

**REGULAR BOARD OF TRUSTEES MEETING  
VILLAGE OF GLENWOOD  
TUESDAY MARCH 3, 2026  
ONE ASSELBORN WAY, GLENWOOD, IL 60425  
7:00 P.M.**

CALL TO ORDER BY

***Mayor Toleda Hart***

PLEDGE OF ALLEGIANCE

ROLL CALL BY CLERK

***Jesse Durden***

Approval of Request for Executive Closed Session under Section 2 (c ) 2 with action to be taken and reason to reconvene at the end of the meeting.

**CLERK'S OFFICE:**

Approval of the Regular Board Meeting Minutes of **February 17, 2026.**

**PUBLIC COMMENTS- \*\*Agenda Items Only.**

**(3 Minutes Please)**

**BILLS PAYABLES AND PAYROLL**

**Bryan Janssen**

**1. BILLS PAYABLES FEBRUARY 26 2026**

Corporate Fund \$135,608.32, Motor Fuel Tax Fund \$325.60  
Water Account \$47,381.24, TIF Industrial Park \$1,397.50, TIF Main Street \$806.25,  
Glenwoodie Golf Course \$8,611.00, TIF Halsted South \$55,868.00  
**Total All Funds \$249,997.91**

**2. PAYROLL FEBRUARY 20, 2026**

Payroll for check Date **February 20, 2026** - Administrative \$19,082.09, Public Works \$13,139.43, Police Department \$103,910.39, Fire Department \$19,827.12, Senior Center \$345.99, Elected Positions \$7,350.87, Sewer & Water \$24,401.80 and Glenwoodie Golf Course \$12,287.22 **TOTAL PAYROLL \$200,344.91** Reimbursable (\$454.28) for a **GRAND TOTAL PAYROLL of \$199,890.63**

**COMMUNICATIONS FROM  
THE MAYOR'S OFFICE**

***Mayor Toleda J. Hart***

1. Motion to approve payment to OM Glenwood Realty Incorporated in the amount of \$50,000 for eligible redevelopment costs per the Redevelopment Agreement between the Village of Glenwood and OM Glenwood Realty Inc to be paid out of the South Halsted TIF and direct the Finance Department to remit payment.
2. Motion to authorize the Mayor to execute the engagement letter from John Kasperek Co. for outside financial services

**ATTORNEY'S REPORT**

1. Motion to move the regularly scheduled March 17, 2026, Board Meeting to Monday, March 16, 2026, at 7pm to comply with the Illinois Open Meeting Act.
2. Consideration and Approval of Successor Agreement Between MAP #612 and the Village of Glenwood (May 1, 2025 – April 30, 2028)

**VILLAGE ADMINISTRATOR:**

***James (JR) Patton***

1. Report
2. Approval of Easement Agreement Between the Village of Glenwood and TowerPoint (TPA VIII, LLC) regarding 120 N. Main Street, Glenwood, Illinois (subject to attorney review), and authorization for Mayor and Village Administrator to effectuate closing.
3. Approval of Easement Agreement Between the Village of Glenwood and TowerPoint (TPA VIII, LLC) regarding 9 South Rebecca Street, Glenwood, Illinois (subject to attorney review), and authorization for Mayor and Village Administrator to effectuate closing.

**DEPARTMENTAL REPORT**

***Police***

***Derek Peddycord***

1. Motion to approve the purchase of ammunition from Ray O'Herron (state bid pricing) in an amount not to exceed \$9,500.60 and authorize the finance department to remit payment.
2. Motion to approve the purchase of 16 ballistic vests from Roy O'Herron (state bid pricing) in an amount not to exceed \$15,835.00 and authorize the finance department to remit payment."

**NEW BUSINESS**

**OLD BUSINESS**

**OPEN TO THE PUBLIC**

**(3 Minutes Please)**

**ADJOURNMENT**

Sincerely,

*Toleda Hart (CW)*

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Toleda Hart  
Village President

**Posted 02/28/2026**

*\*\*Open to the Public- Open Questions*

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF GLENWOOD, COOK COUNTY, ILLINOIS  
HELD AT VILLAGE HALL, February 17, 2026**

The Board Meeting was called to order at 7:00pm by Village President, Toleda J Hart. The audience was led in the Pledge of Allegiance.

**ROLL CALL:** Upon Roll Call by Village Clerk Jesse Durden the following Trustee responded: Hadnott, Mosley, Williams, Taylor, Rolle, Brown

**ABSENT:** NONE

**ALSO IN ATTENDANCE:** Police Chief Derek Peddycord, Village Administrator James Patton, Finance Department Bryan Janssen, Public Works Joe Benoit, Glenwoodie Phillip Robbins, Village Engineer Dave Schilling, Fire and Building Department Chief Kevin Welsh Jr.

**ABSENT:** NONE

Mayor Hart invites Trustee Williams to the podium to present the Peace Contest Awards, recognizing outstanding creativity and commitment to peace in our school community.

**CLERK'S OFFICE:**

1. Motion to approve the Regular Board Meeting Minutes of February 3, 2026

Trustee Hadnott made a motion to accept the regular board meeting minutes of February 3, 2026, Trustee Williams seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Taylor, Rolle, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

**OPEN TO THE PUBLIC:** NONE

**BILLS PAYABLES AND PAYROLL:**

**Bryan Janssen**

1. Bills Payable February 12, 2026 – Corporate \$311,102.88, Motor Fuel Tax Fund \$12,885.82, Sewer and Water \$46,376.08, Foreign Fire Insurance \$6,296.00, TIF Industrial Park \$271.25, TIF Main Street \$107.50, Glenwoodie Golf Course \$8,944.69, TIF Halsted North \$215.00, TIF Halsted South \$6,674.25, Total All Funds \$392,872.67

Trustee Mosley made a motion to approve the Bills Payables of February 12, 2026, Trustee Rolle seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Taylor, Williams, Rolle, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

2. Payroll for Check Date February 6, 2026, Administrative \$17,877.37, Public Works \$14,274.04, Police Department \$101,915.48, Fire Department \$21,690.29, Senior Center \$263.81, Elected Positions \$1,071.31, Sewer & Water \$26,508.92, and Glenwoodie Golf Course \$1,363.32 Police Reimbursable (\$0) **GRAND TOTAL PAYROLL of \$184,964.54**

Trustee Hadnott made a motion to approve the payroll of February 6, 2026, Trustee Mosley seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Taylor, Rolle, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed

**MAYOR'S OFFICE:**

**Toleda J Hart**

Appointment of Joe McClelland to the position of Deputy Fire Chief.

Trustee Hadnott made a motion to approve the appointment of Joe McClelland to the position of Deputy Fire Chief, Trustee Rolle seconded the motion.

Discussion: Trustee Brown asks Mr. McClelland what made him come out of retirement to become our Deputy Fire Chief? Mr. McClelland let's Trustee Brown know that he does teach at the Academy currently, but he still has the desire to serve with the department so he will teach part-time to fulfill the roll of Deputy Fire Chief.

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Taylor, Rolle, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed

**ATTORNEY'S REPORT:**

Mayor Hart informs the Board and Audience that in the interest of efficiency given tonight's light agenda. I have requested that the Village Attorney be available by telephone rather than attending in person. Attorney Secler is available and be conferenced in if any legal questions arise.

This adjustment is made solely for tonight's meeting and should not be viewed as the new standard practice.

**VILLAGE ADMINISTRATOR:**

**James (JR) Patton**

Legislature has recently made changes to the Open Meetings Act whereas it is now prohibited to hold public meetings on election day. Our second meeting in March scheduled for March 17<sup>th</sup> is also the Primary election date. So, in the March 3<sup>rd</sup> meeting I will be seeking approval to reschedule our March 17<sup>th</sup> meeting to March 16 so we can be in compliance with the Open Meetings Act guidelines.

Approval of MemberSports proposal. Approximately \$1,425 per month.

Trustee Rolle made a motion to approve MemberSports proposal not to exceed \$1,425 per month, Trustee Mosley seconded the motion.

Discussion: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Taylor, Rolle, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

#### **TRUSTEE REPORTS:**

Trustee Hadnott informs everyone that the Ethics Committee will make a presentation at the March 16<sup>th</sup> Board meeting.

Trustee Brown updates everyone on the fantas?c turnout at Hawaiian Brother's restaurant's Grand Opening.

Trustee Rolle informs everyone that the Beautification Committee had a meeting last Tuesday and talked about an Earth Day project soon. We also discussed communication with Cook County in reference to properties that are in disrepair or abandoned. Mr. Fields composed a letter to inform on the assistance that we are requesting.

#### **DEPARTMENTAL REPORT:**

Police Chief Derek Peddycord informs the Board that soon there will be a request for approval for the update and replacement of 16 level 3A Ballistic Armor vests not to exceed \$15,835.00. On February 11, 2026, police responded to shots fired call which transpired between two teenagers. One party produced a handgun, but no one was injured. The suspect was immediately arrested.

Fire Chief Kevin Welsh Jr. gives the board a update and overview of the past and current status of the Fire Department.

**NEW BUSINESS:**

Trustee Rolle asks do we have any collective bargaining agreements that are about to expire? VA Patton informs Trustee Rolle that the Village has two. Public Works and the Police Department. The Police contract is currently in active negotiations.

Trustee Brown asks Chief Peddycord of gunshots heard in the Forest. Chief Peddycord states that once officers arrived on scene that there was no evidence of gunfire.

**OLD BUSINESS:**

Trustee Brown asks about stop signs at Cedar and Rose. Mayor Hart states that along with VA PaTon they are talking with IDOT concerning that topic but will have an answer later.

**PUBLIC COMMENTS:**

Rodrick Murdock: Thanks, the Police Department on the fast response to the shooting earlier. Mr. Murdock expresses that he hasn't heard anything about the property acquisition program. He'd like an update on royalties the Village receives from Wind Creek Casino. Mayor Hart and VA PaTon inform Mr. Murdock that the Village doesn't have the manpower to continuously monitor a list of properties. VA Patton fully explains the criteria and guidelines of how the program works. Mayor Hart informs Mr. Murdock that Wind Creek Casino has given the Village \$107,661 in 2025.

Darius Jones: Complimented Officer Franco on his professionalism.

Mrs. Fields Asks for an update on road repairs on Glenwood Lansing Road. VA Patton informs Mrs. Fields that Cook County has not responded to his inquiry.

John Boe: Thanks, the Mayor for her generosity at the BPHA meeting earlier this month.

Leon Fields: Near Glenwood Academy there are 33 orange barrels and when will they clean up the mess? Mayor Hart informs Mr. Fields that by the next board meeting hopefully I will have an update.

Cathy Paxton: Just a reminder that the Glenwood Forest Association will have our monthly meeting tomorrow at the Forest fieldhouse at 7pm. Ms. Paxton asked if we could have a presentation from Mariah Smith. Mayor Hart states that we can have conversations concerning a platform to advertise the program but at this time the Village cannot support financially.

Mariah Smith: Addresses the Board by letting them know she wasn't looking for funding but just looking for the opportunity to advertise the program.

A moment of silence was taken in honor of the life of Rev. Jesse Jackson

**ADJOURNMENT:**

Meeting adjourned at 8:04pm

Trustee Rolle made a motion to adjourn, Trustee Hadnott seconded the motion.

DISCUSSION: NONE

Upon Roll Call: Ayes: 6 Naes: 0 Recues: 0 Absent: 0 Abstain: 0

Ayes: Hadnott, Mosley, Williams, Rolle, Taylor, Brown

Naes: 0

Recues: 0

Absent: 0

Abstain: 0

Motion Approved: Yes, Motion Passed.

ACS FINANCIAL  
02/26/2026 15:05:36

Paid Invoice Report by Vendor

VILLAGE OF GLENWOOD  
GL060S-V08.19 RECAPPAGE  
GL861RM

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
01	CORPORATE FUND	135,608.32
03	MOTOR FUEL TAX FUND	325.60
10	WATER ACCOUNT	47,381.24
60	TIF-INDUSTRIAL PARK	1,397.50
62	TIF-MAIN STREET	806.25
70	GLENWOODIE GOLF COURSE	8,611.00
73	TIF HALSTED SOUTH	55,868.00
TOTAL ALL FUNDS		249,997.91

BANK RECAP:

BANK	NAME	DISBURSEMENTS
BLUE	CORPORATE	135,608.32
GREN	WATER	47,381.24
LTBL	MOTOR FUEL TAX	325.60
MAIN	TIF-MAIN STREET	806.25
RED	GLENWOODIE GOLF COURSE	8,611.00
TIF	TAX INCREMENT FINANCE FUND	1,397.50
TIFS	TIF HALSTED SOUTH	55,868.00
TOTAL ALL BANKS		249,997.91

Paid Invoice Report by Vendor

Vendor Name	Number	Name in Directory file	Class	Date	Bank Check	Description	Amount	P.O. F/P	Fund and Account	Account Description	1099	Invoice
A BETTER DOOR & DOCK	01399										NO	
3/03/2026	BLUE 65829	HICKORY GLEN				5,590.00		P	01.000.2010	ACCOUNTS PAYABLE	-	
A BETTER DOOR & DOCK	01399					5,590.00		**	Vendor Total			
AIR ONE EQUIPMENT, INC	00626										NO	
3/03/2026	BLUE 65830	AIR TEST				165.00		P	01.000.2010	ACCOUNTS PAYABLE	-	232131
AIR ONE EQUIPMENT, INC	00626					165.00		**	Vendor Total			
AIRGAS USA, LLC	03405										NO	
3/03/2026	BLUE 65831	LEASE - 3/1/26 - 2/28/27				786.95		P	01.000.2010	ACCOUNTS PAYABLE	-	5522640749
AIRGAS USA, LLC	03405					786.95		**	Vendor Total			
AT&T MOBILITY	03080										NO	
3/03/2026	BLUE 65832	287314043334				201.78		P	01.000.2010	ACCOUNTS PAYABLE	-	43334-012526
3/03/2026	BLUE 65832	287283789881				412.50		P	01.000.2010	ACCOUNTS PAYABLE	-	89881-013126
AT&T MOBILITY	03080					614.28		**	Vendor Total			
AXON ENTERPRISE INC.	02938										NO	
3/03/2026	BLUE 65833	FLEET 3 BASIC				3,664.78		P	01.000.2010	ACCOUNTS PAYABLE	-	INUS337687
3/03/2026	BLUE 65833	TASER CERTIFICATION				23,397.12		P	01.000.2010	ACCOUNTS PAYABLE	-	INUS423547
AXON ENTERPRISE INC.	02938					27,061.90		**	Vendor Total			
BERRY N TRANSIT RENTALS	03259	BERRY N TRANSIT RENTALS LLC									NO	
3/03/2026	BLUE 65834	SERVICE 1/12 - 1/26/26				1,050.00		P	01.000.2010	ACCOUNTS PAYABLE	-	01262026-GW
BERRY N TRANSIT RENTALS	03259					1,050.00		**	Vendor Total			
C & M PIPE & SUPPLY CO.	01346										NO	
3/03/2026	GREN 46144	BOX REPAIR LIDS				343.80		P	10.000.2010	ACCOUNTS PAYABLE	-	27628
C & M PIPE & SUPPLY CO.	01346					343.80		**	Vendor Total			
CALUMET CITY PLUMBING	01517										NO	
3/03/2026	BLUE 65835	SERVICE CALL - 2/2/26				487.50		P	01.000.2010	ACCOUNTS PAYABLE	-	71414
CALUMET CITY PLUMBING	01517					487.50		**	Vendor Total			
CAMM'S FAMILY OF AUTOMOT	03270	CAMM'S FAMILY OF AUTOMOTIVE									NO	
2/26/2026	BLUE 65824	2010 F150				1,264.87		P	01.000.2010	ACCOUNTS PAYABLE	-	51752
3/03/2026	GREN 46145	2017 F250				95.44		P	10.000.2010	ACCOUNTS PAYABLE	-	51774
CAMM'S FAMILY OF AUTOMOT	03270					1,360.31		**	Vendor Total			
CATALIS PWE	03553										NO	
3/03/2026	BLUE 65836	WEBSITE - FEB 26-JUN 26				1,458.33		P	01.000.2010	ACCOUNTS PAYABLE	-	INV308369467
CATALIS PWE	03553					1,458.33		**	Vendor Total			
CHICAGO AREAS WATERWAY	03275										NO	
3/03/2026	GREN 46146	DUES - 2025-2026				934.00		P	10.000.2010	ACCOUNTS PAYABLE	-	221
CHICAGO AREAS WATERWAY	03275					934.00		**	Vendor Total			

Paid Invoice Report by Vendor

Vendor Name	Number	Name in Directory file	Class	Date	Bank Check	Description	Amount	P.O. F/P	Fund and Account	Account Description	1099	Invoice
CHICAGO COMMUNICATIONS L	02842	CHICAGO COMMUNICATIONS LLC									NO	
3/03/2026	BLUE 65837	SQUAD 6 REPAIRS				1,320.00		P	01.000.2010	ACCOUNTS PAYABLE	-	
CHICAGO COMMUNICATIONS L	02842					1,320.00		**	Vendor Total			
CINTAS	03041										NO	
3/03/2026	BLUE 65838	SUPPLIES				13.54		P	01.000.2010	ACCOUNTS PAYABLE	-	5319339204
3/03/2026	BLUE 65838	SUPPLIES				104.83		P	01.000.2010	ACCOUNTS PAYABLE	-	5319339205
3/03/2026	GREN 46147	SUPPLIES				170.13		P	10.000.2010	ACCOUNTS PAYABLE	-	5319339202
CINTAS	03041					288.50		**	Vendor Total			
CLARA'S CATERING	02906										NO	
3/03/2026	BLUE 65839	BLACK HISTORY EVENT				941.00		P	01.000.2010	ACCOUNTS PAYABLE	-	02232026
CLARA'S CATERING	02906					941.00		**	Vendor Total			
CLERKS OFFICE-PETTY CASH	01750										NO	
3/03/2026	BLUE 65840	OFFICE TREATS				20.48		P	01.000.2010	ACCOUNTS PAYABLE	-	02132026
3/03/2026	BLUE 65840	SSACOP LUNCHEON				50.00		P	01.000.2010	ACCOUNTS PAYABLE	-	02252026
CLERKS OFFICE-PETTY CASH	01750					70.48		**	Vendor Total			
COM ED	00210										NO	
3/03/2026	BLUE 65841	4952718000				976.06		P	01.000.2010	ACCOUNTS PAYABLE	-	26000-020626
3/03/2026	BLUE 65841	1724137000				249.18		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	6786830100				47.51		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	6974762222				107.02		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	7558661222				69.01		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	1142151222				187.45		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	1210434000				117.57		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	1670712222				42.49		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	1801631222				42.06		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	2908403000				149.52		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	3580716111				84.01		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	4359892222				65.88		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	5554512222				182.49		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	5811674000				83.90		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	7846561222				48.99		P	01.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	BLUE 65841	4518132000				1,026.39		P	01.000.2010	ACCOUNTS PAYABLE	-	42000-021126
3/03/2026	BLUE 65841	8945772000				95.13		P	01.000.2010	ACCOUNTS PAYABLE	-	42000-021126
3/03/2026	GREN 46148	2866065000				78.41		P	10.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	GREN 46148	6852378000				738.52		P	10.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	GREN 46148	7870397000				514.06		P	10.000.2010	ACCOUNTS PAYABLE	-	37000-012426
3/03/2026	RED 23708	1413443000				408.30		P	70.000.2010	ACCOUNTS PAYABLE	-	43000-021926
COM ED	00210					5,313.95		**	Vendor Total			
COMCAST	01964										NO	
3/03/2026	BLUE 65842	8771 40 050 0213402				216.45		P	01.000.2010	ACCOUNTS PAYABLE	-	13402-021426
3/03/2026	GREN 46149	8771 40 050 0211083				289.93		P	10.000.2010	ACCOUNTS PAYABLE	-	11083-020626
COMCAST	01964					506.38		**	Vendor Total			

Paid Invoice Report by Vendor

Vendor Name.....	Number	Name in Directory file.....	Class	Date	Bank Check	Description.....	Amount	P.O. F/P	Fund and Account.....	Account Description.....	1099	Invoice
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CONSTELLATION NEWENERGY, 03624		CONSTELLATION NEWENERGY, INC.									NO	
3/03/2026	GREN	46150 707611-5				2,706.44		P	10.000.2010	ACCOUNTS PAYABLE	-	
3/03/2026	GREN	46150 707611-6				2,000.65		P	10.000.2010	ACCOUNTS PAYABLE	-	76116-012226
CONSTELLATION NEWENERGY, 03624						4,707.09		**	Vendor Total			
COPS AND FIRE PERSONNEL 03598											NO	
3/03/2026	BLUE	65843 PSYCHOLOGICAL				625.00		P	01.000.2010	ACCOUNTS PAYABLE	-	2254
COPS AND FIRE PERSONNEL 03598						625.00		**	Vendor Total			
CORE & MAIN 00466											NO	
3/03/2026	GREN	46151 SUPPLIES				319.29		P	10.000.2010	ACCOUNTS PAYABLE	-	Y446131
3/03/2026	GREN	46151 SUPPLIES				3,331.17		P	10.000.2010	ACCOUNTS PAYABLE	-	Y506624
3/03/2026	GREN	46151 LEAD METER SEAL				60.00		P	10.000.2010	ACCOUNTS PAYABLE	-	Y526825
CORE & MAIN 00466						3,710.46		**	Vendor Total			
DACRA ADJUDICATION SYSTE 03452		DACRA ADJUDICATION SYSTEM									NO	
2/25/2026	BLUE	65822 MONTHLY SERVICE FEE (1)				1,000.00		P	01.000.2010	ACCOUNTS PAYABLE	-	2026-01-053
2/25/2026	BLUE	65822 MONTHLY SERVICE FEE (2)				500.00		P	01.000.2010	ACCOUNTS PAYABLE	-	2026-01-053
DACRA ADJUDICATION SYSTE 03452						1,500.00		**	Vendor Total			
DMC SECURITY SERVICES IN 02799		DMC SECURITY SERVICES INC.									NO	
2/26/2026	BLUE	65825 SERVICE CALL -GLENWOODIE				205.00		P	01.000.2010	ACCOUNTS PAYABLE	-	317189
2/26/2026	BLUE	65825 SERVICE - PUBLIC WORKS				310.00		P	01.000.2010	ACCOUNTS PAYABLE	-	317216
2/26/2026	BLUE	65825 7100D474 - 3 MONTHS				60.00		P	01.000.2010	ACCOUNTS PAYABLE	-	317443
2/26/2026	BLUE	65825 71000470				75.00		P	01.000.2010	ACCOUNTS PAYABLE	-	317444
3/03/2026	BLUE	65844 SERVICE - VILLAGE HALL				166.00		P	01.000.2010	ACCOUNTS PAYABLE	-	317659
DMC SECURITY SERVICES IN 02799						816.00		**	Vendor Total			
DNR CONSTRUCTION .03706											NO	
3/03/2026	BLUE	65845 OVERPAYMENT OF PERMIT				278.00		P	01.000.2010	ACCOUNTS PAYABLE	-	02252026
DNR CONSTRUCTION .03706						278.00		**	Vendor Total			
ELEVATOR INSPECTION SERV 03628		ELEVATOR INSPECTION SERVICE CO									NO	
3/03/2026	BLUE	65846 INSPECTION				70.00		P	01.000.2010	ACCOUNTS PAYABLE	-	00352001
ELEVATOR INSPECTION SERV 03628						70.00		**	Vendor Total			
EMS MANAGEMENT & CONSULT 03498		EMS MANAGEMENT & CONSULTANTS									NO	
3/03/2026	BLUE	65847 JANUARY PAYMENTS				1,592.92		P	01.000.2010	ACCOUNTS PAYABLE	-	EMS-022983
EMS MANAGEMENT & CONSULT 03498						1,592.92		**	Vendor Total			
ESO SOLUTIONS, INC 03206											NO	
3/03/2026	BLUE	65848 SUBSCRIPTION				6,536.73		P	01.000.2010	ACCOUNTS PAYABLE	-	ESO-190413
ESO SOLUTIONS, INC 03206						6,536.73		**	Vendor Total			
FEECE OIL CO. 03184											NO	
3/03/2026	BLUE	65849 FUEL				1,476.49		P	01.000.2010	ACCOUNTS PAYABLE	-	841493
3/03/2026	GREN	46152 FUEL				2,788.63		P	10.000.2010	ACCOUNTS PAYABLE	-	842536
FEECE OIL CO. 03184						4,265.12		**	Vendor Total			

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VILLAGE OF GLENWOOD  
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Vendor Name.....	Number	Name in Directory file.....	Class	Date	Bank Check	Description.....	Amount	P.O. F/P	Fund and Account.....	Account Description.....	1099	Invoice
-----												
FOUR SEASONS HEATING & C	03622	FOUR SEASONS HEATING & COOLING									NO	
2/26/2026	BLUE	65826 SERVICE 12/29/25				145.00		P	01.000.2010	ACCOUNTS PAYABLE	-	
2/26/2026	BLUE	65826 SERVICE 1/8/26				214.00		P	01.000.2010	ACCOUNTS PAYABLE	-	1-5734540
2/26/2026	BLUE	65826 SERVICE 1/8/26				507.00		P	01.000.2010	ACCOUNTS PAYABLE	-	1-5735627
2/26/2026	BLUE	65826 SERVICE 1/21/26				939.00		P	01.000.2010	ACCOUNTS PAYABLE	-	1-5752537
2/26/2026	BLUE	65826 SERVICE 1/30/26				380.00		P	01.000.2010	ACCOUNTS PAYABLE	-	1-5770069
3/03/2026	BLUE	65850 SERVICE 12/15/25				235.00		P	01.000.2010	ACCOUNTS PAYABLE	-	1-5700107
FOUR SEASONS HEATING & C	03622					2,420.00		**	Vendor Total			
GALLAGHER MATERIAL CORP	00757										NO	
3/03/2026	LTBL	1477 COLD PATCH				219.04		P	03.000.2010	ACCOUNTS PAYABLE	-	42357
3/03/2026	LTBL	1477 COLD PATCH				106.56		P	03.000.2010	ACCOUNTS PAYABLE	-	42392
GALLAGHER MATERIAL CORP	00757					325.60		**	Vendor Total			
GLENWOOD FIRE DEPARTMENT	02826										NO	
2/25/2026	RED	23706 GLENWOODIE INSP FEE				120.00		P	70.000.2010	ACCOUNTS PAYABLE	-	01/01/2026
GLENWOOD FIRE DEPARTMENT	02826					120.00		**	Vendor Total			
HAWKINS INC	02769										NO	
3/03/2026	GREN	46153 CHLORINE CYLINDERS				40.00		P	10.000.2010	ACCOUNTS PAYABLE	-	7335676
HAWKINS INC	02769					40.00		**	Vendor Total			
HERITAGE TECHNOLOGY SOLU	02486	HERITAGE TECHNOLOGY SOLUTIONS									NO	
2/26/2026	BLUE	65827 ANNUAL BILLING (1)				2,957.68		P	01.000.2010	ACCOUNTS PAYABLE	-	254483
2/26/2026	BLUE	65827 POLICE MONITORS				685.83		P	01.000.2010	ACCOUNTS PAYABLE	-	254929
2/26/2026	RED	23707 ANNUAL BILLING (2)				1,462.78		P	70.000.2010	ACCOUNTS PAYABLE	-	254483
2/26/2026	RED	23707 TOUCHSCREEN MONITORS				927.68		P	70.000.2010	ACCOUNTS PAYABLE	-	255008
3/03/2026	BLUE	65851 NEW WORKSTATION				490.00		P	01.000.2010	ACCOUNTS PAYABLE	-	255547
HERITAGE TECHNOLOGY SOLU	02486					6,523.97		**	Vendor Total			
ILLINOIS PUBLIC RISK FUN	02633	ILLINOIS PUBLIC RISK FUND									NO	
3/03/2026	BLUE	65852 MAR WORK COMP				1,124.00		P	01.000.2010	ACCOUNTS PAYABLE	-	103473
3/03/2026	BLUE	65852 MAR WORK COMP				2,516.00		P	01.000.2010	ACCOUNTS PAYABLE	-	103473
3/03/2026	BLUE	65852 MAR WORK COMP				7,407.00		P	01.000.2010	ACCOUNTS PAYABLE	-	103473
3/03/2026	BLUE	65852 MAR WORK COMP				4,147.00		P	01.000.2010	ACCOUNTS PAYABLE	-	103473
3/03/2026	GREN	46154 MAR WORK COMP				3,392.00		P	10.000.2010	ACCOUNTS PAYABLE	-	103473
3/03/2026	RED	23709 MAR WORK COMP				1,693.00		P	70.000.2010	ACCOUNTS PAYABLE	-	103473
ILLINOIS PUBLIC RISK FUN	02633					20,279.00		**	Vendor Total			
ILLINOIS STATE TOLL HIGH	03703	ILLINOIS STATE TOLL HIGHWAY									NO	
3/03/2026	BLUE	65853 2025350282				66.10		P	01.000.2010	ACCOUNTS PAYABLE	-	G123000009248
ILLINOIS STATE TOLL HIGH	03703					66.10		**	Vendor Total			
JMD SOX OUTLET	03588										NO	
3/03/2026	BLUE	65854 CLOTHING				514.96		P	01.000.2010	ACCOUNTS PAYABLE	-	INV-0776
JMD SOX OUTLET	03588					514.96		**	Vendor Total			

Paid Invoice Report by Vendor

Vendor Name.....	Number	Name in Directory file.....	Class	Date	Bank Check	Description.....	Amount	P.O. F/P	Fund and Account.....	Account Description.....1099	Invoice
KEILMAN DECORATING	03707									NO	
3/03/2026	BLUE 65855	PARTIAL PAYMENT - PAINT				5,000.00		P	01.000.2010	ACCOUNTS PAYABLE	-
KEILMAN DECORATING	03707					5,000.00		**	Vendor Total		
KINNEY'S KLEENING	02887									NO	
3/03/2026	RED 23710	FEBRUARY CLEANING				800.00		P	70.000.2010	ACCOUNTS PAYABLE	- 4978
3/03/2026	RED 23710	DEEP CLEANING				350.00		P	70.000.2010	ACCOUNTS PAYABLE	- 4978
KINNEY'S KLEENING	02887					1,150.00		**	Vendor Total		
KS STATEBANK	03619									NO	
3/03/2026	RED 23711	GOLF CART LEASE PAYMENT				1,856.25		P	70.000.2010	ACCOUNTS PAYABLE	- 64052-3-2026
KS STATEBANK	03619					1,856.25		**	Vendor Total		
LANER MUCHIN	02011									NO	
3/03/2026	BLUE 65856	RETAINER - FEBRUARY 2026				2,750.00		P	01.000.2010	ACCOUNTS PAYABLE	- 716473
LANER MUCHIN	02011					2,750.00		**	Vendor Total		
LULAS FLORAL AND GIFTS L	03533	LULAS FLORAL AND GIFTS LLC								NO	
2/26/2026	BLUE 65828	BLACK HISTORY MONTH				728.00		P	01.000.2010	ACCOUNTS PAYABLE	- 000395
LULAS FLORAL AND GIFTS L	03533					728.00		**	Vendor Total		
M.E. SIMPSON COMPANY, IN	01150	M.E. SIMPSON COMPANY, INC.								NO	
3/03/2026	GREN 46155	LEAK LOCATION				965.00		P	10.000.2010	ACCOUNTS PAYABLE	- 45999
3/03/2026	GREN 46155	LEAK LOCATION				2,145.00		P	10.000.2010	ACCOUNTS PAYABLE	- 46018
M.E. SIMPSON COMPANY, IN	01150					3,110.00		**	Vendor Total		
MADISON LIQUIDATORS LLC	03704									NO	
3/03/2026	BLUE 65857	OFFICE REMODEL				10,741.50		P	01.000.2010	ACCOUNTS PAYABLE	- 66172
MADISON LIQUIDATORS LLC	03704					10,741.50		**	Vendor Total		
MEADE, INC	00867									NO	
3/03/2026	BLUE 65858	STREET LIGHTING				856.54		P	01.000.2010	ACCOUNTS PAYABLE	- 715852
MEADE, INC	00867					856.54		**	Vendor Total		
MENARDS	01633									NO	
3/03/2026	BLUE 65859	SUPPLIES				88.50		P	01.000.2010	ACCOUNTS PAYABLE	- 16048
3/03/2026	BLUE 65859	SUPPLIES				96.70		P	01.000.2010	ACCOUNTS PAYABLE	- 17102
3/03/2026	BLUE 65859	SUPPLIES				14.27		P	01.000.2010	ACCOUNTS PAYABLE	- 18048
3/03/2026	GREN 46156	SUPPLIES				110.17		P	10.000.2010	ACCOUNTS PAYABLE	- 17986
3/03/2026	GREN 46156	SUPPLIES				102.07		P	10.000.2010	ACCOUNTS PAYABLE	- 18070
MENARDS	01633					411.71		**	Vendor Total		
METROPOLITAN INDUSTRIES, INC.	02163	METROPOLITAN INDUSTRIES, INC.								NO	
3/03/2026	GREN 46157	DATA SERVICE				460.00		P	10.000.2010	ACCOUNTS PAYABLE	- INV081437
METROPOLITAN INDUSTRIES, INC.	02163					460.00		**	Vendor Total		

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Vendor Name.....	Number	Name in Directory file.....	Class	Date	Bank Check	Description.....	Amount	P.O. F/P	Fund and Account.....	Account Description.....	1099	Invoice
MONARCH AUTO SUPPLY INC.	00566										NO	
	3/03/2026	RED	23712	SUPPLIES		318.99		P	70.000.2010	ACCOUNTS PAYABLE	-	
MONARCH AUTO SUPPLY INC.	00566					318.99		**	Vendor Total			
MOTOROLA SOLUTIONS, INC	02289										NO	
	3/03/2026	BLUE	65860	MICROPHONE		127.02		P	01.000.2010	ACCOUNTS PAYABLE	-	8282286495
MOTOROLA SOLUTIONS, INC	02289					127.02		**	Vendor Total			
NIX NAX ACTIVE WEAR	01440										NO	
	3/03/2026	BLUE	65861	JACKETS, SHIRTS		298.00		P	01.000.2010	ACCOUNTS PAYABLE	-	25954
NIX NAX ACTIVE WEAR	01440					298.00		**	Vendor Total			
ODELSON, MURPHEY, FRAZIE	03614	ODELSON, MURPHEY, FRAZIER									NO	
	3/03/2026	BLUE	65862	LEGAL FEES (1)		7,168.77		P	01.000.2010	ACCOUNTS PAYABLE	-	1015
	3/03/2026	BLUE	65862	LEGAL FEES (2)		5,536.25		P	01.000.2010	ACCOUNTS PAYABLE	-	1015
	3/03/2026	TIF	2272	LEGAL FEES (3)		1,397.50		P	60.000.2010	ACCOUNTS PAYABLE	-	1015
	3/03/2026	MAIN	2054	LEGAL FEES (4)		806.25		P	62.000.2010	ACCOUNTS PAYABLE	-	1015
	3/03/2026	TIFS	1355	LEGAL FEES (5)		2,150.00		P	73.000.2010	ACCOUNTS PAYABLE	-	1015
ODELSON, MURPHEY, FRAZIE	03614					17,058.77		**	Vendor Total			
OM GLENWOOD REALTY LLC	03708										NO	
	3/03/2026	TIFS	1356	1/2 ACQUISITION COSTS		50,000.00		P	73.000.2010	ACCOUNTS PAYABLE	-	02252026
OM GLENWOOD REALTY LLC	03708					50,000.00		**	Vendor Total			
PIRTEK SOUTH HOLLAND	01710										NO	
	3/03/2026	BLUE	65863	SUPPLIES		383.37		P	01.000.2010	ACCOUNTS PAYABLE	-	SH-T00027465
	3/03/2026	BLUE	65863	ELBOW JOINT		9.16		P	01.000.2010	ACCOUNTS PAYABLE	-	SH-T00027520
PIRTEK SOUTH HOLLAND	01710					392.53		**	Vendor Total			
PITNEY BOWES	00494										NO	
	3/03/2026	BLUE	65864	POSTAGE METER		426.84		P	01.000.2010	ACCOUNTS PAYABLE	-	3107651976
PITNEY BOWES	00494					426.84		**	Vendor Total			
R&R MAINTENANCE FIRE & F	02014	R&R MAINTENANCE FIRE & FLEET									NO	
	3/03/2026	BLUE	65865	2022 INTERCEPTOR		1,588.40		P	01.000.2010	ACCOUNTS PAYABLE	-	15069
R&R MAINTENANCE FIRE & F	02014					1,588.40		**	Vendor Total			
ROBINSON ENGINEERING, LTD	01274										NO	
	2/25/2026	BLUE	65823	25-R0061		5,660.50		P	01.000.2010	ACCOUNTS PAYABLE	-	26010444
	2/25/2026	GREEN	46143	25-R0770.GL		1,145.25		P	10.000.2010	ACCOUNTS PAYABLE	-	26010242
	2/25/2026	GREEN	46143	12-687.04		3,121.25		P	10.000.2010	ACCOUNTS PAYABLE	-	26010395
	2/25/2026	GREEN	46143	21-R0787.02		15,000.00		P	10.000.2010	ACCOUNTS PAYABLE	-	26010450
	2/25/2026	TIFS	1354	11-302.03		1,729.25		P	73.000.2010	ACCOUNTS PAYABLE	-	26010393
	2/25/2026	TIFS	1354	11-302.04		1,988.75		P	73.000.2010	ACCOUNTS PAYABLE	-	26010394
	3/03/2026	GREEN	46158	12-687.04		1,331.25		P	10.000.2010	ACCOUNTS PAYABLE	-	26020273
ROBINSON ENGINEERING, LTD	01274					29,976.25		**	Vendor Total			

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Vendor Name.....	Number	Name in Directory file.....	Class	Date	Bank Check	Description.....	Amount	P.O. F/P Fund and Account.....	Account Description.....	1099	Invoice
ROMMEL SLATER	.03705									NO	
3/03/2026	BLUE	65866 RETURN OF ESCROW				1,000.00		P 01.000.2010	ACCOUNTS PAYABLE	-	
ROMMEL SLATER	.03705					1,000.00		** Vendor Total			
ROSE PEST SOLUTIONS	01566									NO	
3/03/2026	BLUE	65867 COMMERCIAL TESTING				185.00		P 01.000.2010	ACCOUNTS PAYABLE	-	4195143
ROSE PEST SOLUTIONS	01566					185.00		** Vendor Total			
SCOTT'S U SAVE TIRE & WH	03238	SCOTT'S U SAVE TIRE & WHEELS								NO	
3/03/2026	BLUE	65868 2011 EXPEDITION (1)				848.88		P 01.000.2010	ACCOUNTS PAYABLE	-	585368
3/03/2026	BLUE	65868 2011 EXPEDITION (2)				92.03		P 01.000.2010	ACCOUNTS PAYABLE	-	585368
SCOTT'S U SAVE TIRE & WH	03238					940.91		** Vendor Total			
SHARK SHREDDING, INC.	02681									NO	
3/03/2026	BLUE	65869 SHREDDING SERVICE				96.80		P 01.000.2010	ACCOUNTS PAYABLE	-	78186
SHARK SHREDDING, INC.	02681					96.80		** Vendor Total			
STATE INDUSTRIAL PRODUCT	02781	STATE INDUSTRIAL PRODUCTS								NO	
3/03/2026	GREN	46159 SUPPLIES				2,433.50		P 10.000.2010	ACCOUNTS PAYABLE	-	904107335
STATE INDUSTRIAL PRODUCT	02781					2,433.50		** Vendor Total			
STONY TIRE INC	00028									NO	
3/03/2026	BLUE	65870 REPAIRED SPARE TIRE				25.50		P 01.000.2010	ACCOUNTS PAYABLE	-	1-214753
STONY TIRE INC	00028					25.50		** Vendor Total			
T & T MAINTENANCE	02141									(N01)	
3/03/2026	BLUE	65871 FEBRUARY CLEANING				3,856.00		P 01.000.2010	ACCOUNTS PAYABLE	N01	100014
3/03/2026	BLUE	65871 EXTRA CLEANING - BLAKELY				800.00		P 01.000.2010	ACCOUNTS PAYABLE	N01	100014
T & T MAINTENANCE	02141					4,656.00		** Vendor Total			
THE EAGLE UNIFORM CO	03118									NO	
3/03/2026	BLUE	65872 UNIFORM				380.75		P 01.000.2010	ACCOUNTS PAYABLE	-	47147-3
3/03/2026	BLUE	65872 UNIFORM				191.25		P 01.000.2010	ACCOUNTS PAYABLE	-	47219-3
THE EAGLE UNIFORM CO	03118					572.00		** Vendor Total			
THIRD DISTRICT FIRE CHIE	00233	THIRD DISTRICT FIRE CHIEFS								NO	
3/03/2026	BLUE	65873 DUES - 4TH QTR - 2025				1,818.00		P 01.000.2010	ACCOUNTS PAYABLE	-	5661
THIRD DISTRICT FIRE CHIE	00233					1,818.00		** Vendor Total			
THORNCREEK MATERIAL	03058									NO	
3/03/2026	GREN	46160 BACKFILL				1,032.64		P 10.000.2010	ACCOUNTS PAYABLE	-	27575
3/03/2026	GREN	46160 BACKFILL				1,732.64		P 10.000.2010	ACCOUNTS PAYABLE	-	27577
THORNCREEK MATERIAL	03058					2,765.28		** Vendor Total			
UNIFIRST CORPORATION	02873									NO	
3/03/2026	BLUE	65874 MATS				186.43		P 01.000.2010	ACCOUNTS PAYABLE	-	1651200369
3/03/2026	BLUE	65874 MATS				218.50		P 01.000.2010	ACCOUNTS PAYABLE	-	1651200373
UNIFIRST CORPORATION	02873					404.93		** Vendor Total			

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Vendor Name.....	Number	Name in Directory file.....	Class	Date	Bank Check	Description.....	Amount	P.O. F/P Fund and Account.....	Account Description.....	1099	Invoice
UNITED RENTALS NORTHWEST	03062	UNITED RENTALS NORTHWEST, INC									
		3/03/2026 BLUE 65875 BACKHOE TRAINING					2,020.80	P 01.000.2010	ACCOUNTS PAYABLE	NO	-
UNITED RENTALS NORTHWEST	03062						2,020.80	** Vendor Total			
WAREHOUSE DIRECT, INC	03632										
		3/03/2026 BLUE 65876 HAND GEL					25.69	P 01.000.2010	ACCOUNTS PAYABLE	NO	-
		3/03/2026 BLUE 65876 SUPPLIES					198.57	P 01.000.2010	ACCOUNTS PAYABLE	-	6092285-0
		3/03/2026 BLUE 65876 SUPPLIES					123.69	P 01.000.2010	ACCOUNTS PAYABLE	-	6096555-0
WAREHOUSE DIRECT, INC	03632						347.95	** Vendor Total			
WELLS FARGO FINANCIAL	02766										
		3/03/2026 RED 23713 JOHN DEERE MOWER					674.00	P 70.000.2010	ACCOUNTS PAYABLE	NO	-
WELLS FARGO FINANCIAL	02766						674.00	** Vendor Total			5037719216
XEROX BUSINESS SOLUTIONS	03603										
		3/03/2026 BLUE 65877 COPIERS					714.34	P 01.000.2010	ACCOUNTS PAYABLE	NO	-
XEROX BUSINESS SOLUTIONS	03603						714.34	** Vendor Total			IN6352776
XEROX FINANCIAL SERVICES	03205										
		3/03/2026 BLUE 65878 2/10/26 - 3/9/26					1,408.77	P 01.000.2010	ACCOUNTS PAYABLE	NO	-
XEROX FINANCIAL SERVICES	03205						1,408.77	** Vendor Total			41655992

# Village of Glenwood Payroll Summary

Check Date: 02/20/2026

Village	Pay	Employer Tax	Total
Administrative	17,781.48	1,300.61	\$ 19,082.09
Public Works	12,253.79	885.64	\$ 13,139.43
Police Department	96,863.59	7,046.80	\$ 103,910.39
Fire Department	18,467.93	1,359.19	\$ 19,827.12
Senior Center	321.40	24.59	\$ 345.99
<b>Elected Positions</b>	6,828.50	522.37	\$ 7,350.87
Sewer & Water	22,757.05	1,644.75	\$ 24,401.80
<b>Total Village</b>	175,273.74	12,783.95	\$ 188,057.69
<b>Glenwoodie Golf</b>	11,499.79	787.43	\$ 12,287.22
<b>Total Payroll</b>	\$186,773.53	\$13,571.38	\$ 200,344.91
<b>Reimbursable (Police)</b>	(\$454.28)		\$ (454.28)
<b>Grand Total</b>	\$186,319.25	\$13,571.38	\$199,890.63



Metropolitan Industries Inc.  
 37 Forestwood Dr  
 Romeoville, IL, 60446-1343  
 Phone: 815-886-9200  
 Web: www.metropolitanind.com

# Service Quotation

**Order No.:** SVQ005587  
**Order Date:** 6/25/2025  
**Delivery Date:** 2/18/2026  
**Customer ID:** 002319  
**Currency:** USD

<b>BILL TO:</b>		<b>SHIP TO:</b>	
Village of Glenwood Email invoices: Glenwood IL 60425 United States of America		Village of Glenwood Komer PS 19100 Chicago Heights Glenwood Road Glenwood IL 60425 Attn: Joe Benoit	
<b>CUSTOMER P.O. NO.</b>	<b>TERMS</b>	<b>CONTACT</b>	
Updated Quote Rebuild Pump #3	Net 30	Thoms, Ray, rhoms@metropolitanind.com	
<b>FOB POINT</b>	<b>SHIPPING TERMS</b>	<b>SHIP VIA</b>	

NO.	ITEM	QTY.	UOM	PRICE	DISC.	EXTENDED PRICE
1	LABOR CHARGE Quoted Field Labor NOTE: Quoted Removal Labor: We will travel to your location. Disconnect the drive shaft and the motor from the pump. We will then load the motor and the drive shaft into the truck and transport to our facility.	1.0000	EACH	3,280.0000	0%	3,280.00
2	PARTS CHARGE Quoted Material NOTE: Materials to Include: (1) 125hp Refurbished Nidec Motor to include, Inboard and Outboard Bearings, Motor Inspection, Stator Re-Varnish, Hot Pot Test, Reassemble, Paint, (1) Drive Shaft Balance, U-Joints and Mid Shift Bearing Replacement	1.0000	EACH	6,895.0000	0%	6,895.00
3	LABOR CHARGE Quoted Field Labor NOTE: Quote Re-Install Labor: We will transport the rebuilt motor and drive shaft back to your location. We will then re-install the motor and drive shaft. We will then get the pump back online and verify that it is operating properly.	1.0000	EACH	3,690.0000	0%	3,690.00

Our P.O. Number: # 020612

## QUOTE VALID FOR 30 DAYS

NOTE: Village of Glenwood - Komer PS - 19100 Chicago Heights Glenwood Road, Glenwood, IL 60425 - UPDATED - Quote to pull motor and shaft on pump #3 to bring to our shop for repairs and then reinstall back to your location.	<b>Sales Total:</b>	13,865.00
	<b>Freight &amp; Misc.:</b>	0.00
	<b>Less Discount:</b>	0.00
	<b>Tax Total:</b>	0.00
	<b>Total (USD):</b>	13,865.00

February 24, 2026

Mayor Toleda Hart and the Board of Trustees  
Village of Glenwood  
One Asselborn Way  
Glenwood, IL 60425  
Re: Engagement Letter for Professional Accounting Services

This Engagement Letter outlines the professional services that John Kasperek Co., Inc. will provide to the Village of Glenwood (“the Village”) on the Village’s request for professional services. This Engagement Letter specifies the scope of work and terms of the agreed work that are solely limited to the use of the Village and for the Village’s direct purposes. Please read this letter carefully because it outlines expectations by both our firm and your organization. The intention of this letter is to confirm your understanding of, and agreement with, both what is included with our services, as well as the limitations of the Consulting and Advisory Services you have asked us to perform. Please have your attorney review and counsel you on this Engagement Letter. If you have any questions regarding this letter or believe we have missed or misstated your understanding of the desired professional services, please call John Kasperek at (708) 862-2262 to discuss this letter prior to signing it.

#### **Consulting Services**

At your request and under your direction, we will perform the Consulting and Advisory Services described in Appendix A.

Additionally, if you have questions and/or concerns regarding your ongoing financial reporting, accounting records, and business management issues pertaining to accounting, we may provide additional assistance and describe alternatives we are aware of that may benefit the Village. Our advice and related alternatives will be based on our knowledge, training and experience, and the quality, thoroughness, and accuracy of information received from the Village. However, it is the Village’s responsibility of determining what is in the best interest of the Village and making decisions for the Village’s purposes and uses. While we encourage you to reflect on our recommendations and implement what you believe is best for the Village, the Village is responsible for implementing its decisions and managing its financial records.

At times, we may suggest you contact your attorney or one of our strategic partners who could offer specific expertise. However, we have no responsibility to oversee the services of any other professionals or third parties with whom you decide to engage or establish a business relationship for purposes of receiving professional services.

John Kasperek Co., Inc., in its sole professional judgment, reserves the right to refuse to take any action that could be construed as making management decisions or performing management functions, including determining account codings and approving journal entries and will notify the Village of such refusal.

#### **Your Responsibilities**

You authorize John Kasperek Co., Inc. to accept instructions from you and/or from the staff you designate for this engagement. You are responsible for ensuring the accuracy, completeness, and quality of information that you provide to John Kasperek Co., Inc. and understand that the provided services and work product will be directly impacted based on the information you provide or communicate.

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As a condition to performing the services described above, you agree to:

- Accept responsibility for evaluating the adequacy and results of the services performed and accepting responsibility for such services;
- Determine all account codings;
- Deciding which proposed journal entries should be implemented;
- Accept responsibility for designing, implementing, and maintaining internal controls over the bookkeeping processes and perform ongoing evaluations of these processes; and
- Acknowledge that we will use information provided by you to complete our services, without further verification or investigation regarding this information by us.

You agree you are responsible for the proper recordkeeping of transactions in the records, the safekeeping of assets, and the preparation and fair presentation of the financial statements in accordance with US Generally Accepted Accounting Principles. In addition, we have no responsibility to identify and communicate deficiencies or material weaknesses in your internal control as part of this engagement.

You are responsible for ensuring your staff's availability and reliability during our ongoing work with you, providing timely responses to questions and calls for decisions, and devoting the resources necessary to achieve the objectives of the engagement. If the information you provide is not submitted in a timely manner or is incomplete or unusable, we reserve the right to charge additional fees and expenses for services required to correct the problem and/or update your accounting records upon receipt of past-due information. If this occurs, we will contact you to discuss the matter and the anticipated delay in performing our services. We reserve the right to suspend or terminate our work based on our decision of whether we can provide the services with integrity and accuracy. Upon suspension or termination, we will use commercially reasonable efforts to transfer information in our possession that the Village is entitled to per the AICPA Code of Professional Conduct to the Village or its designated representative.

Because we will rely on the Village and its management (including the audit committee, if applicable) to discharge the forgoing responsibilities, the Village holds harmless and releases John Kasperek Co., Inc., its partners and employees from all claims, liabilities, losses, and costs arising in circumstances where there has been a knowing or willful misrepresentation or omission by a member of the company's management, which has caused, in any respect, John Kasperek Co., Inc.'s inability to discover such matters should they exist. This provision shall survive the termination of this arrangement for services.

#### **Your John Kasperek Co., Inc. Accounting Team**

Initially, our services with you will be provided by the following John Kasperek Co., Inc. team members:

- John Kasperek – Partner
- Kyle Kasperek – Manager
- Katie Marr – Senior Associate

Additional/alternate staff may be assigned to you where appropriate as this engagement progresses.

#### **Other Relevant Information**

##### **Fees**

Our fees for these services will be based on our standard hourly rates depending on the level of skill of the personnel involved. We will make every effort to have a significant portion of the work completed by our lower-rate accountants under the supervision of a manager. Increases in rates will occur annually on May 1st, and upon promotions. An updated memo will be provided to the Village annually with all updated rates. In addition to the hourly rates, our billings will include any directly related out-of-pocket expenses incurred on your behalf.

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### **Requests for Additional Services**

If you request that we provide services beyond those outlined in this agreement we will provide you with a response outlining the scope of that request, our fees, and anticipated timeline for those services. We reserve the right to decline a request for additional services that is outside the scope of services we provide, our expertise, or for any other reason. Any such requests will be considered addendums to this agreement.

### **Legally Required Services**

In the event that we are required to respond to a subpoena, court order or other legal process for the production of documents and/or testimony relative to information we obtained and/or prepared during the course of this engagement, you agree to compensate us at our standard hourly rates at the time the services are performed. You also agree to reimburse us for all out-of-pocket expenses incurred in that regard.

### **Confidentiality**

John Kasperek Co., Inc. agrees to take reasonable steps to protect all Confidential Information and to use the Confidential Information only in connection with performing the services hereunder. For purposes of this agreement, Confidential Information shall mean any and all information which is private and not in the public domain about the Village that is provided, obtained, or produced in connection with the services in written, oral, digital or other tangible form, including, without limitation, all information furnished at any time relating to the Village's customers, intellectual property, processes, all portions of any analyses, compilations, data, studies, or other documents prepared by John Kasperek Co., Inc. that contain or are based on any furnished information or that reflect its review of such information, and any and all information concerning the Village's plans and activities, ideas, projects, software, methodologies, processes, tools, experience, customers and suppliers, financial information, and any other information, which ought reasonably under the circumstances to be considered confidential (the "Confidential Information"). John Kasperek Co., Inc. agrees to take reasonable steps necessary to ensure that the confidentiality of the Confidential Information is maintained and that such Confidential Information is protected from unauthorized disclosure, but not to a greater extent than the Village itself uses to protect Confidential Information. Without limiting the generality of the foregoing, John Kasperek Co., Inc. shall not disclose Confidential Information to any party outside its organization, without the prior written approval of the Village. John Kasperek Co., Inc. represents that, as a matter of policy, it informs its personnel concerning maintaining the confidentiality of client information. The parties hereto agree that equitable relief, including injunctive relief and specific performance, shall be available in the event of any breach of the provisions of this agreement. Such remedies shall not be deemed to be the exclusive remedies for a breach of this agreement but shall be in addition to all other remedies available at law or equity.

You assume all responsibility relating to adherence with privacy and disclosure requirements relating to the use and sharing of information in your industry.

You acknowledge that the proprietary information, documents, materials, management techniques, and other intellectual property we use are a material source of the services we perform and that these were developed prior to our association with you. Any new forms, software, documents, or intellectual property we develop in this engagement for your use shall belong to us, and you shall have the limited right to use them solely within your business. All report templates, manuals, forms, checklists, questionnaires, letters, agreements (including this one), and other documents, which we make available to you, are confidential and proprietary to us. Any and all new documents created as a result of this engagement will automatically become our property. Neither you, nor any of your agents, will copy, electronically store, reproduce, or make available to anyone other than your personnel, any such documents. This agreement will apply to all materials whether in digital or "hard copy" format.

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### **Third-Party Disclosure and the use of Third-Party Services**

Unless you indicate otherwise, you consent to and authorize our firm to transmit confidential information that you provide to us to third parties in order to facilitate delivering our services to you. Examples of such transmissions may include, but are not limited to, the access to your contact information by members of our team (independent contractors such as consultants, administrative assistants, or third-party developers), transfer of accounting information and other data files via the internet, online backup services, or a credit card processing company. As the paid provider of professional services, our firm remains responsible for exercising reasonable care in providing such services, and our work product will be subjected to our firm's customary quality control procedures.

### **Electronic (Email) Communications**

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

### **Record Retention**

During the course of our work with you, we will use one or more third party applications (including internet-based application providers) to provide portions of our services to you. By signing this agreement, you confirm that you understand the services being provided and also agree that John Kasperek Co., Inc. is not liable for record retention or any other aspect of the services provided by these third parties, even if we absorb the cost (in part or in full) of a third party service as a benefit to you. You at all times assume responsibility for a decision to maintain hard copies of your original documents or to limit your document retention to the digital copies stored by the web application.

In the event that we do obtain any hard copy documents from you, all original paper documents provided by you will be returned to you promptly as our work is complete. We do not keep copies of all documents. It is your responsibility to safeguard your documents in case of future need. We may occasionally keep some copies we deem necessary to our work.

Our workpapers are the property of our firm and will be maintained by us in accordance with our firm's record retention policy and any applicable legal and regulatory requirements. Our workpapers are not a substitute for your own records and do not mitigate your record retention obligations under any applicable laws or regulations. Our policies require that we maintain workpapers for seven (7) years. Catastrophic events or physical deterioration may result in damage to or destruction of our firm's records, causing the records to be unavailable before the expiration of the retention period as stated in our record retention policy.

### **Mediation/Arbitration**

If any dispute arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes before resorting to litigation. Costs of any mediation proceeding shall be shared equally by all parties.

The Village and John Kasperek Co., Inc. both agree that any dispute over fees charged by John Kasperek Co., Inc. to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, in the event of a dispute over fees charged by John Kasperek Co., Inc., each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution.

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### **Third-Party Settlements**

In the event that we are or may be obligated to pay any cost, settlement, judgment, fine, penalty, or similar award or sanction as a result of a claim, investigation, or other proceeding instituted by any third party, then to the extent that such obligation is or may be a direct or indirect result of your intentional or knowing misrepresentation or provision to us of inaccurate or incomplete information in connection with this engagement, and not any failure on our part to comply with professional standards, you agree to indemnify us, defend us, and hold us harmless as against such obligations.

### **Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to the principles of conflicts of law thereof.

### **Assignment**

All obligations provided under this Agreement are between John Kasperek Co., Inc. and the Village and neither party shall assign any rights or delegate any obligations hereunder without the other party's prior written consent. Any attempted assignment without the required consent shall be null and void.

### **Termination of Services**

Either party may terminate this agreement by providing written notice to the other party.

You understand and agree that we may withdraw from the present engagement at any time for any reason at our sole discretion. In particular, you agree that if you fail to provide the requested information or pay for services for this engagement on the agreed upon schedule, we either may discontinue performing services for you until all outstanding balances are paid and/or may withdraw from the engagement ten days after the mailing of written notice to you at the same address to which statements are sent.

If our work is suspended due to lack of payment and we later receive payment from you along with your request that we resume services, we may provide you with an updated timeline for completion of any past due work. We are under no obligation to resume services. You understand that this may result in significant delays in processing.

We reserve the right to terminate our work immediately if, during the course of our services, we become aware of any matters that would compromise our professional or legal standing in any way, either in fact or based on confirmed or potential public perception.

Any dispute regarding billed amounts must be submitted in writing within 30 days of the invoice date; email is acceptable. No amounts may be disputed after that 30-day period.

You may elect to terminate this agreement by providing John Kasperek Co., Inc. with 30 days written notice.

If our work is suspended or terminated as provided herein, you agree that we will not be responsible for your failure to meet government and other deadlines, for any penalties or interest that may be assessed against you resulting from your failure to meet such deadlines, and for any other damages, including consequential damages.

### **Insurance Requirements**

You hereby acknowledge that you have business insurance necessary to cover the scope and aspects of the engagement as described in this letter and related Appendix.

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**Conclusion**

This letter sets forth the entire agreement relating to our work with you. This letter supersedes any prior agreements, discussions or understandings. No amendment or modification of this agreement shall be valid unless in writing, signed by both parties to this agreement. As indicated earlier in this agreement, you may request that we perform additional services at a future date beyond the scope of this engagement letter. If this occurs, we will communicate with you regarding the scope and estimated cost of these additional services. Engagements for additional service will necessitate that we issue an addendum to this agreement, or a separate engagement letter to reflect the obligations of both parties.

We appreciate the opportunity to be of service to the Village. We shall be pleased to discuss this letter with you at your convenience. If the foregoing is in accordance with your understanding, please sign the copy of this letter in the space provided and return it to us.

Sincerely,



John Kasperek, Jr.  
Managing Partner

**RESPONSE:**

This letter correctly sets forth the understanding of the Village:

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

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### Appendix A - Services to be Provided

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The services marked with an X will be provided to the Village:

<b>X</b>	<b>Service Description</b>	<b>Frequency/Notes</b>
X	Update various audit schedules as requested by auditors and management.	Monthly
X	Assist management in preparation of grant schedules.	Annually
X	Assist with fixed asset listings and depreciation schedules.	Annually
X	Prepare lease amortization schedules for lessee and lessor leases.	Annually
X	Have representative on-site during audit as requested.	Annually
X	Reconcile interfund loans and transfers to correct accounting and ensure they balance.	Annually
X	Reconciliation of accounts payable.	Annually
X	Assist with Special Projects as requested.	Ongoing

## **John Kasperek Co., Inc. Engagement Terms**

John Kasperek Co., Inc. sets forth for the Village of Glenwood(Village) the terms under which John Kasperek Co., Inc. will provide its professional services and the basis under which John Kasperek Co., Inc. determines its fees. These terms are part of the Agreement and apply to all services described in the Agreement as well as all other services provided to the Village (collectively, the "Services"), unless and until a separate written agreement is executed by the parties for separate services. Any advice provided by John Kasperek Co., Inc. is not intended to be, and is not, investment advice.

**VILLAGE'S ASSISTANCE** – The Village understands that for John Kasperek Co., Inc. to provide Services effectively and efficiently, the Village agrees to provide John Kasperek Co., Inc. timely information as requested and to make available to John Kasperek Co., Inc. any personnel, systems, premises, records, or other information as reasonably requested by John Kasperek Co., Inc. to perform the Services. The Village understands that transparency and access to such personnel and information are key elements for John Kasperek Co., Inc.'s successful completion of Services and determination of fair and reasonable fees that can only be determined based on an evaluation of the provided materials. If for any reason this does not occur, a revised fee to reflect additional time or resources required by John Kasperek Co., Inc. will be mutually agreed upon by the parties. The Village agrees John Kasperek Co., Inc. will have no responsibility for any delays related to a delay caused or created when in providing such information to John Kasperek Co., Inc. The Village understands and agrees that provided information must be accurate and complete, and the Village will inform John Kasperek Co., Inc. of all significant tax, accounting and financial reporting matters of which the Village is aware.

**PROFESSIONAL STANDARDS** – The Village understands that John Kasperek Co., Inc. is in the business of providing professional services and has standards that govern the business of licensed professionals. As a regulated professional services firm, John Kasperek Co., Inc. must follow professional standards when applicable, including the Code of Professional Conduct of the American Institute of Certified Public Accountants ("AICPA"). Thus, if circumstances arise that, in John Kasperek Co., Inc.'s professional judgment, prevent it from completing the engagement, John Kasperek Co., Inc. retains the right to take any course of action permitted by professional standards, including declining to express an opinion or issue other work product or terminating the engagement.

**REPORTS** – The Village understands that any information, advice, recommendations or other content of any memoranda, reports, deliverables, work product, presentations, or other communications John Kasperek Co., Inc. provides under this Agreement ("Reports"), other than Village's original information, are for the Village's internal use only, consistent with the purpose of the Services. The Village agrees that it will not rely on any draft Report and understands that unless required by an audit or other attestation professional standard, John Kasperek Co., Inc. will not be required to update any final Report for circumstances of which we become aware or events occurring after delivery of final Reports.

**CONFIDENTIALITY** – Both parties understand that except as otherwise permitted by this Agreement or as agreed in writing, neither John Kasperek Co., Inc. nor the Village may disclose to third parties the contents of this Agreement, or any information provided by or on behalf of the other that ought reasonably to be treated as confidential and/or proprietary. The Village use of any John Kasperek Co., Inc. work product will be limited to its stated purpose and to the Village business use only. However, the Village and John Kasperek Co., Inc. each agree that either party may disclose such information to the extent that it: (i) is or becomes public other than through a breach of this Agreement; (ii) is subsequently received by the recipient from a third party who, to the recipient's knowledge, owes no obligation of confidentiality to the disclosing party with respect to that information; (iii) was known to the recipient at the time of disclosure or is thereafter created independently; (iv) is disclosed as necessary to enforce the recipient's rights under this Agreement; or (v) must be disclosed under applicable law, regulations, legal process or professional standards.

**VILLAGE-REQUIRED CLOUD USAGE** – Both parties understand that if the Village requests that John Kasperek Co., Inc. access files, documents or other information in a cloud-based or web-accessed hosting service or other third-party system accessed via the internet, including, without limitation iCloud, Dropbox, Google Docs, Google Drive, a data room hosted by a third party, or a similar service or website (collectively, "Cloud Storage"), the Village will confirm with any third parties assisting with or hosting the Cloud Storage that either such third party or the Village (and not John Kasperek Co., Inc.) is responsible for complying with all applicable laws relating to the Cloud Storage and any information contained in the Cloud Storage, providing John Kasperek Co., Inc. access to the information in the Cloud Storage, and protecting the information in the Cloud Storage from any unauthorized access, including without limitation unauthorized access to the information when in transit to or from the Cloud Storage. The Village represents that it has authority to provide John Kasperek Co., Inc. access to information in the Cloud Storage and that providing John Kasperek Co., Inc. with such access complies with all applicable laws, regulations, and duties owed to third parties.

**DATA PROTECTION** – Both parties understand that if John Kasperek Co., Inc. holds or uses Village information that can be linked to specific individuals who are the Village’s customers (“Personal Data”), John Kasperek Co., Inc. will treat it as confidential as described above and comply with applicable US state and federal law and professional regulations in disclosing or using such information to carry out the Services. The parties acknowledge and understand that while John Kasperek Co., Inc. is a service provider and processes information on behalf of the Village and pursuant to this Agreement, John Kasperek Co., Inc. retains its independence as required by applicable law and professional standards for purposes of providing related professional services. John Kasperek Co., Inc. will not: (1) sell Personal Data to a third party, or (2) retain, use or disclose Personal Data for any purpose other than for (a) performing the Services and its obligations on this Agreement, (b) as otherwise set forth in this Agreement, (c) to detect security incidents and protect against fraud or illegal activity, (d) to enhance and develop our products and services, including through machine learning and other similar methods and (e) as necessary to comply with applicable law or professional standards. John Kasperek Co., Inc. has implemented and will maintain physical, electronic and procedural safeguards reasonably designed to (i) protect the security, confidentiality and integrity of the Personal Data, (ii) prevent unauthorized access to or use of the Personal Data, and (iii) provide proper disposal of the Personal Data (collectively, the “Safeguards”).

The Village warrants (i) that it has the authority to provide the Personal Data to John Kasperek Co., Inc. in connection with the Services, (ii) that the Village has processed and provided the Personal Data to John Kasperek Co., Inc. in accordance with applicable law, and (iii) will limit the Personal Data provided to John Kasperek Co., Inc. to Personal Data necessary to perform the Services. To provide the Services, the Village may also need to provide John Kasperek Co., Inc. with access to Personal Data consisting of protected health information, financial account numbers, Social Security or other government-issued identification numbers, or other data that, if disclosed without authorization, would trigger notification requirements under applicable law (“Restricted Personal Data”). In the event the Village provides John Kasperek Co., Inc. access to Restricted Personal Data, the Village will consult with John Kasperek Co., Inc. on appropriate measures (consistent with legal requirements and professional standards applicable to John Kasperek Co., Inc.) to protect the Restricted Personal Data, such as: deleting or masking unnecessary information before making it available to John Kasperek Co., Inc., using encryption when transferring it to John Kasperek Co., Inc., or providing it to John Kasperek Co., Inc. only during on-site review on Village’s site. The Village will provide John Kasperek Co., Inc. with Restricted Personal Data only in accordance with mutually agreed protective measures. John Kasperek Co., Inc. and the Village each allow opportunistic TLS encryption to provide for secure email communication, and each party will notify the other in writing if it deactivates opportunistic TLS encryption. If the Village fails to allow opportunistic TLS encryption, the Village agrees that each party may use unencrypted electronic media to correspond or transmit information, and the Village further agrees that such use of unencrypted media will not in itself constitute a breach of any confidentiality or other obligation relating to this Agreement. Otherwise, the Village and John Kasperek Co., Inc. agree each may use unencrypted electronic media to correspond or transmit information and such use will not in itself constitute a breach of any confidentiality obligations under this Agreement. John Kasperek Co., Inc. will reasonably cooperate with the Village in responding to or addressing any request from a consumer or data subject, a data privacy authority with jurisdiction, or the Village, as necessary to enable the Village to comply with its obligations under applicable data protection laws and to the extent related to Personal Data processed by John Kasperek Co., Inc. The Village agrees that it will promptly reimburse John Kasperek Co., Inc. for any out-of-pocket expenses and professional time (at John Kasperek Co., Inc.’s then- current hourly rates) incurred in connection with providing such cooperation. The Village agrees that it will provide prompt written notice to John Kasperek Co., Inc. (with sufficient detailed instructions) of any request or other act that is required to be performed by John Kasperek Co., Inc. As appropriate, John Kasperek Co., Inc. shall promptly delete or procure the deletion of the Personal Data, after the cessation of any Services involving the processing of the Village’s Personal Data, or otherwise aggregate or de-identify the Personal Data in such a way as to reasonably prevent reidentification. Notwithstanding the foregoing, the Village understands that John Kasperek Co., Inc. may retain a copy of the Personal Data as permitted by applicable law or professional standards, provided that such Personal Data remain subject to the terms of this Agreement. If John Kasperek Co., Inc. uses a third-party provider, John Kasperek Co., Inc. will include terms substantially similar to those set forth in this Data Protection Paragraph into an agreement with the provider.

**VILLAGE DATA USAGE** – The Village understands and agrees that it will retain full ownership of all data provided to John Kasperek Co., Inc. by or on behalf of the Village in connection with this Agreement, and John Kasperek Co., Inc. will maintain the confidentiality and protection of the Village data as set forth in this Agreement. The Village agrees that John Kasperek Co., Inc. may, in its discretion, use any Village information or data provided to John Kasperek Co., Inc. for the purpose of (a) performing the Services and its obligations under this Agreement; (b) as otherwise agreed upon in writing; (c) to further improve or develop our products and services; or (d) as necessary to comply with applicable law or professional standards.

**DATA AGGREGATION & BENCHMARKING** – The Village agrees and understands that John Kasperek Co., Inc. may, in its discretion, aggregate the Village content and data with content and data from other clients, other sources, or third parties (“Data Aggregations”) for purposes including, without limitation, product and service development, commercialization, industry benchmarking, or quality improvement initiatives. Prior to, and as a precondition for, disclosing Data Aggregations to other John Kasperek Co., Inc. customers or prospects, John Kasperek Co., Inc. will anonymize any Village data or information in a manner sufficient to prevent such other customer or prospect from identifying the Village or individuals who are Village customers. The Village understands that all Data Aggregations will be the sole and exclusive property of John Kasperek Co., Inc.

**USE OF THIRD PARTIES IN JOHN KASPEREK CO., INC. OPERATIONS** – The Village understands that John Kasperek Co., Inc. uses third-party providers and third-party solutions in the ordinary course of John Kasperek Co., Inc. business operations. Third-party providers and solutions used in the ordinary course of John Kasperek Co., Inc. business operations include without limitation email providers, cybersecurity providers, data hosting centers, operating systems, tools with machine learning or artificial intelligence components (including generative artificial intelligence products or services), and other third-party products and solutions used to perform the Services or generate Work Product, or components thereof. Any third-party providers used in the ordinary course of John Kasperek Co., Inc. business operations will meet the confidentiality and data protection requirements in this Agreement. The limitations in this Agreement on the Village’s remedies will also apply to any such third-party providers.

**LEGAL AND REGULATORY CHANGE** – The Village understands that John Kasperek Co., Inc. may periodically communicate to the Village changes in laws, rules or regulations. However, the Village has not engaged John Kasperek Co., Inc., and John Kasperek Co., Inc. does not undertake an obligation, to advise the Village of changes in (a) laws, rules, regulations, industry or market conditions, or (b) Village’s own business practices or other circumstances (except to the extent required by professional standards). The scope of Services and the fees for Services are based on current laws and regulations. If changes in laws or regulations change the Village’s requirements or the scope of the Services, then John Kasperek Co., Inc.’s fees will be modified to a mutually agreed amount to reflect the changed level of John Kasperek Co., Inc.’s effort.

**PUBLICATION** – The Village agrees to obtain John Kasperek Co., Inc.’s written permission before using any John Kasperek Co., Inc. work product or John Kasperek Co., Inc.’s firm’s name in a published document, and the Village agrees to submit to John Kasperek Co., Inc. copies of such documents to obtain John Kasperek Co., Inc.’s permission before they are filed or published for purposes of protecting the brand and work product.

**VILLAGE REFERENCE** – From time to time, John Kasperek Co., Inc. is requested by prospective clients to provide references for John Kasperek Co., Inc. service offerings. John Kasperek Co., Inc. will address and request permission from the Village, and if Village agrees, then John Kasperek Co., Inc. may use the Village’s name and generally describe the nature of John Kasperek Co., Inc.’s engagement(s) with the Village in marketing to prospects, and John Kasperek Co., Inc. may also provide prospects with contact information for the Village’s personnel familiar with John Kasperek Co., Inc.’s Services.

**INDEMNIFICATION FOR THIRD-PARTY CLAIMS** – In the event of a legal proceeding or other claim brought against John Kasperek Co., Inc. by a third-party, and it is judicially determined that the claim is a result of the Village’s intentional or knowing misrepresentation or based upon the Village’s negligent provision of inaccurate or incomplete information to John Kasperek Co., Inc., the Village agrees to indemnify and hold harmless John Kasperek Co., Inc., including its personnel, against all costs, fees, expenses, damages and liabilities, including attorney fees and any other fees or defense costs, associated with such third-party claim, relating to or arising from any Services performed or work product provided by John Kasperek Co., Inc. that the Village uses or discloses to others or this engagement generally. This indemnification is intended to apply to the full extent allowed by law, regardless of the grounds or nature of any claim, liability, or damages asserted, including, without limitation, to claims, liability, or damages based on principles of contract, negligence or other tort, fiduciary duty, warranty, indemnity, statute or common law. This indemnification will also apply after termination of this Agreement.

**NO TRANSFER OR ASSIGNMENT OF CLAIMS** – No claim against John Kasperek Co., Inc., or any recovery from or against John Kasperek Co., Inc., may be sold, assigned or otherwise transferred, in whole or in part.

**TIME LIMIT ON CLAIMS** – In no event will any action against John Kasperek Co., Inc., arising from or relating to this Agreement or the Services provided by John Kasperek Co., Inc. relating to this engagement, be brought after the earlier of: (i) one (1) year after the date on which occurred the act or omission alleged to have been the cause of the injury alleged; or (ii) the expiration of the applicable statute of limitations or repose.

**RESPONSE TO LEGAL PROCESS** – If John Kasperek Co., Inc. is requested by subpoena, request for information, or through some other legal process to produce documents or testimony pertaining to the Village or John Kasperek Co., Inc.'s Services, and John Kasperek Co., Inc. is not named as a party in the applicable proceeding, then the Village will reimburse John Kasperek Co., Inc. for its professional time, plus out-of-pocket expenses, as well as reasonable attorney fees, John Kasperek Co., Inc. incurs in responding to such request because of the time-intensive administrative tasks.

**MEDIATION/ARBITRATION** – If a dispute arises, in whole or in part, out of or related to this engagement, or after the date of this agreement, between the Village or any of the Village's affiliates or principals and John Kasperek Co., Inc., and if the dispute cannot be settled through negotiations, the Village and John Kasperek Co., Inc. agree first to try, in good faith, to settle the dispute by mediation administered by the American Arbitration Association, under its mediation rules for professional accounting and related services disputes, before resorting to arbitration administered by the American Arbitration Association. The results of mediation will be binding only upon agreement of each party to be bound. Costs of any mediation will be shared equally by both parties. Any mediation will be held in a location agreed in writing by the parties.

Any issues concerning the extent to which any dispute is subject to arbitration, or concerning the applicability, interpretation, or enforceability of any of this Section, will be governed by the Federal Arbitration Act and resolved by the arbitrator(s). The arbitration will be governed by the Federal Arbitration Act and resolved by the arbitrator(s). Regardless of the amount in controversy, the arbitration will be administered by a private vendor pursuant to its Streamlined Arbitration Rules & Procedures or such other rules or procedures as the parties may agree in writing. In the event of a conflict between those rules and this Agreement, this Agreement will control. The parties may alter each of these rules by written agreement. If a party has a basis for injunctive relief, this paragraph will not preclude a party seeking and obtaining injunctive relief in a court of proper jurisdiction. The parties will agree within a reasonable period of time after notice is made of initiating the arbitration process whether to use one or three arbitrators, and if the parties cannot agree within fifteen (15) business days, the parties will use a single arbitrator. In any event the arbitrator(s) must be retired federal judges or attorneys with at least 15 years commercial law experience and no arbitrator may be appointed unless he or she has agreed to these procedures. If the parties cannot agree upon arbitrator(s) within an additional fifteen (15) business days, the arbitrator(s) will be selected by a private vendor. Discovery will be permitted only as authorized by the arbitrator(s), and as a rule, the arbitrator(s) will not permit discovery except upon a showing of substantial need by a party. To the extent the arbitrator(s) permit discovery as to liability, the arbitrator(s) will also permit discovery as to causation, reliance, and damages. The arbitrator(s) will not permit a party to take more than six depositions, and no depositions may exceed five hours. The arbitrator(s) will have no power to make an award inconsistent with this Agreement. The arbitrator(s) will rule on a summary basis where possible, including without limitation on a motion to dismiss basis or on a summary judgment basis. The arbitrator(s) may enter such prehearing orders as may be appropriate to ensure a fair hearing. The hearing will be held within one year of the initiation of arbitration, or less, and the hearing must be held on continuous business days until concluded. The hearing must be concluded within ten (10) business days absent written agreement by the parties to the contrary. The time limits in this section are not jurisdictional. The arbitrator(s) will apply substantive law and may award injunctive relief or any other remedy available from a judge. The arbitrator(s) may award attorney fees and costs to the prevailing party, and in the event of a split or partial award, the arbitrator(s) may award costs or attorney fees in an equitable manner. Any award by the arbitrator(s) will be accompanied by a reasoned opinion describing the basis of the award. Any prior agreement regarding arbitration entered by the parties is replaced and superseded by this agreement. The arbitration will be governed by the Federal Arbitration Act, 9 U.S.C. §§ 1 et seq., and judgment upon the award rendered by the arbitrator(s) may be entered by any court having jurisdiction thereof. All aspects of the arbitration will be treated by the parties and the arbitrator(s) as confidential.

**NON-SOLICITATION** – Each party understands and acknowledges that it has invested substantially in recruiting, training and developing the personnel who render services with respect to the material aspects of the engagement ("Key Personnel"). The parties acknowledge that Key Personnel have knowledge of trade secrets or confidential information of their employers that may be of substantial benefit to the other party. The parties acknowledge that each business would be materially harmed if the other party was able to directly employ Key Personnel. Therefore, the parties agree that during the period of this Agreement and for one (1) year after its expiration or termination, neither party will solicit Key Personnel of the other party for employment or hire the Key Personnel of the other party without that party's written consent unless the hiring or engaging party pays to the other party a fee equal to the hired or engaged Key Personnel's compensation for the prior twelve-month period with the other party.

**JOIN KASPEREK CO., INC. AND EQUAL OPPORTUNITY** – John Kasperek Co., Inc. abides by the principles of equal employment opportunity, including without limitation the requirements of 41 CFR 60-741.5(a) and 41 CFR 60-300.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors

and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability. John Kasperek Co., Inc. also abides by 29 CFR Part 471, Appendix A to Subpart A. The parties agree that the notice in this paragraph does not create any enforceable rights for any firm, organization, or individual.

Record and Return to:  
Becky Allsbury  
TitleVest Agency, LLC  
110 E. 42<sup>nd</sup> Street, 10<sup>th</sup> Floor  
New York, NY 10017  
TitleVest Title No.: TIL1008631

Prepared by:  
John Coughlin  
TPA VIII, LLC  
3715 Northside Parkway  
Building 3, Suite 300  
Atlanta, GA 30327

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## EASEMENT AGREEMENT

This telecommunication easement and lease assignment agreement ("Agreement") is made and shall be effective on the \_\_\_ day of \_\_\_\_\_, 2026 ("Effective Date"), by and between Village of Glenwood IL ("Grantor") and TPA VIII, LLC, a Delaware limited liability company ("Grantee").

- 1. Grantor's Property and the Telecom Tenant Lease.** Grantor represents and warrants that it holds fee simple title to certain real property located at 120 North Main Street, Glenwood, Illinois, as more fully described in the legal description attached hereto as Exhibit A (the "Parent Property"). Grantor and New Cingular Wireless (the "Telecom Tenant") are parties to that certain lease agreement, including all amendments and modifications thereto, cited in Exhibit B and incorporated by reference herein (the "Telecom Tenant Lease").
- 2. Grant of Easement.** For the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge as paid on or about the Effective Date along with the purchase price pursuant to the settlement statement executed contemporaneously with this Agreement ("Purchase Price"), Grantor grants and conveys unto Grantee, its successors and assigns, an exclusive easement (subject to the Telecom Tenant Lease) for the Permitted Use defined herein, together with a non-exclusive access easement for ingress and egress to and from the exclusive easement, seven days per week, twenty-four hours per day and a non-exclusive utility easement to install, replace and maintain utilities servicing the exclusive easement, including, but not limited to the installation of power and telephone service cable, wires, switches, boxes and the like as may be required by the Permitted Use (collectively "Easement" as further described in Exhibit C). Grantor shall permit Grantee, Easement Tenant(s) (as hereinafter defined), and any of their affiliates, customers, tenants, subtenants, lessees, sublessees, licensees, successors and/or assigns together with any of the employees, contractors, consultants, and or agents of the foregoing to use the

Easement for the installation, construction, operation, maintenance, repair, modification, relocation, replacement and removal of improvements and equipment ("Equipment") for the facilitation of telecommunications uses, communications uses and other related uses, including, but not limited to, any uses permitted by the Telecom Tenant Lease ("Permitted Use"). Grantor represents that there is no pending or threatened action that would adversely affect Grantor's ability to enter into this Agreement or grant the Easement and that entering into this Agreement will not violate or conflict with any provision of Grantor's organizational documents (if Grantor is an organization) or conflict with the provisions of any agreement to which Grantor is a party. Grantor further represents and warrants that Grantee shall have peaceful and quiet possession and enjoyment of the Easement during the term of this Agreement without any disturbance of Grantee's possession or Permitted Use hereunder. Grantee shall use commercially reasonable efforts to enforce each Easement Tenant's obligation to restore and repair its leased premises within the Easement Area.

3. **Term.** Commencing on the Effective Date, the term of this Agreement and the Easement shall be for fifty (50) years (the "Term"), and this Agreement and the Easement shall terminate on \_\_\_\_\_ 2076. Upon notice to Grantor as provided herein, Grantee may surrender the Easement to Grantor and execute such documents reasonably required to terminate the Agreement and the Easement. Grantor may not unilaterally terminate the Agreement or Easement, but if the Easement is not used for the Permitted Use for a period of three (3) years, the Easement shall be deemed abandoned and shall terminate upon Grantor's notice of such default to Grantee as provided herein. **Sections 12 and 13** shall survive expiration or termination of this Agreement and shall remain in effect in perpetuity, subject to applicable law.
  
4. **Assignment of Lease, Renewal, and Right of Replacement.** Grantor hereby assigns to Grantee all of Grantor's right, title, and interest in the Telecom Tenant Lease for the Term, including the right to renew the Telecom Tenant Lease throughout the Term. Except as provided herein, Grantee agrees to assume all of Grantor's rights and obligations under the Telecom Tenant Lease. If Telecom Tenant is obligated under the Telecom Tenant Lease to pay to Grantor any fees (other than base rent and any escalations thereto) for the purpose of utility service or access or tax reimbursement, Grantor shall continue to be entitled to such fees, although Grantee may collect and distribute same to Grantor. Grantor shall continue to perform all obligations of the lessor under the Telecom Tenant Lease which relate to the use, ownership, and maintenance of the Parent Property so that Grantee may fulfill all the obligations under the Telecom Tenant Lease without breaching any provision therein, including, but not limited to, Grantor maintaining the Parent Property in a commercially reasonable condition to allow the Permitted Use of the Easement. Grantor represents and warrants that it has delivered to Grantee true and correct copies of the Telecom Tenant Lease and that Grantor owns 100% of the lessor/landlord's interest in the Telecom Tenant Lease, including the right to collect all rent thereunder. Grantor represents that there is no pending or threatened action that would adversely affect the Telecom Tenant Lease, the Permitted Use, or Grantor's ability to enter into this Agreement or grant the Easement. To the best of Grantor's knowledge, no party to the Telecom Tenant Lease has breached or is in default of their respective obligations under the Telecom Tenant Lease, and **no party has requested or discussed a modification or termination of the Telecom Tenant Lease**. If during the Term the Telecom Tenant terminates the Telecom Tenant Lease or otherwise vacates the Parent Property, Grantee may lease all or a portion of the Easement to a replacement telecommunications tenant ("Replacement Telecom Tenant") on terms consistent with the Telecom Tenant Lease and such Replacement Telecom Tenant shall occupy the Easement rather than locating on other portions of the Parent Property ("Replacement Telecom Tenant Lease"). Grantee shall provide Grantor with copies of all written notices or communications received from any Easement Tenant, or its agents, related to termination, assignment, or encumbrance of the subject Easement. Other than any provisions regarding rent, rent escalations, lease term and renewal, the terms and conditions of any Replacement Telecom Tenant Lease shall be consistent with the applicable replaced Telecom Tenant Lease and no Replacement Telecom Tenant Lease shall include any new or additional obligation of the Grantor and no terms of Replacement

Telecom Tenant Lease shall be materially more adverse to Grantor than the replaced Telecom Tenant Lease. For any Replacement Telecom Tenant, Grantor shall have the right to review and approve construction plans for Replacement Telecom Tenant prior to commencement of construction, and such approval shall not be unreasonably conditioned, delayed, or withheld, and such approval shall be without further compensation to Grantor. Approval shall be deemed given by Grantor where Grantor has failed to respond within twenty (20) days of notice as provided herein.

5. **Rent Sharing.** When a new telecommunications tenant ("Rent Share Tenant"), other than a Replacement Telecom Tenant, executes a lease for space within the Easement outside the Telecom Tenant or Replacement Telecom Tenant lease premises and commences rent payment, Grantee will collect such rent with Grantee retaining fifty percent (50 %) of the rent collected and Grantee remitting fifty percent (50%) of the rent collected to Grantor. Notwithstanding the foregoing, Grantee shall be entitled to collect and retain rent from all telecommunications tenants within the Easement in an amount equal to the rent scheduled in the existing Telecom Tenant Lease and any Replacement Telecom Tenant Lease, including scheduled escalators. Grantee is permitted and authorized to enter into leases with Rent Share Tenants, subject to the requirements for leasing to Replacement Telecom Tenants as set forth in **Section 4**.
6. **Reserved.**
7. **Grantor Cooperation and Non-interference.** Grantor hereby agrees to cooperate with Grantee and/or Telecom Tenant, Replacement Telecom Tenant, and Rent Share Tenant (collectively, "Easement Tenants") in obtaining all licenses, permits, or authorizations from all applicable governmental and/or regulatory entities and in acquiring any necessary upgrades to or relocation of utility service to support the Permitted Use. In furtherance of the foregoing, Grantor hereby agrees to cooperate with Grantee to execute all land use applications, permits, licenses, and other approvals on Grantor's behalf in connection with the Permitted Use, within twenty (20) days of Grantor's receipt of such approvals and documents. Grantor's cooperation shall be at no cost to Grantor and without requiring payment of additional rent or fees by Grantee or Easement Tenants. Grantor shall not interfere with any construction in the Easement so long as such construction is to support the Permitted Use and is proceeding pursuant to a building permit or other required municipal or governmental approvals. Grantor shall not, nor shall Grantor permit its lessees, licensees, employees, invitees, or agents to use any portion of the Parent Property or the Easement in a way that materially interferes with the operations of the Easement Tenants, who shall have peaceful and quiet possession and enjoyment of the Easement. Grantor may not directly or indirectly induce, invite, or conspire to induce or invite any Easement Tenants to use or lease space in direct competition with the Easement. Grantor's cooperation shall not require Grantor to incur any out-of-pocket expense or legal liability.
8. **Assignment.** Grantee may pledge, assign, mortgage, grant a security interest, or otherwise encumber its interest created by this Agreement. Grantee may freely assign this Agreement in part or in its entirety, and any or all of its rights hereunder, including the right to receive rent payments. Upon the absolute assumption of such assignee of all of the obligations of Grantee under this Agreement, then Grantee will be relieved of all obligations and liabilities hereunder. Grantee shall provide written notice to Grantor of any assignment or transfer of its interest hereunder.
9. **Taxes and Other Obligations.**
  - a. Village of Glenwood or tax-exempt agency as Grantor. So long as the named Grantor Village of Glenwood or any other tax-exempt agency shall be a party to this Agreement, and such party is exempt from the payment of taxes on the Parent Property, Grantor Village of Glenwood or any other tax-exempt agency shall have no obligation hereunder to pay any taxes or assessments on the Parent Parcel or this Easement and nothing herein shall be

deemed a waiver of the Village of Glenwood's or any other tax-exempt agency's tax-exempt status. Grantee shall use commercially reasonable efforts to enforce the tax payment obligations of Easement Tenants as such may appear under the applicable Easement Tenant lease.

- b. Grantor no longer a tax-exempt agency. If the Village of Glenwood or any other tax-exempt agency is no longer than Grantor for this Agreement, then except for any taxes relating to the equipment or personal property taxes of any Easement Tenant as required to be paid under such Easement Tenant's respective lease, as applicable, all taxes and other obligations that are or could become liens against the Parent Property or any subdivision of the Parent Property containing the Easement, whether existing as of the Effective Date or hereafter created or imposed, shall be paid by Grantor prior to delinquency or default. Grantor shall be solely responsible for payment of all taxes and assessments now or hereafter levied, assessed, or imposed upon the Parent Property, or imposed in connection with the execution, delivery, performance, or recordation hereof, including, without limitation, any sales, income, documentary, or other transfer taxes. Notwithstanding the foregoing, Grantee shall pay all taxes assessed against any Equipment that Grantee installs on the Parent Property. If Grantor fails to pay when due any taxes or other obligations affecting the Parent Property, Grantee shall have the right but not the obligation to pay such and demand payment therefore from Grantor, which payment Grantor shall make within ten (10) days of such demand by Grantee. Grantee shall use commercially reasonable efforts to enforce Easement Tenant's obligations, as such obligation appears in the applicable Easement Tenant Lease, to reimburse Grantor for increases in taxes due to Easement Tenant's improvements on the property (each, a "Tax Reimbursement"). In the event that any Easement Tenant fails to pay a Tax Reimbursement to Grantor within the time provided for in the applicable Easement Tenant Lease, then after written demand by Grantor to the applicable Easement Tenant, Grantor may bring a cause of action directly against the applicable Easement Tenant for collection of such unpaid Tax Reimbursement.

**10. Insurance.** During the Term, Easement Tenants shall maintain general liability insurance as required under their respective lease. Grantor shall maintain any insurance policies in place on the Parent Property or as required under the Telecom Tenant Lease.

**11. Subordination and Non-Disturbance.** Grantee agrees to subordinate this Agreement to any existing or future mortgage or deed of trust on the Parent Property ("Security Instrument"), provided the beneficiary or secured party ("Secured Party") under the Security Instrument agrees for itself and its successors in interest and assigns that Grantee's rights under this Agreement and rights to the Easement shall remain in full force and effect and shall not be affected or disturbed by the Secured Party in the exercise of Secured Party's rights under the Security Instrument during the Term, including Grantee's right to collect and retain, in accordance with the terms of this Agreement, all rents, fees and other payments due from Easement Tenants. Such non-disturbance agreement must apply whether Secured Party exercises its rights under the Security Instrument, including foreclosure, sheriff's or trustee's sale under the power of sale contained in the Security Instrument, and any other transfer, sale or conveyance of Grantor's interest in the Parent Property under peril of foreclosure, including, without limitation to the generality of the foregoing, an assignment or sale in lieu of foreclosure.

**12. Mutual General Indemnification.** Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, damages, costs and expenses (including reasonable attorney's fees and disbursements) caused by or arising out of the indemnifying party's breach of this Agreement or the negligent acts or omissions or willful misconduct on the Parent Property by the indemnifying party or the employees, agents, or contractors of the indemnifying party. Grantor's indemnity obligations shall

be limited to the extent permitted under and consistent with the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, *et seq.*

### **13. Environmental Representations and Indemnification.**

- a. Grantor represents and warrants that, to the best of Grantor's knowledge, no pollutants or other toxic or hazardous substances, as defined under the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. 9601 *et seq.*, or any other federal or state law, including any solid, liquid, gaseous, or thermal irritant or contaminant, such as smoke, vapor, soot, fumes, acids, alkalis, chemicals or waste (including materials to be recycled, reconditioned or reclaimed) (collectively, "Hazardous Substances") have been, or shall be discharged, disbursed, released, stored, treated, generated, disposed of, or allowed to escape or migrate (collectively referred to as the "Release") on or from the Parent Property. Neither Grantor nor Grantee shall introduce or use any Hazardous Substances on the Parent Property or the Easement in violation of any applicable federal, state, or local environmental laws.
- b. Grantor and Grantee each agree to defend, indemnify, and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, cleanup, remedial, removal or restoration work required by any governmental authority, losses, judgments and reasonable attorneys' fees that the indemnified party may suffer or incur due to the existence or discovery of any Hazardous Substances on the Parent Property caused by the other party. Grantee shall not be responsible for and shall not defend, indemnify, or hold harmless Grantor for any Release of Hazardous Substances on or before the Effective Date.

### **14. Dispute Resolution and Notice.**

- a. Jurisdiction and venue under this Agreement shall be in the state and county in which the Parent Property is located. The parties may enforce this Agreement and their rights under applicable law, and may seek specific performance, injunction, appointment of a receiver, and any other equitable rights and remedies available under applicable law. Money damages may not be an adequate remedy for the harm caused to Grantee by a breach or default by Grantor hereunder, and Grantor waives the posting of a bond. Damages against Grantee shall be limited to the amount of consideration received by Grantor under this Agreement, following any insurance settlement which may have effect. The prevailing party shall be entitled to an award of its reasonable attorneys' fees and costs. Neither party shall be liable to the other for consequential, indirect, speculative, or punitive damages.
- b. The non-defaulting party shall provide written notice of a default under this Agreement or under an Easement Tenants' lease, not more than thirty (30) days from discovery of the default. From the date of such notice, the defaulting party shall have thirty (30) days to cure the default, unless the default cannot reasonably be cured within thirty (30) days, in which case the defaulting party shall have such additional time as necessary to cure the default so long as the defaulting party has commenced to cure the default and is diligently pursuing completion of the cure.
- c. All communications shall be delivered by certified mail, return receipt requested, or a nationally recognized overnight courier to the address beneath each party's signature block or such other address as advised to the other party pursuant to this Section. Notice shall be deemed given upon receipt if by certified mail, return receipt requested, or one (1) business day

following the date of sending, if sent by nationally recognized overnight courier service, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. Grantor shall provide Grantee with copies of all written notices or communications received from any Easement Tenant, or its agents.

#### **15. Miscellaneous.**

- a. The terms and conditions of the existing Telecom Tenant Lease shall govern over any conflicting term of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, Grantor and Grantee acknowledge that this Agreement is subject and subordinate to the Telecom Tenant Lease.
- b. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors and assigns of the parties to this Agreement. It is the intention of the parties hereto that all of the various rights, obligations, restrictions, and easements created in this Agreement shall run with the Parent Property upon which the Easement is located and be binding upon all future owners and lessees of the Parent Property and all persons claiming under them for the Term.
- c. Casualty and Condemnation. In the event of any casualty or condemnation of the Easement in whole or in part, Grantee shall be entitled to receive any insurance proceeds or condemnation award attributable to the value of the Easement.
- d. Bankruptcy. Grantee does not consent to rejection in bankruptcy, and Grantor shall provide notice and a copy of any bankruptcy or related filing to Grantee and Grantee's Lender.
- e. Severability. If any provision contained in this Agreement (or any portion of such provision) shall be held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement (or any portion of any such provision).
- f. Counterparts. This Agreement may be executed in separate counterparts, with each counterpart deemed an original, and all of which together shall constitute a single agreement.
- g. Entire Agreement. This Agreement and any documents, certificates, instruments, and agreements referred to herein constitute the entire agreement between Grantor and Grantee. Without limiting the generality of the foregoing, Grantor acknowledges that it has not received or relied upon any advice of Grantee or its representatives regarding the merits or tax consequences of this Agreement.

*[Signature pages and exhibits follow]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date on page one above.

GRANTOR: VILLAGE OF GLENWOOD

\_\_\_\_\_  
Toledo Hart, Village President

Grantor Notice Address:  
19301 South State Street  
Glenwood, Illinois 60425-1671

STATE OF \_\_\_\_\_ }  
COUNTY \_\_\_\_\_ } ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned notary public, personally appeared Toleda Hart, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver’s license/passport/ \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Village President of VILLAGE OF GLENWOOD.

{affix notary seal or stamp}

\_\_\_\_\_  
Notary Public  
My Commission Expires:

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date on page one above.

GRANTEE: TPA VIII, LLC

\_\_\_\_\_  
Jesse M. Wellner, Chief Executive Officer

Grantee Notice Address:  
TPA VIII, LLC  
1870 The Exchange SE, Suite 220  
PMB 909780  
Atlanta, GA 30339-2171  
Attn: Chief Executive Officer

*With a copy to:*  
TPA VIII, LLC  
3715 Northside Parkway  
Building 3, Suite 300  
Atlanta, GA 30327  
Attn: General Counsel

STATE OF GEORGIA

COUNTY OF FULTON

} ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned notary public, personally appeared Jesse M. Wellner, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license/passport/ \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Chief Executive Officer of TPA VIII, LLC.

{affix notary seal or stamp}

\_\_\_\_\_  
Notary Public  
My Commission Expires: 4/4/2029

EXHIBIT A

LEGAL DESCRIPTION OF THE PARENT PROPERTY

*[Insert property legal description.]*

EXHIBIT B

TELECOM TENANT LEASE

That certain Tower Construction Option and Lease Agreement dated September 23, 2013, by and between Village of Glenwood, an Illinois municipality, and New Cingular Wireless PCS, LLC, a Delaware limited liability company

## EXHIBIT C

### EASEMENT AREA DESCRIPTION

In the event of a discrepancy between the area actually occupied by the Telecom Tenant's equipment and the area described below, the described area shall be understood to also include any portion of the actual used area not captured by the description or as may have been granted to the Telecom Tenant that is currently outlined in each Telecom Tenant Lease referenced in Exhibit B. Grantor or Grantee may elect to engage a professional surveyor, the product of which may be substituted upon the other party's acceptance for the contents herein. The part of the Parent Property described in Exhibit A hereto, on which any equipment exists on the Effective Date, together with the portion of the Parent Property used and leased by Grantor as the existing lease premises under each Telecom Tenant Lease, including but not limited as follows:

That certain portion of the Parent Property located at what is commonly known as 120 North Main Street, Glenwood, Illinois 60425, that is co-extensive with the area leased under each Telecom Tenant Lease referenced in Exhibit B attached hereto.

#### Expanded Easement Area

That certain additional lease area measuring up to the equivalent total of five thousand (5,000) square feet in a location to be determined by the telecommunications tenant collocating on the rooftop of that certain building on the Parent Property described herein, with such location approved by the Grantor, such approval not to be unreasonably withheld, conditioned, or delayed.

### NON-EXCLUSIVE UTILITY EASEMENT and NON-EXCLUSIVE ACCESS EASEMENT SPACE

The part of the Parent Property, described in Exhibit A hereto, on which any equipment exists on the Effective Date, together with the portion of the Parent Property used by utility providers and leased by Grantor as the lease premises under each Telecom Tenant Lease, including but not limited as follows:

**Utilities and Telecommunications.** Grantee is herein granted, consistent with each Telecom Tenant Lease, a non-exclusive easement in, to, under and over the portions of the Parent Property for ingress and egress to the Easement, shaft ways, chase ways, soffits, risers, columns, crawl spaces, rafters, or any other space for placement of cables, wiring, etc., which is necessary to install, operate and maintain the telecommunications equipment and/or personal property, together with the right to use such easement for the development, repair, maintenance and removal of utilities and/or cables providing service to the Easement and any related activities and uses.

**Access.** Grantee is herein granted, consistent with each Telecom Tenant Lease, all rights of ingress and egress to and from the Easement, across the Parent Property described in Exhibit A hereto, providing access to a publicly dedicated roadway, including but not limited to North Main Street, along with the right to use such access easement for the development, repair, maintenance and removal of utilities providing service to the Easement and any related activities and uses.

Record and Return to:  
Becky Allsbury  
TitleVest Agency, LLC  
110 E. 42<sup>nd</sup> Street, 10<sup>th</sup> Floor  
New York, NY 10017  
TitleVest Title No.: TIL1008627

Prepared by:  
John Coughlin  
TPA VIII, LLC  
3715 Northside Parkway  
Building 3, Suite 300  
Atlanta, GA 30327

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## EASEMENT AGREEMENT

This telecommunication easement and lease assignment agreement ("Agreement") is made and shall be effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 ("Effective Date"), by and between Village of Glenwood, an Illinois Municipal Corporation, a/k/a Village of Glenwood ("Grantor") and TPA VIII, LLC, a Delaware limited liability company ("Grantee").

- 1. Grantor's Property and the Telecom Tenant Lease.** Grantor represents and warrants that it holds fee simple title to certain real property located at 9 South Rebecca Street, Glenwood, Illinois 60425, as more fully described in the legal description attached hereto as Exhibit A (the "Parent Property"). Grantor and Verizon Wireless and T-Mobile (the "Telecom Tenant") are parties to that certain lease agreement, including all amendments and modifications thereto, cited in Exhibit B and incorporated by reference herein (the "Telecom Tenant Lease").
- 2. Grant of Easement.** For the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge as paid on or about the Effective Date along with the purchase price pursuant to the settlement statement executed contemporaneously with this Agreement ("Purchase Price"), Grantor grants and conveys unto Grantee, its successors and assigns, an exclusive easement (subject to the Telecom Tenant Lease) for the Permitted Use defined herein, together with a non-exclusive access easement for ingress and egress to and from the exclusive easement, seven days per week, twenty-four hours per day and a non-exclusive utility easement to install, replace and maintain utilities servicing the exclusive easement, including, but not limited to the installation of power and telephone service cable, wires, switches, boxes and the like as may be required by the Permitted Use (collectively "Easement" as further described in Exhibit C). Grantor shall permit Grantee, Easement Tenant(s) (as hereinafter defined), and any of their

affiliates, customers, tenants, subtenants, lessees, sublessees, licensees, successors and/or assigns together with any of the employees, contractors, consultants, and or agents of the foregoing to use the Easement for the installation, construction, operation, maintenance, repair, modification, relocation, replacement and removal of improvements and equipment ("Equipment") for the facilitation of telecommunications uses, communications uses and other related uses, including, but not limited to, any uses permitted by the Telecom Tenant Lease ("Permitted Use"). Grantor represents that there is no pending or threatened action that would adversely affect Grantor's ability to enter into this Agreement or grant the Easement and that entering into this Agreement will not violate or conflict with any provision of Grantor's organizational documents (if Grantor is an organization) or conflict with the provisions of any agreement to which Grantor is a party. Grantor further represents and warrants that Grantee shall have peaceful and quiet possession and enjoyment of the Easement during the term of this Agreement without any disturbance of Grantee's possession or Permitted Use hereunder. Grantee shall use commercially reasonable efforts to enforce each Easement Tenant's obligation to restore and repair its leased premises within the Easement Area.

3. **Term.** Commencing on the Effective Date, the term of this Agreement and the Easement shall be for a fifty (50) year (the "Term") and this Agreement and the Easement shall terminate on \_\_\_\_\_, 2076. Upon notice to Grantor as provided herein, Grantee may surrender the Easement to Grantor and execute such documents reasonably required to terminate the Agreement and the Easement. Grantor may not unilaterally terminate the Agreement or Easement, but if the Easement is not used for the Permitted Use for a period of three (3) years, the Easement shall be deemed abandoned and shall terminate upon Grantor's notice of such default to Grantee as provided herein. **Sections 12 and 13** shall survive expiration or termination of this Agreement and shall remain in effect in perpetuity, subject to applicable law.

4. **Assignment of Lease, Renewal, and Right of Replacement.** Grantor hereby assigns to Grantee all of Grantor's right, title, and interest in the Telecom Tenant Lease for the Term, including the right to renew the Telecom Tenant Lease throughout the Term. Except as provided herein, Grantee agrees to assume all of Grantor's rights and obligations under the Telecom Tenant Lease. If Telecom Tenant is obligated under the Telecom Tenant Lease to pay to Grantor any fees (other than base rent and any escalations thereto) for the purpose of utility service or access or tax reimbursement, Grantor shall continue to be entitled to such fees, although Grantee may collect and distribute same to Grantor. Grantor shall continue to perform all obligations of the lessor under the Telecom Tenant Lease which relate to the use, ownership, and maintenance of the Parent Property so that Grantee may fulfill all the obligations under the Telecom Tenant Lease without breaching any provision therein, including, but not limited to, Grantor maintaining the Parent Property in a commercially reasonable condition to allow the Permitted Use of the Easement. Grantor shall not maintain the equipment or installations of any Easement Tenant (hereinafter defined), but shall be responsible and liable for the maintenance of the Water Tower (hereinafter defined) in compliance with any and all applicable laws, statutes, rules and regulations, including but not limited to, those rules and regulations, promulgated by the FCC and FAA regarding painting, marking and lighting of the Water Tower. Grantor represents and warrants that it has delivered to Grantee true and correct copies of the Telecom Tenant Lease and that Grantor owns 100% of the lessor/landlord's interest in the Telecom Tenant Lease, including the right to collect all rent thereunder. Grantor represents that there is no pending or threatened action that would adversely affect the Telecom Tenant Lease, the Permitted Use, or Grantor's ability to enter into this Agreement or grant the Easement. To the best of Grantor's knowledge, no party to the Telecom Tenant Lease has breached or is in default of their respective obligations under the Telecom Tenant Lease, and **no party has requested or discussed a modification or termination of the Telecom Tenant Lease.** If during the Term the Telecom Tenant terminates the Telecom Tenant Lease or otherwise vacates the Parent Property, Grantee may lease all or a portion of the Easement to a replacement telecommunications tenant ("Replacement Telecom Tenant") on terms consistent with the Telecom Tenant Lease and such Replacement Telecom Tenant shall occupy the Easement rather than locating on other portions of the

Parent Property (“Replacement Telecom Tenant Lease”). Grantee shall provide Grantor with copies of all written notices or communications received from any Easement Tenant, or its agents, related to termination, assignment, or encumbrance of the subject Easement. Other than any provisions regarding rent, rent escalations, lease term and renewal, the terms and conditions of any Replacement Telecom Tenant Lease shall be consistent with the applicable replaced Telecom Tenant Lease and no Replacement Telecom Tenant Lease shall include any new or additional obligation of the Grantor and no terms of Replacement Telecom Tenant Lease shall be materially more adverse to Grantor than the replaced Telecom Tenant Lease. For any Replacement Telecom Tenant, Grantor shall have the right to review and approve construction plans for Replacement Telecom Tenant prior to commencement of construction, and such approval shall not be unreasonably conditioned, delayed, or withheld, and such approval shall be without further compensation to Grantor. Approval shall be deemed given by Grantor where Grantor has failed to respond within twenty (20) days of notice as provided herein.

5. **Rent Sharing.** When a new telecommunications tenant (“Rent Share Tenant”), other than a Replacement Telecom Tenant, executes a lease for space within the Easement outside the Telecom Tenant or Replacement Telecom Tenant lease premises and commences rent payment, Grantee will collect such rent with Grantee retaining fifty percent (50%) of the rent collected and Grantee remitting fifty percent (50%) of the rent collected to Grantor. Notwithstanding the foregoing, Grantee shall be entitled to collect and retain rent from all telecommunications tenants within the Easement in an amount equal to the rent scheduled in the existing Telecom Tenant Lease and any Replacement Telecom Tenant Lease, including scheduled escalators. Grantee is permitted and authorized to enter into leases with Rent Share Tenants, subject to the requirements for leasing to Replacement Telecom Tenants as set forth in **Section 4**.
6. **Reserved.**
7. **Grantor Cooperation and Non-interference.** Grantor hereby agrees to cooperate with Grantee, Telecom Tenant, Rent Share Tenant, and/or Replacement Telecom Tenant (collectively, “Easement Tenants”) in obtaining all licenses, permits, or authorizations from all applicable governmental and/or regulatory entities and in acquiring any necessary upgrades to or relocation of utility service to support the Permitted Use. In furtherance of the foregoing, Grantor hereby agrees to cooperate with Grantee to execute all land use applications, permits, licenses, and other approvals on Grantor's behalf in connection with the Permitted Use, within twenty (20) days of Grantor's receipt of such approvals and documents. Grantor's cooperation shall be at no cost to Grantor and without requiring payment of additional rent or fees by Grantee or Easement Tenants. Grantor shall not interfere with any construction in the Easement so long as such construction is to support the Permitted Use and is proceeding pursuant to a building permit or other required municipal or governmental approvals. Grantor shall not, nor shall Grantor permit its lessees, licensees, employees, invitees, or agents to use any portion of the Parent Property or the Easement in a way that materially interferes with the operations of the Easement Tenants, who shall have peaceful and quiet possession and enjoyment of the Easement. Grantor may not directly or indirectly induce, invite, or conspire to induce or invite any Easement Tenants to use or lease space in direct competition with the Easement. Grantor's cooperation shall not require Grantor to incur any out-of-pocket expense or legal liability.
8. **Assignment.** Grantee may pledge, assign, mortgage, grant a security interest, or otherwise encumber its interest created by this Agreement. Grantee may freely assign this Agreement in part or in its entirety, and any or all of its rights hereunder, including the right to receive rent payments. Upon the absolute assumption of such assignee of all of the obligations of Grantee under this Agreement, then Grantee will be relieved of all obligations and liabilities hereunder. Grantee shall provide written notice to Grantor of any assignment or transfer of its interest hereunder.

## 9. Taxes and Other Obligations.

- a. Village of Glenwood or tax-exempt agency as Grantor. So long as the named Grantor Village of Glenwood or any other tax-exempt agency shall be a party to this Agreement, and such party is exempt from the payment of taxes on the Parent Property, Grantor Village of Glenwood or any other tax-exempt agency shall have no obligation hereunder to pay any taxes or assessments on the Parent Parcel or this Easement and nothing herein shall be deemed a waiver of the Village of Glenwood's or any other tax-exempt agency's tax-exempt status. Grantee shall use commercially reasonable efforts to enforce the tax payment obligations of Easement Tenants as such may appear under the applicable Easement Tenant lease.
- b. Grantor no longer a tax-exempt agency. If the Village of Glenwood or any other tax-exempt agency is no longer than Grantor for this Agreement, then except for any taxes relating to the equipment or personal property taxes of any Easement Tenant as required to be paid under such Easement Tenant's respective lease, as applicable, all taxes and other obligations that are or could become liens against the Parent Property or any subdivision of the Parent Property containing the Easement, whether existing as of the Effective Date or hereafter created or imposed, shall be paid by Grantor prior to delinquency or default. Grantor shall be solely responsible for payment of all taxes and assessments now or hereafter levied, assessed, or imposed upon the Parent Property, or imposed in connection with the execution, delivery, performance, or recordation hereof, including, without limitation, any sales, income, documentary, or other transfer taxes. Notwithstanding the foregoing, Grantee shall pay all taxes assessed against any Equipment that Grantee installs on the Parent Property. If Grantor fails to pay when due any taxes or other obligations affecting the Parent Property, Grantee shall have the right but not the obligation to pay such and demand payment therefore from Grantor, which payment Grantor shall make within ten (10) days of such demand by Grantee. Grantee shall use commercially reasonable efforts to enforce Easement Tenant's obligations, as such obligation appears in the applicable Easement Tenant Lease, to reimburse Grantor for increases in taxes due to Easement Tenant's improvements on the property (each, a "Tax Reimbursement"). In the event that any Easement Tenant fails to pay a Tax Reimbursement to Grantor within the time provided for in the applicable Easement Tenant Lease, then after written demand by Grantor to the applicable Easement Tenant, Grantor may bring a cause of action directly against the applicable Easement Tenant for collection of such unpaid Tax Reimbursement.

**10. Insurance.** During the Term, Easement Tenants shall maintain general liability insurance as required under their respective lease. Grantor shall maintain any insurance policies in place on the Parent Property or as required under the Telecom Tenant Lease.

**11. Subordination and Non-Disturbance.** Grantee agrees to subordinate this Agreement to any existing or future mortgage or deed of trust on the Parent Property ("Security Instrument"), provided the beneficiary or secured party ("Secured Party") under the Security Instrument agrees for itself and its successors in interest and assigns that Grantee's rights under this Agreement and rights to the Easement shall remain in full force and effect and shall not be affected or disturbed by the Secured Party in the exercise of Secured Party's rights under the Security Instrument during the Term, including Grantee's right to collect and retain, in accordance with the terms of this Agreement, all rents, fees and other payments due from Easement Tenants. Such non-disturbance agreement must apply whether Secured Party exercises its rights under the Security Instrument, including foreclosure, sheriff's or trustee's sale under the power of sale contained in the Security Instrument, and any other transfer, sale or conveyance

of Grantor's interest in the Parent Property under peril of foreclosure, including, without limitation to the generality of the foregoing, an assignment or sale in lieu of foreclosure.

**12. Mutual General Indemnification.** Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, damages, costs and expenses (including reasonable attorney's fees and disbursements) caused by or arising out of the indemnifying party's breach of this Agreement or the negligent acts or omissions or willful misconduct on the Parent Property by the indemnifying party or the employees, agents, or contractors of the indemnifying party. Grantor's indemnity obligations shall be limited to the extent permitted under and consistent with the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, *et seq.*

**13. Environmental Representations and Indemnification.**

- a. Grantor represents and warrants that, to the best of Grantor's knowledge, no pollutants or other toxic or hazardous substances, as defined under the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. 9601 *et seq.*, or any other federal or state law, including any solid, liquid, gaseous, or thermal irritant or contaminant, such as smoke, vapor, soot, fumes, acids, alkalis, chemicals or waste (including materials to be recycled, reconditioned or reclaimed) (collectively, "Hazardous Substances") have been, or shall be discharged, disbursed, released, stored, treated, generated, disposed of, or allowed to escape or migrate (collectively referred to as the "Release") on or from the Parent Property. Neither Grantor nor Grantee shall introduce or use any Hazardous Substances on the Parent Property or the Easement in violation of any applicable federal, state, or local environmental laws.
- b. Grantor and Grantee each agree to defend, indemnify, and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, cleanup, remedial, removal or restoration work required by any governmental authority, losses, judgments and reasonable attorneys' fees that the indemnified party may suffer or incur due to the existence or discovery of any Hazardous Substances on the Parent Property caused by the other party. Grantee shall not be responsible for and shall not defend, indemnify, or hold harmless Grantor for any Release of Hazardous Substances on or before the Effective Date.

**14. Dispute Resolution and Notice.**

- a. Jurisdiction and venue under this Agreement shall be in the state and county in which the Parent Property is located. The parties may enforce this Agreement and their rights under applicable law, and may seek specific performance, injunction, appointment of a receiver, and any other equitable rights and remedies available under applicable law. Money damages may not be an adequate remedy for the harm caused to Grantee by a breach or default by Grantor hereunder, and Grantor waives the posting of a bond. Damages against Grantee shall be limited to the amount of consideration received by Grantor under this Agreement, following any insurance settlement which may have effect. The prevailing party shall be entitled to an award of its reasonable attorneys' fees and costs. Neither party shall be liable to the other for consequential, indirect, speculative, or punitive damages.
- b. The non-defaulting party shall provide written notice of a default under this Agreement or under an Easement Tenants' lease, not more than thirty (30) days from discovery of the default. From the date of such notice, the defaulting party shall have thirty (30) days to cure the default, unless the default cannot reasonably be cured within thirty (30) days, in which case the

defaulting party shall have such additional time as necessary to cure the default so long as the defaulting party has commenced to cure the default and is diligently pursuing completion of the cure.

- c. All communications shall be delivered by certified mail, return receipt requested, or a nationally recognized overnight courier to the address beneath each party's signature block or such other address as advised to the other party pursuant to this Section. Notice shall be deemed given upon receipt if by certified mail, return receipt requested, or one (1) business day following the date of sending, if sent by nationally recognized overnight courier service, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. Grantor shall provide Grantee with copies of all written notices or communications received from any Easement Tenant, or its agents.

## **15. Miscellaneous.**

- a. The terms and conditions of the existing Telecom Tenant Lease shall govern over any conflicting term of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, Grantor and Grantee acknowledge that this Agreement is subject and subordinate to the Telecom Tenant Lease.
- b. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors and assigns of the parties to this Agreement. It is the intention of the parties hereto that all of the various rights, obligations, restrictions, and easements created in this Agreement shall run with the Parent Property upon which the Easement is located and be binding upon all future owners and lessees of the Parent Property and all persons claiming under them for the Term.
- c. Casualty and Condemnation. In the event of any casualty or condemnation of the Easement in whole or in part, Grantee shall be entitled to receive any insurance proceeds or condemnation award attributable to the value of the Easement.
- d. Bankruptcy. Grantee does not consent to rejection in bankruptcy, and Grantor shall provide notice and a copy of any bankruptcy or related filing to Grantee and Grantee's Lender.
- e. Severability. If any provision contained in this Agreement (or any portion of such provision) shall be held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement (or any portion of any such provision).
- f. Counterparts. This Agreement may be executed in separate counterparts, with each counterpart deemed an original, and all of which together shall constitute a single agreement.
- g. Entire Agreement. This Agreement and any documents, certificates, instruments, and agreements referred to herein constitute the entire agreement between Grantor and Grantee. Without limiting the generality of the foregoing, Grantor acknowledges that it has not received or relied upon any advice of Grantee or its representatives regarding the merits or tax consequences of this Agreement.

*[Signature pages and exhibits follow]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date on page one above.

GRANTOR: VILLAGE OF GLENWOOD, an Illinois Corporation  
a/k/a VILLAGE OF GLENWOOD

\_\_\_\_\_  
Toleda Hart, Village President

Grantor Notice Address:  
19301 South State Street  
Glenwood, Illinois 60425-1671

STATE OF \_\_\_\_\_ }  
COUNTY \_\_\_\_\_ } ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned notary public, personally appeared Toleda Hart and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license/passport/ \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Village President of VILLAGE OF GLENWOOD.

{affix notary seal or stamp}

\_\_\_\_\_  
Notary Public  
My Commission Expires:

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date on page one above.

GRANTEE: TPA VIII, LLC

\_\_\_\_\_  
Jesse M. Wellner, Chief Executive Officer

Grantee Notice Address:  
TPA VIII, LLC  
1870 The Exchange SE, Suite 220  
PMB 909780  
Atlanta, GA 30339-2171  
Attn: Chief Executive Officer

*With a copy to:*  
TPA VIII, LLC  
3715 Northside Parkway  
Building 3, Suite 300  
Atlanta, GA 30327  
Attn: General Counsel

STATE OF GEORGIA

COUNTY OF FULTON

} ss.

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned notary public, personally appeared Jesse M. Wellner, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license/passport/ \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Chief Executive Officer of TPA VIII, LLC.

{affix notary seal or stamp}

\_\_\_\_\_  
Notary Public  
My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF THE PARENT PROPERTY

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

PARCEL 1:

Lot 3 in ASSELBORN SUBDIVISION, a resubdivision in the Southwest quarter of Section 3, Township 35 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded March 2, 2000 as document no. 00152893, in Cook County, Illinois.

PARCEL 2:

Lots 7, 8, 9, and 10, in Block 3 of the VILLAGE OF GLENWOOD, a subdivision by Young & Campbell of part of the Southwest quarter of Section 3, Township 35 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded August 26, 1874 as document no. 187299, in Cook County, Illinois.

Together with the vacated West half of the alley adjoining Lots 7, 8, 9, and 10, both inclusive, as vacated by the Ordinance recorded as Torrens No. T2295260.

EXHIBIT B

TELECOM TENANT LEASE

That certain Structure Lease Agreement dated May 20, 2009, by and between Village of Glenwood, a municipal corporation and Chicago S<SA Limited Partnership d/b/a Verizon Wireless, as evidenced by that certain Memorandum of Structure Lease Agreement dated June 16, 2009, and recorded June 26, 2009, as Doc#: 0917603072, in the Official Public Records in Cook County, Illinois

That certain Option and Structure Lease Agreement dated November 7, 2007, by and between Village of Glenwood and Village of Glenwood, a municipal corporation, and T-Mobile Central LLC, as evidenced by that certain Memorandum of Lease dated April 15, 2008, and recorded July 18, 2008, as Doc #: 0620004124, in the Official Public Records in Cook County, Illinois.

## EXHIBIT C

### EASEMENT AREA DESCRIPTION

In the event of a discrepancy between the area actually occupied by the Telecom Tenant's equipment and the area described below, the described area shall be understood to also include any portion of the actual used area not captured by the description or as may have been granted to the Telecom Tenant that is currently outlined in each Telecom Tenant Lease referenced in Exhibit B. Grantor or Grantee may elect to engage a professional surveyor, the product of which may be substituted upon the other party's acceptance for the contents herein. The part of the Parent Property described in Exhibit A hereto, on which any equipment exists on the Effective Date, together with the portion of the Parent Property used and leased by Grantor as the existing lease premises under each Telecom Tenant Lease, including but not limited to the following:

#### Exclusive Easement Area:

That portion of the Parent Property including that certain existing municipal water tower at 9 South Rebecca Street, Glenwood, Illinois 60425 (the "Water Tower"), together with the area at ground level that is co-extensive with the area leased under each Telecom Tenant Lease referenced in Exhibit B attached hereto.

#### Expanded Easement Area for Additional Telecommunications Tenant(s):

That certain additional easement area for attachment of antennas to the exterior of the Water Tower along with equipment ground space measuring the equivalent total of five hundred (500) square feet in a location to be determined by the telecommunications tenant(s) collocating on that certain Water Tower supporting telecommunications equipment described above with such location approved by the Grantor, such approval not to be unreasonably withheld, conditioned or delayed.

#### NON-EXCLUSIVE UTILITY EASEMENT and NON-EXCLUSIVE ACCESS EASEMENT SPACE

The part of the Parent Property, described in Exhibit A hereto, on which any equipment exists on the Effective Date, together with the portion of the Parent Property used by utility providers and leased by Grantor as the lease premises under each Telecom Tenant Lease, including but not limited to the following:

**Utilities and Telecommunications.** Grantee is herein granted, consistent with each Telecom Tenant Lease, a non-exclusive easement in, to, under and over the portions of the Parent Property for ingress and egress to the Easement, shaft ways, chase ways, soffits, risers, columns, crawl spaces, rafters, or any other space for placement of cables, wiring, etc., which is necessary to install, operate and maintain the telecommunications equipment and/or personal property, together with the right to use such easement for the development, repair, maintenance and removal of utilities and/or cables providing service to the Easement and any related activities and uses.

**Access.** Grantee is herein granted, consistent with each Telecom Tenant Lease, all rights of ingress and egress to and from the Easement, across the Parent Property described in Exhibit A hereto, providing access to a publicly dedicated roadway, including but not limited to South Rebecca Street, along with the right to use such access easement for the development, repair, maintenance and removal of utilities providing service to the Easement and any related activities and uses.



3549 N Vermilion St  
 Danville, IL 61832  
 www.oherron.com  
 rayoherron@oherron.com  
 1-800-223-2097

# Quote

**Quote # 3236083**  
 Customer No: 00-60425PD  
 Date: 3/18/2025

**BILL TO:**

GLENWOOD POLICE DEPT  
 1 ASSELBORN WAY  
 GLENWOOD, IL 60425

**SHIP TO:**

GLENWOOD POLICE DEPT  
 1 ASSELBORN WAY  
 GLENWOOD, IL 60425

BADGE NO:	PAYMENT TERMS:	ORDERED BY:	ORDER COMMENT:		
	NET 30 DAYS	KYLE WILBANKS			
ITEM NO	DESCRIPTION	QUANTITY	PRICE	EXT PRICE	
	AJH				
Q4172	9mm LUGER 115 GR FMJ BOX/50 500 ROUNDS PER CASE	20.00	119.80	2,396.00	
RA9B	9mm LUGER 147 GR BONDED BOX/50 500 ROUNDS PER CASE	2.00	200.80	401.60	
Q4238	40 S&W 180 GR FMJ BOX/50 500 ROUNDS PER CASE	2.00	144.50	289.00	
RA40T	40 S&W 180 GR JHP BOX/50 500 ROUNDS PER CASE	2.00	203.50	407.00	
WM193K	5.56 M193 55gr FMJ 20rd/box 1000 ROUNDS PER CASE	8.00	437.00	3,496.00	
RA223R	223 WIN 55 GR PSP BOX/20 1000 ROUNDS PER CASE	3.00	837.00	2,511.00	
*****NO FREIGHT*****					

Sales Tax: 0.00  
**Quote Total: 9,500.60**

**THIS IS NOT AN INVOICE. ADDITIONAL SHIPPING CHARGES MAY APPLY.**  
 Quoted prices are good until 30 days from date of quote or until otherwise noted.  
 If you have questions or are ready to place an order please email orders@oherron.com  
 or call 1-800-223-2097



3549 N Vermilion St  
 Danville, IL 61832  
 www.oherron.com  
 rayoherron@oherron.com  
 1-800-223-2097

# Quote

**Quote # 3274644**  
 Customer No: 00-60425PD  
 Date: 2/2/2026

**BILL TO:**

GLENWOOD POLICE DEPT  
 1 ASSELBORN WAY  
 GLENWOOD, IL 60425

**SHIP TO:**

GLENWOOD POLICE DEPT  
 1 ASSELBORN WAY  
 GLENWOOD, IL 60425

<b>BADGE NO:</b>	<b>PAYMENT TERMS:</b>	<b>ORDERED BY:</b>	<b>ORDER COMMENT:</b>
	NET 30 DAYS	KYLE WILBANKS	

ITEM NO	DESCRIPTION	QUANTITY	PRICE	EXT PRICE
	AJH			
HL6ABDBV0M	AXBIIIA,1 HL, STP FISHER, DANIEL GOSSAGE, JEFF BURKE, CHIRSTOPHER WILBANKS, KYLE MORACHE, TOM Gilani, Saahil CONNER, TYRONE OLDENBURG, CARRIE	8.00	985.00	7,880.00
HL6ABDBV0M	AXBIIIA,1 HL, STP PEDYCORD, DEREK FRONT 54 L2 ///BACK 54L1 CHECK OLD MEASUREMENTS PERRY, CURTIS: NATHANIEL MILLER M. SMITH LUIS FRANCO Patrick Owens Donald Stone- Nick Kiouisis-	8.00	985.00	7,880.00

---- BODY ARMOR & CARRIERS ARE CUSTOM, NON-RETURNABLE ----  
 AFTER 24 HRS NO CHANGES OR CANCELLATIONS CAN BE ACCEPTED

-----  
 ANY ALTERATION REQUEST MUST BE RECEIVED WITHIN 30 DAYS  
 OF THE INVOICE DATE

-----  
 ALL CHARGES ARE THE RESPONSIBILITY OF THE CUSTOMER

QUOTED PRICES

\*\*\*\*\*QUOTED FREIGHT\*\*\*\*\*

Freight: 75.00

Sales Tax: 0.00

**Quote Total: 15,835.00**

**THIS IS NOT AN INVOICE. ADDITIONAL SHIPPING CHARGES MAY APPLY.**  
 Quoted prices are good until 30 days from date of quote or until otherwise noted.  
 If you have questions or are ready to place an order please email orders@oherron.com  
 or call 1-800-223-2097