

**FIRST AMENDMENT FOR A BUSINESS RETENTION ECONOMIC INCENTIVE AND
SALES TAX REBATE AGREEMENT FOR
PRAIRIE FOOD CO-OP TO BE LOCATED AT
837 SOUTH WESTMORE-MEYERS ROAD, LOMBARD, ILLINOIS**

This First Amendment to Economic Incentive Agreement (the "First Amendment") is made and entered into as of the 6th day of March, 2025, by and between the VILLAGE OF LOMBARD, an Illinois non-home rule municipal corporation (the "Village") and PRAIRIE FOOD CO-OP, an Illinois business corporation (the "Business Owner"). (The Village and the Business Owner are sometimes referred to herein collectively as the "Parties.")

WITNESSETH

WHEREAS, pursuant to Resolution 58-24, adopted November 7, 2024, the Village approved a "Business Retention Economic Incentive and Sales Tax Agreement for Prairie Food Co-op to be Located at 837 South Westmore-Meyers Road, Lombard, Illinois" (the "Agreement") with the Business Owner; and

WHEREAS, the Village and the Business Owner desire to amend certain provisions of the Agreement relative to completion timelines; and

WHEREAS, it is in the best interests of the Village and the Business Owner to enter into this First Amendment;

NOW, THEREFORE, in consideration of the foregoing, other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, and the mutual covenants and agreements hereinafter contained, the Parties hereto agree as follows:

1. That Article II, Section 2.03 (B) of the Agreement is hereby amended as follows:

Business Owner shall obtain a certificate of occupancy for the Project on or before February 4, 2025 subject to the *Force Majeure* provisions of Section 5.01 hereof.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF LOMBARD,
an Illinois non-home rule municipal corporation

ATTEST:

By: 
Keith Giagnorio, Village President

By: 
Elizabeth Brezinski, Village Clerk

Date: February 20, 2025

Date: February 20, 2025

PRAIRIE FOOD CO-OP,
an Illinois business corporation

By: 
Name: Leslee Keri

Title: President

Date: 3/6/2025

ACKNOWLEDGMENT

State of Illinois)
) SS
County of DuPage)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith Giagnorio and Elizabeth Brezinski, personally known to me to be the President and Village Clerk of the Village of Lombard, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that, as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Village Council of said Illinois corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Illinois corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of February, 2025.

Monika Reszka
Notary Public

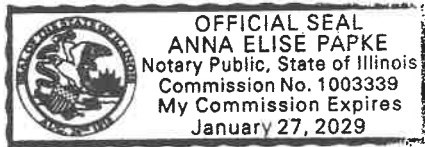


ACKNOWLEDGMENT

State of Illinois)
) SS
County of DuPage)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Leslee Keri, personally known to me to be the President of Prairie Food Co-op, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Manager, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6TH day of MARCH, 2025.





Notary Public

Exhibit A

**Legal Description of the
Property Covered by the Agreement**

LOT 1 IN RAYMOND W. MACDONALD COUNTY CLERK'S EASTGATE SHOPPING CENTER ASSESSMENT PLAT IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1976 AS DOCUMENT R76-72686, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-117-007 (the "Subject Property").

Common Address: 837 S. Westmore-Meyers Road, Lombard, IL 60148

Tenant Space: Unit A4-1