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Karen A. Yarbrough
Cook County Clerk
Date: 04/30/2021 12:48 PM Pg: 1 of 8

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THIS INSTRUMENT WAS DRAFTED BY
AND WHEN RECORDED RETURN TO:

SHANNON M. NICHOLS, ESQ.
DICKINSON WRIGHT PLLC
2600 West Big Beaver Road, Suite 300
Troy, MI 48084
(248) 433-7200

LEASE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

THIS AGREEMENT, made this 22 day of April, 2021 between **NORTHWEST TRUCKS, INC.**, an Illinois corporation, with offices at 2120 Rand Road, Palatine, Illinois 60074 (hereinafter referred to as "Tenant"), and **KASSULAT 2200, LLC**, an Illinois limited liability company (hereinafter referred to as "Landlord"), whose address is 2120 Rand Road, Palatine, Illinois 60074 for the benefit of **MERCEDES-BENZ FINANCIAL SERVICES USA LLC**, a Delaware limited liability company, having its principal office and place of business at 36455 Corporate Drive, Farmington Hills, Michigan 48331 (hereinafter referred to as "Lender").

WITNESSETH

WHEREAS, the Tenant has entered into a certain lease dated April 22, 2021 with Landlord (the "Lease") covering premises known as 2200 North Rand Road, Palatine, Illinois 60074 (the "Premises") and more particularly described in Exhibit "A" attached hereto and incorporated herein;

WHEREAS, the Lender has agreed to make a loan to the Landlord evidenced by a Fixed Rate Loan Promissory Note (the "Note") in the principal amount of \$2,060,000.00 and secured by a mortgage (the "Mortgage") upon the Premises;

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Landlord;

WHEREAS, it is a condition precedent to obtaining said loan or was a condition of said loan, that said Mortgage securing said loan be a lien or charge upon the Premises unconditionally prior and superior to the Lease and leasehold interest of Tenant;

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WHEREAS, Tenant acknowledges that when it is recorded said Mortgage constitutes, or will constitute, a lien or charge upon the Premises which is, or should be, unconditionally prior and superior to the Lease and leasehold interest of Tenant; and

WHEREAS, Lender has been requested by Tenant and by Landlord to enter into a non-disturbance agreement with Tenant.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties hereto mutually covenant and agree as follows:

1. The Lease and any extensions, renewals, replacements or modifications thereof, and all of the right, title and interest of the Tenant in and to said Premises are and shall be subject and subordinate to the Mortgage and to all of the terms and conditions contained therein, and to any renewals, modifications, replacements, consolidations and extensions thereof.

2. Lender has consented to the Lease and, in the event of foreclosure of said Mortgage, or in the event Lender comes into possession or acquires title to the Premises as a result of the enforcement of foreclosure of the Mortgage or the Note, or as a result of any other means, Lender may elect to recognize Tenant and may agree that Tenant shall not be disturbed in its possession of the Premises for any reason other than one which would entitle the Landlord to terminate the Lease under its terms or would cause, without any further action by such Landlord, the termination of the Lease or would entitle such Landlord to dispossess the Tenant from the Premises.

3. Tenant agrees with Lender that, if the interests of Landlord in the Premises shall be transferred to and owned by Lender by reason of foreclosure or other proceedings brought by it, or any other manner, or shall be conveyed thereafter by Lender or shall be conveyed pursuant to a foreclosure sale of the Premises (and for purposes of this paragraph, the term "Lender" shall be deemed to include any grantee of the Lender or purchaser at foreclosure sale), Tenant shall be bound to Lender under all of the terms, covenants and conditions of the Lease for the balance of the term thereof remaining and any option therefor in the Lease, with the same force and effect as if Lender were the Landlord under the Lease, and Tenant does hereby attorn to Lender as its Landlord, said attornment to be effective and self-operative without the execution of any further instruments on the part of any of the parties hereto immediately upon Lender succeeding to the interest of the Landlord in the Premises. Tenant agrees, however, upon the election of and written demand by Lender within twenty (20) days after Lender receives title to the Premises, to execute an instrument in confirmation of the foregoing provisions, reasonably satisfactory to Lender, in which Tenant shall acknowledge such attornment and shall set forth the terms and conditions of its tenancy.

4. Tenant agrees that if Lender shall succeed to the interest of Landlord under the Lease, Lender shall not be (a) liable for any action or omission of any prior landlord under the Lease, or (b) subject to any offsets or defenses which Tenant might have against any prior landlord, or (c) bound by any rent or additional rent which Tenant might have paid for more than one month in advance to any prior landlord, unless such deposit is in an escrow fund available to Lender, or (d) bound by any amendment or modification of the Lease made without Lender's consent, or (e) bound by any provision in the Lease which obligates the Landlord to erect or complete any building or to perform any construction work or to make any improvements to the Premises.

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Tenant further agrees that Tenant will not voluntarily subordinate the Lease to any other lien or encumbrance without Lender's consent.

5. In the event that the Landlord shall default in the performance or observance of any of the terms, conditions or agreements in the Lease, Tenant shall give written notice thereof to the Lender and the Lender shall have the right (but not the obligation) to cure such default. Tenant shall not take any action with respect to such default under the Lease, including without limitation any action in order to terminate, rescind or void the Lease or to withhold any rental thereunder, for a period of ten (10) days after receipt of such written notice thereof by the Lender with respect to any such default capable of being cured by the payment of money and for a period of thirty (30) days after receipt of such written notice thereof by the Lender with respect to any other such default (provided that, in the case of any default which cannot be cured by the payment of money and cannot with diligence be cured within such thirty (30) day period because of the nature of such default or because Lender requires time to obtain possession of the Premises in order to cure the default, if the Lender shall proceed promptly to attempt to obtain possession of the Premises, where possession is required, and to cure the same and thereafter shall prosecute the curing of such default with diligence and continuity, then the time within which such default may be cured shall be extended for such period as may be necessary to complete the curing of the same with diligence and continuity).

6. Tenant agrees it shall not take any action or allow the Premises to be used in such a manner that violates any applicable federal, state and local environmental laws and regulations. In the event Lender shall succeed to the interest of Landlord under the Lease or title to the Premises shall be transferred to Lender by foreclosure sale or by deed in lieu of foreclosure, Tenant shall defend, indemnify and hold harmless Lender, and its successors and assigns, from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including, without limitation, attorneys' and consultants' fees, investigation and laboratory fees, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to (a) the presence, disposal, release or threatened release of any hazardous materials on, over, under, from or affecting the Premises or the soil, water, vegetation, buildings, personal property, persons or animals caused by or related to Tenant's use or occupancy of the Premises; (b) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such hazardous materials on the Premises; (c) any lawsuit brought or threatened, settlement reached or government order relating to such hazardous materials with respect to the Premises; and/or (d) any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of Lender, which are based upon or in any way related to such hazardous materials used on the Premises.

7. This Agreement shall bind and inure to the benefit of the parties hereto, their successors and assigns. As used herein the term "Tenant" shall include the Tenant, its successors and assigns; the words "foreclosure" and "foreclosure sale" as used herein shall be deemed to include the acquisition of Landlord's estate in the Premises by voluntary deed (or assignment) in lieu of foreclosure, and the word "Lender" shall include the Lender herein specifically named and any of its successors and assigns, including anyone who shall have succeeded to Landlord's interest in the Premises by, through or under foreclosure of the mortgage.

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8. This Agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the Lease and leasehold interest of Tenant to the lien or charge of the Mortgage in favor of Lender, and shall supersede and cancel any prior agreements as to such, or any, subordination, including, but not limited to, those provisions, if any, contained in the Lease which provide for the subordination of the Lease and leasehold interest of Tenant to a deed or deeds of trust or to a mortgage or mortgages to be thereafter executed, and shall not be modified or amended except in writing signed by all parties hereto.

9. Tenant declares, agrees, represents and warrants that:

- a. It consents to (i) all provisions of the Note and Mortgage and (ii) all agreements, including but not limited to any loan or escrow agreements, between Landlord and Lender for the disbursement of the proceeds of Lender's Loan;
- b. Lender, in making disbursements pursuant to any such agreement, is under no obligation or duty to, nor has Lender represented that it will see to, the application of such proceeds by the person or persons to whom Lender disburses such proceeds, and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- c. It is in exclusive possession of the Premises. The current Lease term expires on April 30, 2027.
- d. Rental payments shall commence for the period beginning April 22, 2021. The current fixed minimum monthly rental is \$25,000.00.
- e. There are no offsets or credits against minimum rentals, nor have rentals been prepaid, and there are no unused concessions, bonuses, free months rental, rebates or other matters affecting the rental.
- f. There are no actions, whether voluntary or otherwise, pending against the undersigned under the bankruptcy or other insolvency laws of the United States or any state thereof.
- g. All improvements and space required to be furnished according to the Lease have been duly delivered by Landlord and accepted by Tenant, and all work required to be performed by Landlord under the Lease has been completed.
- h. There are no defaults by Landlord under the Lease.
- i. The Lease has not been modified, altered or amended except as noted above, and the Lease is in full force and effect.

The foregoing is made with the knowledge that Lender may consummate a loan to Landlord secured by the Mortgage on the Premises and that it will rely upon the truth of this certificate among other factors in disbursing funds under said loan.

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10. The use of the neuter gender in this Agreement shall be deemed to include any other gender, and words in the singular number shall be held to include the plural, when the sense requires.

11. This Agreement shall be construed in accordance with the laws of the State of Illinois.

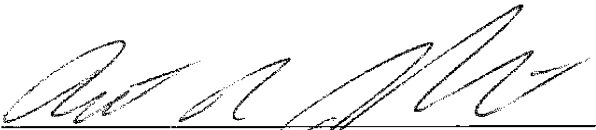
[Signatures on Following Page]

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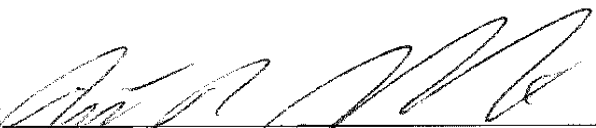
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IN WITNESS WHEREOF the parties hereto have signed this Agreement as of the day and year first above written.

NORTHWEST TRUCKS, INC.,
an Illinois corporation
[Tenant]

By: 
Kurt R. Kassulat, President

KASSULAT 2200, LLC,
an Illinois limited liability company
[Landlord]

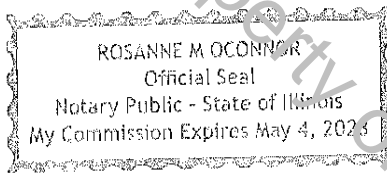
By: 
Kurt R. Kassulat, Manager

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UNOFFICIAL COPY**ACKNOWLEDGMENTS**

STATE OF ILLINOIS)
) SS.
 COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 22 day of April, 2021, by Kurt R. Kassulat, the President of **NORTHWEST TRUCKS, INC.**, an Illinois corporation, on behalf of the corporation.

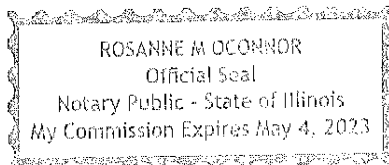


[Signature]

Notary Public, Cook County,
 State of Illinois
 My Commission Expires: 5-4-23

STATE OF ILLINOIS)
) SS.
 COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 22 day of April, 2021, by _____ Kurt R. Kassulat, the Manager of **KASSULAT 2200, LLC**, an Illinois limited liability company, on behalf of the limited liability company.



[Signature]

Notary Public, Cook County,
 State of Illinois
 My Commission Expires: 5-4-23

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EXHIBIT A

DESCRIPTION OF PREMISES

THE EAST 400.00 FEET OF THE NORTH $\frac{1}{4}$ OF THE EAST $\frac{1}{2}$ OF GOVERNMENT LOT 1 OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 2200 North Rand Road, Palatine, Illinois 60074