

EXHIBIT "B"

MEMORANDUM OF AGREEMENT

For the Special Use for the property located at 1175 S. Frontenac Street

ElusiveFX, Inc., petitioner for the Special Use permit for a Internet Auto Sales (2814) located at 1175 S. Frontenac Street granted by Ordinance Number _____, agrees to abide by all of the provisions of said Ordinance and with the following conditions of approval:

1. That all vehicles utilized for retail sale be stored permanently within the building.
2. That the use be limited to the display of vehicles to customers by appointment only.
3. That no outside sales, display, or advertising inviting the general public to the showroom be permitted.
4. That no car repair services occur at this location.
5. That no outdoor car detailing services occur at this location.
6. That a maximum of five exterior parking spaces for customers be provided.
7. That the business not occupy an area of the building that exceeds 4,000 square feet.

This agreement shall be mutually binding upon the heirs, executors, administrators, successors, devisees and assigns of future owners.

As petitioner for the special use granted for the subject property, I sign this agreement with full knowledge of the contents of said Ordinance and with total understanding of my/our responsibilities to comply with conditions set forth in this agreement and within said Ordinance. I hereby affirm that I have the full legal capacity to sign this document.

WHEREAS, I/We do affix my/our signature(s) hereto and acknowledge receipt of a certified copy of Ordinance Number _____.

Dated this _____ day of _____, 20_____.

Signed: _____

Name: _____

Address: _____

Phone: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that _____, is 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this _____ day of _____, AD 20_____.

Notary Public

My Commission Expires _____, 20__.