

ORIGINAL

CITY OF AURORA
INVITATION TO BID 20-09
CITYWIDE EMERGENCY
BOARD UPS
BID PROPOSAL COVER
SHEET

The proposer shall also include with his Bid Proposal a signed copy of the enclosed affidavit, contractor's tax certification form, as well as literature, samples, etc., as required within the Bid Proposal Specifications.

The undersigned proposer, having examined the specifications and other documents, hereby agrees to supply services as per the attached specifications and to perform other work stipulated in, required by and in accordance with the proposal documents attached for and in consideration of the proposed prices.

The undersigned acknowledges receipt of addenda Nos. A-H.

***PLEASE SUBMIT AN ORIGINAL BID RESPONSE,
MARKED AS "ORIGINAL"
AND
ONE (1) COMPLETE PAPER COPY***

***TO BE CONSIDERED ALL PROPOSALS MUST:
BE SIGNED
RECEIVED PRIOR TO DUE DATE AND TIME***

PROPOSAL SUBMITTED BY

COMPANY RESTORATION TECHS, INC.

ADDRESS 518 HANKES AVENUE

CITY, STATE, ZIP AURORA, IL 60505

PREPARER'S NAME PATRICK KACKERT

AUTHORIZED SIGNATURE 

PHONE # (630) 761-4900 FAX # (630) 761-4905 DATE APRIL 10, 2020

EMAIL patrick@restorationtechs.com

APPENDIX B

CITY OF AURORA
INVITATION TO BID 20-09
CITYWIDE EMERGENCY
BOARD UPS

BID PROPOSAL FORM

The City of Aurora is accepting bid proposals for provision of emergency board up services to assist after a fire or other emergency within the City of Aurora, Illinois.

The extent of all repairs will be determined by a representative of the City of Aurora, Illinois. A contract has been prepared which illustrates the duties and responsibilities of the City and the Bidder for these services.

The undersigned acknowledges that with submission of a bid proposal that they have read and understand the terms and conditions of the contract to be offered. The bidder also acknowledges that they will comply with said provision should they be awarded the contract.

The City of Aurora reserves the right at any time and for any reason to cancel this Invitation to Bid, to accept or reject any or all Bids or portion thereof, or accept an alternate bid. The City reserves the right to waive any immaterial defect in any bid, or technicality, informality or irregularity in the bids received, and to disregard all nonconforming or conditional bids or counter-proposals. Unless otherwise specified by the bidder or the City, the City reserves the right to hold the best bids for ninety (90) days from the opening date set forth above. The City may seek clarification from any bidder at any time and failure to respond promptly is cause for rejection. The City further reserves the right to award the bid to the lowest responsible Bidder whose offer best responds in quality, fitness and capacity to the requirements of the proposed work or usage and therefore is in the best interest of the City.

The undersigned agrees to provide board up services, representing the City of Aurora, for the period specified in accordance with the amounts set forth in the submitted Schedule of Prices:

PROPOSAL SUBMITTED BY

COMPANY RESTORATION TECHS, INC.

ADDRESS 518 HANKES AVENUE

CITY, STATE, ZIP AURORA, IL 60505

PREPARER'S NAME PATRICK KACKERT

CONTACT PERSON PATRICK KACKERT

AUTHORIZED SIGNATURE 

PHONE # (630) 761-4900 FAX # (630) 761-4905 DATE APRIL 10, 2020

**BID PROPOSAL FORM
BID 20-09
CITYWIDE EMERGENCY BOARD UPS**

**Emergency Board Ups
Contract Period: Date of award through December 31, 2021**

- a. Cost per Small Opening (4' x 4' or not less than 2' x 2') accessible from grade \$ 140.00 (L&M)
- b. Cost per Small Opening (4' x 4' or not less than 2' x 2') not accessible from grade \$ 150.00 (L&M)
- c. Cost per Large Opening (4' x 8') accessible from grade. If contractor secures Multiple Small Openings as (1) One Large Opening they must bill as (1) One Large Opening vs. 2 or 3 Small Openings \$ 160.00 (L&M)
- d. Cost per Large Opening (4' x 8') not accessible from grade. If contractor secures Multiple Small Openings as (1) One Large Opening they must bill as (1) One Large Opening vs. 2 or 3 Small Openings \$ 175.00 (L&M)
- e. Make shift door; to include one (1) sheet, hinges, hasp, lock & key \$ 190.00 (L&M)

An opening requiring more than one (1) 4' x 8' sheet of plywood shall be paid at a rate determined by the number of full sheets (4'X 8') or half sheets (4'X 4') of plywood as bid above.

No minimum with hourly rate built into price submission.

SCHEDULE OF PRICES
2020 - 2021

Labor – during business hours	\$85.00 / per man, per hour
Labor – <u>after</u> business hours	\$110.00 / per man, per hour
Plywood 1/2" (15/32) x 4' x 8'	\$45.00 each
Lumber – 2" x 4" x 8'	\$15.00 each
Lumber – 2" x 4" x 12'	\$18.00 each
Tarp, Medium Duty 16' x 20'	\$60.00 each
Tarp, Medium Duty 20' x 30'	\$90.00 each
Tarp, Medium Duty 30' x 50'	\$145.00 each
Hardware, Carriage Bolts	\$15.00 / per opening
Hardware, Lock & Hasp	\$35.00 / each
Hardware, Temporary Locks	\$25.00 / each
Hardware, Hinges	\$20.00 / pair
Glass Removal, Cleanup and Disposal	\$20.00 / per opening
Lockbox	\$30.00 / each
Generator	\$85.00 / per day, per unit
Ladder, Extension (for Roofs, 2-story)	\$40.00 / per day, per unit
Fencing, Temporary	\$8.00 / LF
Knee Bracing	\$30.00 / each
Service Call – during business hours	\$150.00
Service Call – <u>after</u> business hours	\$220.00
Winterization, Dry	\$185.00 / per water heater
Winterization, Wet (steam or radiant)	\$255.00



APPENDIX A

CITY OF AURORA
INVITATION TO BID 20-09
CITYWIDE EMERGENCY
BOARD UPS

CONTRACT AGREEMENT

THIS AGREEMENT, entered on this 15th day of APRIL 2020 ("Effective Date"), for the Citywide Board Up Services at various locations throughout Aurora, Illinois ("Services") is entered into between the **CITY OF AURORA** ("City"), a municipal corporation, located at 44 E. Downer Place, Aurora, Illinois and RESTORATION TECHS, INC. ("Contractor"), located at 518 HANKES AVENUE, AURORA, IL 60505.

WHEREAS, the City issued an Invitation to Bid 20-09 Citywide Board Up Services for the City of Aurora, Aurora, IL; and

WHEREAS, the Contractor submitted a Bid Proposal in response to the Invitation to Bid and represents that it is ready, willing and able to perform the Services specified in the Bid Proposal and herein as well as any additional services agreed to and described in the Specifications; and

WHEREAS, on APRIL 15, 2020, the City's awarded a contract to RESTORATION TECHS, INC.

IN CONSIDERATION of the mutual promises and covenants herein contained, the parties hereto do mutually agree to the following:

1. **Contract Agreement Documents.** The Agreement shall be deemed to include this document, Contractor's response to the Bid, to the extent it is consistent with the terms of the Invitation to Bid, any other documents as agreed upon by the parties throughout the term of this Agreement, along with any exhibits, all of which are incorporated herein and made a part of this Agreement. In the event of a conflict between this Agreement and any exhibit, the provisions of this Agreement shall control.

In connection with the Bid Proposal and this Agreement, Contractor acknowledges that it has furnished and will continue to furnish various certifications, affidavits and other information and reports, which are incorporated herein. Contractor represents that such material and information furnished in connection with the Bid Proposal and this Agreement is truthful and correct. Contractor shall promptly update such material and information to be complete and accurate, as needed, to reflect changes or events occurring after the Effective Date of this Agreement.

2. **Scope of Services.** Contractor shall perform the Services listed in the Scope of Services, attached hereto as Exhibit 1.

3. **Term.** This Agreement shall be for date of award through December 31, 2021, unless sooner terminated in accordance with the terms contained herein.

Contract #20-09

a. **Maximum Price.** In accordance with the Contractor's Bid, the maximum price for providing the Services shall be \$ 85.00 per hour. The maximum price may not be changed unless the City is provided with supporting documentation to warrant the change in maximum price or as otherwise provided in this Agreement.

b. **Schedule of Payment.** The City shall pay the Contractor for the Services in accordance with the amounts set forth in the submitted Schedule of Prices. The Contractor shall be required to submit an itemized invoice as well as any supporting documentation as required by the City. Payment shall be made upon the basis of the approved invoices and supporting documents. The City shall utilize its best efforts to make payment within thirty (30) days after approval of the invoice. Each invoice shall be accompanied by a statement of the Contractor of the percentage of completion of the Services through the date of the invoice.

4. **Performance of Services.**

Standard of Performance. Contractor shall perform all Services set forth in this Agreement, and any other agreed documents incorporated herein, with the degree, skill, care and diligence customarily required of a professional performing services of comparable scope, purpose and magnitude and in conformance with the applicable professional standards. Contractor shall, at all times, use its best efforts to assure timely and satisfactory rendering and completion of the Services. Contractor shall ensure that Contractor and all of its employees or subcontractors performing Services under this Agreement shall be: (i) qualified and competent in the applicable discipline or industry; (ii) appropriate licensed as required by law; (iii) strictly comply with all City of Aurora, State of Illinois, and applicable federal laws or regulations; (iv) strictly conform to the terms of this Agreement. Contractor shall, at all times until the completion of the Services, remain solely responsible for the professional and technical accuracy of all Services and deliverables furnished, whether such services are rendered by the Contractor or others on its behalf, including, without limitation, its subcontractors. No review, approval, acceptance, nor payment for any and all of the Services by the City shall relieve the Contractor from the responsibilities set forth herein.

Notwithstanding the foregoing, Contractor shall not be responsible for the performance of construction contracts, work or products, or any deficiencies or effects resulting therefrom, of any contractor, subcontractor, manufacturer, supplier, fabricator, or consultant retained by the City or any other third-party, including any person working on their behalf. Nothing herein shall be construed as giving the Contractor the responsibility for or the authority to control, direct, or supervise construction, construction means, methods, techniques, sequences, procedures, and safety measures and programs except those which directly relate solely to Contractor's performance of Services as set forth in this Agreement.

5. **Termination.**

Termination for Convenience. The City has the right to terminate this Agreement, in whole or in part, for any reason or if sufficient funds have not been appropriated to cover the estimated requirement of the Services not yet performed, by providing Contractor with thirty (30) days notice specifying the termination date. On the date specified, this Agreement will end.

If this Agreement is terminated by the City, as provided herein, the City shall pay the Contractor only for services performed up the date of termination. After the termination date, Contractor has no further contractual claim against the City based upon this Agreement and any payment so made to the Contractor upon termination shall be in full satisfaction for Services rendered. Contractor shall deliver to the City all finished and unfinished documents, studies and reports and shall become the property of the City.

6. Miscellaneous Provisions.

a. Illinois Freedom of Information Act. The Contractor acknowledges the requirements of the Illinois Freedom of Information Act (FOIA) and agrees to comply with all requests made by the City of Aurora for public records (as that term is defined by Section 2(c) of FOIA in the undersigned's possession and to provide the requested public records to the City of Aurora within two (2) business days of the request being made by the City of Aurora. The undersigned agrees to indemnify and hold harmless the City of Aurora from all claims, costs, penalty, losses and injuries (including but not limited to, attorney's fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City of Aurora under this agreement.

b. Entire Agreement. This Agreement, along with the documents set forth in Section 1 and incorporated by reference elsewhere in this Agreement, with consent of the parties, represents the entire agreement between the parties with respect to the performance of the Services. No other contracts, representations, warranties or statements, written or verbal, are binding on the parties. This Agreement may only be amended as provided herein.

c. Consents and Approvals. The parties represent and warrant to each other that each has obtained all the requisite consents and approvals, whether required by internal operating procedures or otherwise, for entering into this Agreement and the undertakings contemplated herein.

d. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

FOR CITY OF AURORA

By: _____

ATTEST:

City Clerk

FOR _____

By _____

(SEAL)

(CORPORATE SEAL)

(If a Corporation) CORPORATE NAME RESTORATION TECHS, INC.

(SEAL)

By 

President – Contractor
PATRICK J. KACKERT

ATTEST:



Secretary

(If a Co-Partnership)

Partners doing Business under the firm

Contractor

(If an Individual) _____ (SEAL)

Contractor (SEAL)



Purchasing Division | Finance Department

**CITY OF AURORA
INVITATION TO BID
20-09
CITYWIDE EMERGENCY
BOARD UPS**

The City of Aurora invites you to bid for the provision of emergency board up services to assist after a fire or other emergency within the City of Aurora, Illinois.

Scope of work includes the Contractor providing board up services of City or privately owned structures located in the City of Aurora. Board ups will require closing openings in walls and roofs. Exterior doors may need to be secured or boarded over.

The City intends to enter into contract with a maximum of twelve (12) qualified and responsible Contractors for such services. The contract shall be for the period of award date thru December 31, 2021.

Enclosed please find specifications and other pertinent documents necessary for you to respond to this bid invitation.

Sealed Bid Proposals will be received at the office of the Purchasing Division, 44 East Downer Place, Aurora, Illinois 60507-2067 until 2:00 p.m., Wednesday, April 15, 2020, to determine proposals for the anticipated purchase of the above named services.

All bid proposals are to be submitted on the request for proposal forms provided entitled: "Bid Proposal for Emergency Board Ups."

Each bid proposal must be placed in an envelope, sealed, and clearly marked on the outside: "Bid Proposal for Emergency Board Ups."

Inquiries and/or questions pertaining specifications of this Bid Package shall be directed in writing to Mrs. Jolene Coulter, Director of Purchasing, PurchasingDL@aurora-il.org, by 8:00 am CST, Monday, April 6, 2020. Questions may not be communicated by the telephone. Questions received after this date will not receive a response.

A response to questions will be posted to the City's Website at <https://www.aurora-il.org/bids.aspx> by 12:00 pm CST, Wednesday, April 8, 2020. Therefore, all interested bidders should check the website from now through bid opening. It is the sole responsibility of the respondent to be knowledgeable of all addenda related to this procurement.

The City of Aurora encourages minority business firms to submit bids and encourages the successful firm to utilize minority businesses as applicable.

No bid bond is required.

Sufficient proof of liability and workmen's compensation must be furnished to satisfy requirements of the City of Aurora.

When required by State Law, please be advised that all bids must comply with the Illinois Prevailing Wage Act and the Prevailing Rate of Hourly Wages in the City of Aurora where the work is to be performed is to be paid to all persons on the project.

The successful Contractor shall comply with all codes, ordinances, rules, statutes, laws and regulations of the City of Aurora, Illinois as they apply to all Public Works construction projects.

The City of Aurora has a local preference ordinance that would apply to this contract. O18-070 approved August 28, 2018 defines "Local business" to mean a vendor or contractor who has a valid, verifiable physical business address located within the corporate boundaries of the City of Aurora at least twelve months prior to a bid or proposal opening date, from which the vendor, contractor or consultant operates or performs business on a daily basis, including manufacturing production or distribution. The business must disclose the percentage of workforce in the City of Aurora; be registered with the City of Aurora, if applicable; be subject to City of Aurora taxes (inclusive of sales taxes); be current with property tax payments and sales tax payments; not have any outside cited code violations; not have any outstanding debts to the City of Aurora; have adequately qualified and trained staff to service the bid of interest.

Any proposer who owes the City money may be disqualified at the City's discretion.

The City of Aurora reserves the right at any time and for any reason to cancel this Invitation to Bid, to accept or reject any or all Bids or portion thereof, or accept an alternate bid. The City reserves the right to waive any immaterial defect in any bid, or technicality, informality or irregularity in the bids received, and to disregard all nonconforming or conditional bids or counter-proposals. Unless otherwise specified by the bidder or the City, the City reserves the right to hold the best bids for ninety (90) days from the opening date set forth above. The City may seek clarification from any bidder at any time and failure to respond promptly is cause for rejection. The City further reserves the right to award the bid to the lowest responsible Bidder whose offer best responds in quality, fitness and capacity to the requirements of the proposed work or usage and therefore is in the best interest of the City.

CITY OF AURORA

Jolene Coulter
Director of Purchasing

BID PROPOSAL FORM
BID 20-09
CITYWIDE EMERGENCY BOARD UPS

Emergency Board Ups
Contract Period: Date of award through December 31, 2021

- | | |
|---|------------------------|
| a. Cost per Small Opening (4' x 4' or not less than 2' x 2') accessible from grade | \$ <u>140.00</u> (L&M) |
| b. Cost per Small Opening (4' x 4' or not less than 2' x 2') not accessible from grade | \$ <u>150.00</u> (L&M) |
| c. Cost per Large Opening (4' x 8') accessible from grade. If contractor secures Multiple Small Openings as (1) One Large Opening they must bill as (1) One Large Opening vs. 2 or 3 Small Openings | \$ <u>160.00</u> (L&M) |
| d. Cost per Large Opening (4' x 8') not accessible from grade. If contractor secures Multiple Small Openings as (1) One Large Opening they must bill as (1) One Large Opening vs. 2 or 3 Small Openings | \$ <u>175.00</u> (L&M) |
| e. Make shift door; to include one (1) sheet, hinges, hasp, lock & key | \$ <u>190.00</u> (L&M) |

An opening requiring more than one (1) 4' x 8' sheet of plywood shall be paid at a rate determined by the number of full sheets (4'X 8') or half sheets (4'X 4') of plywood as bid above.

No minimum with hourly rate built into price submission.

**CITY OF AURORA
INVITATION TO BID 20-09**

CITYWIDE EMERGENCY

BOARD UPS

AFFIDAVIT OF

COMPLIANCE

APPLICANT: RESTORATION TECHS, INC.
NAME
518 HANKES AVENUE, AURORA IL 60505
ADDRESS

As a condition of entering into a contract with the City of Aurora, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned,

(Please Print or Type) PATRICK J. KACKERT

being first duly sworn on oath, deposes and states that he/she is:

PRESIDENT

(the sole owner, a partner, a joint venturer, the President, the Secretary, etc.) of:

RESTORATION TECHS, INC.

NAME OF COMPANY

the party making the foregoing bid, and that he/she has the authority to make any disclosures and certifications required by this Affidavit on behalf of the Contractor and that all the information contained in this Affidavit is true and correct in both substance and fact.

BIDDER'S CERTIFICATION

I/We hereby certify that:

- A. A complete set of bid papers, as intended, has been received, and that I/We will abide by the contents and/or information received and/or contained herein.
- B. I/We have not entered into any collusion or other unethical practices with any person, firm, or employee of the City which would in any way be construed as unethical business practice.
- C. I/We have adopted a written sexual harassment policy which is in accordance with the requirements of Federal, State and local laws, regulations and policies and further certify that I/We are also in compliance with all other equal employment requirements contained in Public Act 87-1257 (effective July 1, 1993) 775 ILCS 5/2-105 (A).
- D. I/We are in compliance with the most current "Prevailing Rate" of wages for laborers, mechanics and other workers as required by the City of Aurora Ordinance No. O18-054, adopted on June 26, 2018.
- E. I/We operate a drug free environment and drugs are not allowed in the workplace or satellite locations as well as City of Aurora sites in accordance with the Drug Free Workplace Act of January, 1992.
- F. The Bidder is not barred from bidding on the Project, or entering into this contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Criminal Code, or any similar offense of "bid rigging" or "bid rotating" of any state or the United States.
- G. I/We will abide by all other Federal, State and local codes, rules, regulations, ordinances and statutes.

COMPANY NAME RESTORATION TECHS, INC.

ADDRESS 518 HANKES AVENUE

CITY/STATE/ZIP CODE AURORA, IL 60505

NAME OF CORPORATE/COMPANY OFFICIAL PATRICK J. KACKERT
PLEASE TYPE OR PRINT CLEARLY

TITLE PRESIDENT

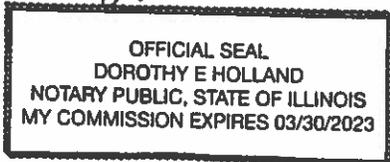
AUTHORIZED OFFICIAL SIGNATURE 

DATE APRIL 10, 2020

TELEPHONE (630) 761-4900

Subscribed and Sworn to
Before me this 10th day
of APRIL, 2020


Notary Public



STATE OF ILLINOIS)
)
County of Kane) ss.

BIDDER'S TAX CERTIFICATION

(BIDDER'S EXECUTING OFFICER), being first duly sworn on oath, deposes and states that all statements made herein are made on behalf of the Bidder, that this despondent is authorized to make them and that the statements contained herein are true and correct.

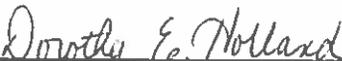
Bidder deposes, states and certifies that Bidder is not barred from contracting with any unit of local government in the State of Illinois as result of a delinquency in payment of any tax administered by the Illinois Department of Revenue unless Bidder is contesting, in accordance with the procedures established by the appropriate statute, its liability for the tax or the amount of the tax, all as provided for in accordance with 65 ILCS 5/11-42.1-1.

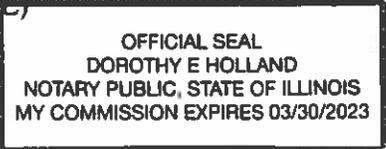
DATED this 10th day of APRIL, 2020.

By 
(Signature of Bidder's Executing Officer)
PATRICK J. KACKERT
(Print name of Bidder's Executing Officer)
PRESIDENT
(Title)

ATTEST/WITNESS:
By 
A. KACKERT
Title CORPORATE SECRETARY

Subscribed and sworn to before me this
10th day of APRIL, 2020.


Notary Public

(SEAL)


**CITY OF AURORA
INVITATION TO BID 20-09
CITYWIDE EMERGENCY**

BOARD UPS

REFERENCES

(Please Type)
 Organization MARMION ACADEMY
 Address 1000 BUTTERFIELD ROAD
 City, State, Zip AURORA, IL 60502
 Phone Number 630-897-6936
 Contact Person TOM MOORE
 Date of Project 2013 - PRESENT

Organization WEST AURORA CEMETERY ASSOCIATION
 Address 600 WILDER STREET
 City, State, Zip AURORA, IL 60506
 Phone Number 630-917-1779
 Contact Person JAN MANGERS
 Date of Project SEPTEMBER 2019

Organization	<u>VILLAGE OF NORTH AURORA</u>	<u>NORTH AURORA FIRE DEPARTMENT</u>
Address	<u>25 E. STATE STREET</u>	<u>2 MONROE STREET</u>
City, State, Zip	<u>NORTH AURORA, IL 60542</u>	<u>NORTH AURORA, IL 60542</u>
Phone Number	<u>630-897-8228</u>	<u>630-897-9698</u>
Contact Person	<u>RHONDA KLECZ</u>	<u>CHIEF RYAN LAMBERT</u>
Date of Project	<u>2011--PRESENT</u>	<u>ONGOING</u>

Bidder's Name: RESTORATION TECHS, INC.

Signature & Date:  4-10-2020 Appendix F



City of Aurora, IL - Local Vendor Preference Application

The business identified below is requesting to be placed on the City of Aurora, Illinois Local Vendor Preference list, in accordance with ordinance O18-070, approved August 28, 2018.

- 1) Date Submitted: APRIL 10, 2020
- 2) Name of Business: RESTORATION TECHS, INC.
- 3) Address of Local Office: 518 HANKES AVENUE
- 4) City, State, Zip: AURORA, IL 60505
- 5) Company's Web Address: www.restorationtechs.com
- 6) Phone: 630-761-4900 Fax: 630-761-4905
- 7) County your Local Business is Located In: KANE

Submitted By (Signature): 

Print Name and Title: PATRICK KACKERT, PRESIDENT

Email Address: patrick@restorationtechs.com

Sec. 2-410.-Prequalification: local bidder.

- (a) If an interested business would like to prequalify as a "local business", such a business shall complete and submit the prequalification application along with supporting documentation, as listed below, and the applicable fee as set by the City Council, to the Finance Department:
 - a. Evidence that the business has established and maintained a physical presence in the City of Aurora, by virtue of the ownership or lease of all or a portion of a building for a period of not less than twelve (12) consecutive months prior to the submission of the prequalification application; and
 - b. Evidence demonstrating that the business is legally authorized to conduct business within the State of Illinois and the City of Aurora, and has a business registered to operate in the City if required; and
 - c. Evidence that the business is not a debtor to the City of Aurora. For purposes of this subparagraph, a debtor is defined as having outstanding fees, water bills, sales tax or restaurant/bar tax payments that are thirty (30) days or more past due, or has outstanding weed or nuisance abatements or liens, has failure to comply tickets or parking tickets that are not in dispute as to their validity and are not being challenged in court or other administrative processes.

Back up documentation for (a) a. and (a) b. must accompany this submittal or application will be rejected.

Please note for (a) c. above the City of Aurora will verify internally that your company does not have any outstanding fees. Your company should make sure that to the best of its knowledge all bills are current.

Return completed application, with all required backup documentation to:

City of Aurora, Attn: Purchasing Division, 44 E. Downer Place, Aurora, IL 60507

Or email to: PurchasingDL@Aurora-il.org

Do not write below this line: For City of Aurora use ONLY

- (a) a.
- (a) b.
- (a) c.

Date: _____

Approved: _____

Letter Sent: _____

Denied: _____

Initials: _____

INDUSTRIAL BUILDING LEASE

DATE OF LEASE	TERM OF LEASE	MONTHLY RENT
JANUARY 1, 2016	01/01/18 to 12/31/22	\$6,500.00
SIZE OF PREMISES:	15,450 square feet, plus fenced yard storage	
LOCATION OF PREMISES:	518 Hankes Avenue, Aurora, Illinois 60505	
PURPOSE:	Operation of restoration business	
LESSEE: RESTORATION TECHS, INC. 518 Hankes Avenue Aurora, IL 60505 (630) 461-5268	LESSOR: AG2 CAPITAL, LLC 100 N. Lincolnway, Ste A North Aurora, IL 60542	

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

1. RENT

Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly, in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing. Lessee hereby agrees to make monthly rental payments by cash or check payable to Lessor, on or before the first day of each and every month for the term of this Lease or extensions thereof.

2. CONDITION AND UPKEEP OF PREMISES

Lessee has examined and knows the condition of the Premises and has received the same in good order and repair. Lessee's possession of the Premises shall be conclusive evidence that the Premises is in good order and satisfactory condition on occupancy date and has accepted the Premises in an "as-is" condition. Lessee acknowledges that no representations as to the condition and repair thereof have been made by Lessor, prior to or at the execution of this Lease that are not herein expressed. Lessee shall keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size, color and quality as that broken, and will replace all damaged plumbing, electrical, heating and cooling fixtures with others of equal quality, and will keep the Premises, including driveways and walks, parking and storage areas, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's sole expense, and upon the termination of this lease, in any way, will yield up the Premises to Lessor in good condition and repair, loss by fire and ordinary wear excepted and will deliver the keys therefore at the place of payment of said rent.

File Number

6689-731-1



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

RESTORATION TECHS, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON MARCH 06, 2009, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 6TH day of APRIL A.D. 2020 .

Jesse White

SECRETARY OF STATE

Authentication #: 2009702394 verifiable until 04/06/2021

Authenticate at: <http://www.cyberdriveillinois.com>