barrington Square Industrial Center Unit No. One, and all of Lot 14 in Barrington Square Industrial Center Unit No. Two, both being a Subdivision of part of fractional Section 6, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded January 24, 1977 as document 23797957, in Cook County, Illinois.

Parcel 3:

Easement for benefit of a portion of Parcel 2 for ingress and Egress as created by Grant of Easement recorded as document 23495220.

Property of Cook County Clerk's Office