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2. Tenant hereby agrees not to amend or modify the Lease without the prior written consent of Mortgagee.

3. Tenant has executed and delivered to Mortgagee a certain Tenant Estoppel Certificate (the "Estoppel Certificate") dated on or about the date hereof. The provisions of the Estoppel Certificate are hereby incorporated into this Agreement as if fully set forth in this Agreement in their entirety, and Tenant acknowledges that Mortgagee will be relying on the statements made in the Estoppel Certificate in determining whether to disburse the proceeds of the loan secured by the Mortgage and whether to enter into this Agreement.

4. Prior to pursuing any remedy available to Tenant under the Lease, at law or in equity as a result of any failure of Landlord to perform or observe any covenant, condition, provision or obligation to be performed or observed by Landlord under the Lease (any such failure hereinafter referred to as a "Landlord's Default"), Tenant shall: (a) provide Mortgagee with a notice of Landlord's Default specifying the nature thereof, the section of the Lease under which same arose and the remedy which Tenant will elect under the terms of the Lease or otherwise, and (b) allow Mortgagee sixty days following receipt of such notice of Landlord's Default to cure the same; provided, however, that, if such Landlord's Default is not readily curable within such sixty (60) day period, Tenant shall give Mortgagee such additional time as Mortgagee may reasonably need to cure such Landlord's Default so long as Mortgagee is diligently pursuing a cure. Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless Mortgagee fails to cure same within the time period specified above. For purposes of this paragraph 4, a Landlord's Default shall not be deemed to have occurred until all grace and/or cure periods applicable thereto under the Lease have lapsed without Landlord having effectuated a cure thereof.

5. Tenant covenants with Mortgagee that the Lease shall be subject and subordinate to the lien and all other provisions of the Mortgage and to all modifications and extensions thereof, to the full extent of all principal, interest and all other amounts secured thereby and with the same force and effect as if the Mortgage had been executed and delivered prior to the execution and delivery of the Lease. Without limiting the generality of the foregoing subordination provision, Tenant hereby agrees that any of its right, title and interest in and to insurance proceeds and condemnation awards (or other similar awards arising from eminent domain proceedings) with respect to damage to or the condemnation (or similar taking) of any of the Real Estate, shall be subject and subordinate to Mortgagee's right, title and interest in and to such proceeds and awards.

6. Tenant acknowledges that Landlord has collaterally assigned to Mortgagee all leases affecting the Real Estate,

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including the Lease, and the rents due and payable under such leases. In connection therewith, Tenant agrees that, upon receipt of a notice of a default by Landlord under such assignment and a demand by Mortgagee for direct payment to Mortgagee of the rents due under the Lease, Tenant will honor such demand and make all subsequent rent payments directly to Mortgagee.

7. Mortgagee agrees that so long as Tenant is not in default under the Lease;

(a) Tenant shall not be named or joined as a party in any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage; and

(b) The possession by Tenant of the Leased Premises and Tenant's rights thereto shall not be disturbed, affected or impaired by, nor will the Lease or the term thereof be terminated or otherwise materially adversely affected by (i) any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage, or by any judicial sale or execution or other sale of the Leased Premises, or any deed given in lieu of foreclosure, or (ii) any default under the Mortgage;

8. If Mortgagee or any future holder of the Mortgage shall become the owner of the Real Estate by reason of foreclosure of the Mortgage or otherwise, or if the Real Estate shall be sold as a result of any action or proceeding to foreclosure the Mortgage or transfer of ownership by deed given in lieu of foreclosure, the Lease shall continue in full force and effect, without necessity for executing any new lease, as a direct lease between Tenant and the new owner of the Real Estate as "landlord" upon all the same terms, covenants and provisions contained in the Lease (subject to the exclusions set forth in subparagraph (b) below); and in such event:

(a) Tenant shall be bound to such new owner under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if Tenant elects or has elected to exercise its options to extend the term), and Tenant hereby agrees to attorn to such new owner and to recognize such new owner as "landlord" under the Lease;

(b) Such new owner shall be bound to Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if Tenant elects or has elected to exercise its options to extend the term); provided, however, that such new owner shall not be:

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(i) liable for any act or omission of any prior landlord (including Landlord);

(ii) subject to any offsets or defenses which Tenant has against any prior landlord (including Landlord);

(iii) bound by any base rent, percentage rent, additional rent or any other amounts payable under the Lease which Tenant might have paid in advance for more than the current month to any prior landlord (including Landlord);

(iv) liable to refund or otherwise account to Tenant for any security deposit not actually paid over to such new owner by Landlord;

(v) bound by any amendment or modification of the Lease made without Mortgagee's consent;

(vi) bound by, or liable for any breach of, any representation or warranty or indemnity agreement contained in the Lease or otherwise made by any prior landlord (including Landlord); or

(vii) personally liable or obligated to perform any such term, covenant or provision, such new owner's liability being limited in all cases to its interest in the Lease Premises.

9. Any notices, communications and waivers under this Agreement shall be in writing and shall be (i) delivered in person, (ii) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (iii) by overnight express carrier, addressed in each case as follows:

To Mortgagee: LaSalle Bank Lake View
3201 North Ashland Avenue
Chicago, Illinois 60657
Attn: David I. Dresdner

With copy to: Horwood, Marcus & Braun, Ctd.
333 West Wacker Drive
Suite 2800
Chicago, Illinois 60606
Attn: Charles H. Braun or
Daniel Kohn

To Tenant: Goose Island Brewery
1800 North Clybourn Avenue
Chicago, Illinois 60614
Attention: John Hall

28-096.J/7725-007/01

With copy to:

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Bruce R. Lange, Esq.
Lange and Lange
53 West Jackson Blvd.
Chicago, Illinois 60604

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or to any other address as to any of the parties hereto, as such party shall designate in a written notice to the other party hereof. All notices sent pursuant to the terms of this Paragraph shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by overnight, express carrier, then on the next federal banking day immediately following the day sent, or (iii) if sent by registered or certified mail, then on the earlier of the third federal banking day following the day sent or when actually received.

10. Tenant acknowledges and agrees that Mortgagee will be relying on the representations, warranties, covenants and agreements of Tenant contained herein and that any default by Tenant hereunder shall permit Mortgagee, at its option, to exercise any and all of its rights and remedies at law and in equity against Tenant and to join Tenant in a foreclosure action thereby terminating Tenant's right, title and interest in and to the Leased Premises.

11. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns and any nominees of Mortgagee, all of whom are entitled to rely upon the provisions hereof. This Agreement shall be governed by the laws of the State of Illinois.

12. This Agreement may be executed in multiple counterparts and all of such counterparts together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written.

Tenant:

LINCOLN PARK BREWERY, INC. d/b/a GOOSE ISLAND
BREWING COMPANY, an Illinois corporation

By: [Signature]
Its: President

Mortgagee:

LASALLE BANK LAKE VIEW, a state banking
association

By: [Signature]
Its: Vice President

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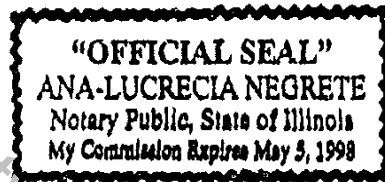
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, ANA-LUCRECIA NEGRETE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that JOHN R. HALL President of LINCOLN PARK BREWERY INC. and Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of July, 1994.

Ana-Lucrecia Negrete
Notary Public

My Commission Expires:
May 5, 1998



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Property of Cook County Clerk's Office

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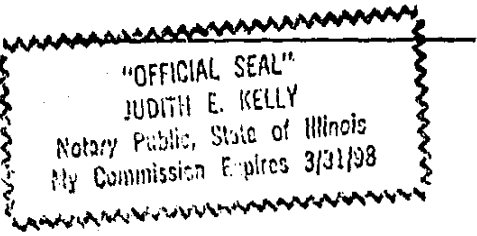
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, Judith B. Kelly, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that DAVID T. DRESNER a P.P. of LASALLE BANK LAKE VIEW, a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of July, 1994.

Judith B. Kelly
Notary Public

My Commission Expires:



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EXHIBIT A

Legal Description of Real Estate

Parcel 1:

Lots 1 to 6 and 21 to 26, all inclusive, in Block 6 in the Subdivision of Lots 1 and 2 of Block 8 in Sheffield's Addition to Chicago, situated in the West 1/2 of the South East 1/4 of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 4, 5, 6, 7, 8, 9 and that part of Lot 3 lying North and Northwesterly of a line described as follows:

Beginning at a point in the West line of Sheffield Avenue, 244.47 feet South of the intersection of said West line of Sheffield Avenue with the Southwesterly line of Clybourn Avenue thence West at right angles to said West line of Sheffield Avenue 81.58 feet more or less to its intersection with a line drawn parallel to and 164.47 feet Southeasterly of the Southeasterly line of Willow Street as now occupied; thence Southwesterly along said parallel line 91.71 feet more or less to its intersection with the Northeasterly line of Marcey Street; all in Block 9 in the Subdivision of Lots 1 and 2 in Block 8 in Sheffield's addition to Chicago in the South 1/2 of Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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1800 N. CLYBOURN
CHICAGO, ILL.