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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/01/2022 02:58 PM PG: 1 OF 13

(This Space for Recording Use Only)

THIS DOCUMENT SHOULD BE RETURNED TO AFTER RECORDING:

WALGREEN CO.

Prepared By: Sheila B. Foster

104 Wilmot Road, MS 144G

Deerfield, Illinois 60015

Real Estate Law Department

Store # 4438/Lease ID#001

SUBORDINATION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT made in multiple copies as of the 16th day of ~~May~~^{June}, 2022, by and between CREDIT UNION 1, a state chartered credit union, its participants, endorsees, successors and assigns ("Mortgagee"), E.K.B.K., INC., a California Corporation ("Landlord") and BOND DRUG COMPANY OF ILLINOIS, LLC, an Illinois limited liability company, ("Tenant");

WITNESSETH:

WHEREAS, Mortgagee is the holder of a Note in the original principal amount of \$ 3,169,200.00, secured by a Mortgage or Deed of Trust ("Mortgage") dated June 8th, 2021, recorded on June 16th, 2021, in Book ⓧ, 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 July 11, 1997, ("Lease"), recorded by Memorandum of Lease of even date, on July 24, 1998, as Document No. 98647061, in the Official Records of Cook County, State of Illinois, Landlord, as landlord, leased to Tenant, as tenant, the property in 930 Elk Grove Town Ctr, Elk Grove Village, IL, 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;

ⓧ - Doc # 221675010

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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:

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

Store #4438/Lease ID#001

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Landlord will not be held liable for any consequential damages for defaults of any prior Landlord;
or

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 amounts 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.

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8. (a) Subject to the terms of (b) below, Tenant agrees that the covenants of Landlord in Articles 9 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 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 Articles 9 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 Articles 9 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: Credit Union 1
450 E. 22nd St., Suite 250
Lombard IL 60148-6176

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

If to Landlord: E.K.B.K. Inc.
1324 N Pacific Ave
Glendale CA 91202

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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; 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 acknowledgement page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter 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

MORTGAGEE

**BOND DRUG COMPANY OF ILLINOIS
LLC, an Illinois corporation**

CREDIT UNION 1
a state chartered credit union, its participants,
endorsees, successors and assigns

By: _____

By: _____

Name: Richard N. Steiner

Name: _____

abf
Title: Director and Managing Counsel

Title: _____

LANDLORD

E.K.B.K., Inc.
a California Corporation

By: _____

Name: _____

Title: _____

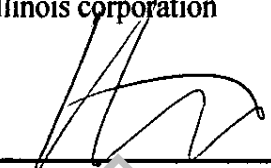
Property of Cook County Clerk's Office

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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

sbj
Title: Director and Managing Counsel

Property of Cook County Clerk's Office

Store # _____ /Lease ID#001

4438
6-16-22 *SBZ*

SBZ

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TENANT ACKNOWLEDGEMENT

STATE OF ILLINOIS §
 §
COUNTY OF LAKE §

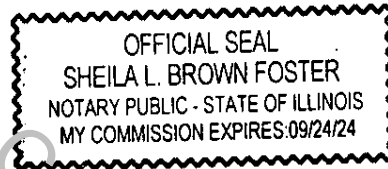
On this 16 day of June, 2022, before me appeared **Richard N. Steiner**, to me personally known, who, being by me duly sworn, did say that he is the **Director and Managing Counsel of Bond Drug Company of Illinois, LLC.**, an Illinois corporation, and that said instrument was signed on behalf of said 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)


Notary Public

My term expires:

9-24-24



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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

MORTGAGEE

**BOND DRUG COMPANY OF ILLINOIS
LLC, an Illinois corporation**

CREDIT UNION 1
a state chartered credit union, its participants,
endorsees, successors and assigns

By: _____

Name: Richard N. Steiner

abf
Title: Director and Managing Counsel

By: 

Name: Lorraine Cruz

Title: CRE Production Mgr

LANDLORD

E.K.B.K., Inc.
a California Corporation

By: _____

Name: _____

Title: _____

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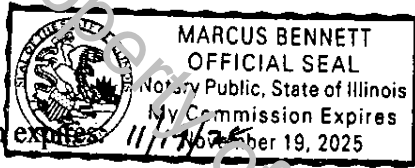
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MORTGAGEE ACKNOWLEDGEMENT

STATE OF ILLINOIS §
§
COUNTY OF DuPage §

On this 29th day of June, 2022, before me appeared Lorraine Cruz, to me personally known, who, being by me duly sworn, did say that she is the CBE Production Mgr, a(n) Credit Union, 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)



My term expires

Marcus Bennett
Notary Public

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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 W. Steiner
abf
Title: Director and Managing Counsel

MORTGAGEE

CREDIT UNION 1
a state chartered credit union, its participants, endorsees, successors and assigns

By: _____
Name: _____
Title: _____

LANDLORD

E.K.B.K., Inc.
a California Corporation

By: *Em Kyung Lee*
Name: *Em Kyung Lee*
Title: *president*

Property of Cook County Clerk's Office

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LANDLORD ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 27 day of June 2022 before me appeared EUN KYUNG LEE, to me personally known, who, being by me duly sworn, did say that he/she is the PRESIDENT of E.K.B.K., INC., a(n) CALIFORNIA CORP. and that said instrument was signed in behalf of said bank by authority of its _____, and said individual acknowledged said instrument to be the free act and deed of said bank.

(Seal)

Notary Public

My term expires:

A notary public completing this certificate verifies only the identity of the individual who signed the document, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles
On 6-27-22 before me, SHABIR AZAM
Notary Public, personally appeared Eun Kyung Lee
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

A notary public completing this certificate verifies only the identity of the individual who signed the document, and not the truthfulness, accuracy, or validity of that document.

SHABIR AZAM
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2325354
LOS ANGELES COUNTY
My Comm. Exp. April 21, 2024

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PLEASE ATTACH LEGAL DESCRIPTION FOR EXECUTION OF DOCUMENT

EXHIBIT "A"

LEGAL DESCRIPTION (STORE #4438)

Lot 2 in Elk Grove Town Center Subdivision, being a Resubdivision in part of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 1, 2018 as Document 1821345039, in Cook County, Illinois.

Property Address:

930 Elk Grove Town Center, Elk Grove Village, IL 60007

PIN:

08-32-202-026-0000

Store #4438/Lease ID#001

6/16/22

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