

MEMORANDUM OF UNDERSTANDING

Purpose

The purpose of this Memorandum of Understanding ("MOU") is to establish an understanding which the City of Aurora ("City") and Square Peg Real Estate, LLC regarding certain future improvements in and around the Two Brother's Roundhouse property located at 205 N Broadway Aurora, IL 60505 ("Subject Property").

Areas of Understanding

Overall Development Signage

1. The City and Square Peg Real Estate, LLC agree to work cooperatively on designing an overall signage package for the "yet to be named" development area which extends on either side of Broadway from Spring Street on the south to Peirce Street on the north.
2. Where appropriate, the City and Square Peg Real Estate, LLC agree to partner financially on the installation of the overall development signage.

Drive Isle and Parking Lot Improvements

1. The City and Square Peg Real Estate, LLC agree to partner, through a future infrastructure agreement, on the design and construction of improvements to the drive isle and parking lot located on the southern portion of the Subject Property. Said design and improvements contemplated in the future agreement would be completed as part of the City's project to re-design the east ATC parking lot, located between the Metra platform and the elevated BNSF rail line. All parties in the infrastructure agreement would be expected to financially contribute their proportionate share of the costs.

Valet Parking

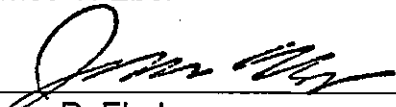
1. The City agrees to work with Square Peg Real Estate, LLC to develop a valet parking plan at the Aurora Transportation Center parking lot

The undersigned parties agree to the items listed above.

Square Peg Real Estate, LLC Representatives:

Mr. James V. Ebel

Date



11/20/17

Mr. Jason R. Ebel

Date

City of Aurora:

Richard C. Irvin Mayor

Date

MEMORANDUM OF UNDERSTANDING

Purpose

The purpose of this Memorandum of Understanding ("MOU") is to establish an understanding which the City of Aurora ("City") and Square Peg Real Estate, LLC regarding certain future improvements in and around the Two Brother's Roundhouse property located at 205 N Broadway Aurora, IL 60505 ("Subject Property").

Areas of Understanding

Overall Development Signage

1. The City and Square Peg Real Estate, LLC agree to work cooperatively on designing an overall signage package for the "yet to be named" development area which extends on either side of Broadway from Spring Street on the south to Peirce Street on the north.
2. Where appropriate, the City and Square Peg Real Estate, LLC agree to partner financially on the installation of the overall development signage.

Drive Isle and Parking Lot Improvements

1. The City and Square Peg Real Estate, LLC agree to partner, through a future infrastructure agreement, on the design and construction of improvements to the drive isle and parking lot located on the southern portion of the Subject Property. Said design and improvements contemplated in the future agreement would be completed as part of the City's project to re-design the east ATC parking lot, located between the Metra platform and the elevated BNSF rail line. All parties in the infrastructure agreement would be expected to financially contribute their proportionate share of the costs.

Valet Parking

1. The City agrees to work with Square Peg Real Estate, LLC to develop a valet parking plan at the Aurora Transportation Center parking lot

The undersigned parties agree to the items listed above.

Square Peg Real Estate, LLC Representatives:


Mr. James V. Ebel

Date

Mr. Jason R. Ebel

Date

City of Aurora:


Richard C. Irvin Mayor

Date

11/20/17