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This Document Prepared by:
Timothy S. Breems, Sr., Esq.
8102 W. 119th Street, Suite 150
Palos Park, IL 60464

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

and after Recording Return to:
Ms. Lori Dorusha
Centier Bank
Business Banking - Corporate
600 E 84th Avenue
Merrillville, IN 46410-6366

This space reserved for Recorder's use only.

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES ("Assignment") is made and delivered as of the 16th day of August, 2022 by **Park West Village Apartments LLC**, an Indiana limited liability company ("Assignor"), to and for the benefit of **Centier Bank**, an Indiana banking corporation, its successors and assigns ("Assignee").

RECITALS:

A. Assignee has agreed to loan to Assignor the principal amount of Four Million Eight Hundred Seventy Five Thousand and 00/100 Dollars (\$4,875,000.00) ("Loan"), which Loan shall be evidenced by a certain Promissory Note of even date herewith (as amended, restated or replaced from time to time, "Note") made by Assignor payable to Mortgagee in the principal amount of the Loan.

A condition precedent to Assignee's making of the Loan to Assignor is the execution and delivery by Assignor of this Assignment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually agree as follows:

1. **Definitions.** All capitalized terms which are not defined herein shall have the meanings ascribed thereto in that certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing of even date herewith from Assignor for the benefit of Assignee (as amended, modified, replaced or restated from time to time, "Mortgage") given as security for the Loan and in the Note.

2. **Grant of Security Interest.** Assignor hereby grants, transfers, sets over and assigns to Assignee, all of the right, title and interest of Assignor in and to (i) all of the rents, revenues,

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issues, profits, proceeds, receipts, income, accounts and other receivables arising out of or from the land legally described in Exhibit A attached hereto and made a part hereof and all buildings and other improvements located thereon (said land and improvements being hereinafter referred to collectively as the "Premises"), including, without limitation, lease termination fees, purchase option fees and other fees and expenses payable under any lease and all revenues, rentals, rent equivalents, receipts, income and profits from apartment units, meeting rooms, food and beverage facilities, vending machines, telephone systems, laundry and any other items of revenue, receipts and/or income time to time amended; and (ii) all leases, subleases or any other agreements relative to the ownership, occupancy or operations of the Premises, including without limitation any management agreements, (collectively, the "Agreements"), now or hereafter existing, of all or any part of the Premises together with all guaranties of any of such Agreements and all security deposits delivered by tenants or other parties thereunder, whether in cash or letter of credit; (iii) all rights and claims for damage against tenants or other parties arising out of defaults under the Agreements, including rights to termination fees and compensation with respect to rejected Agreements pursuant to Section 365(a) of the Federal Bankruptcy Code or any replacement Section thereof; and (iv) all tenant improvements and fixtures located on the Premises. This Assignment is an absolute transfer and assignment of the foregoing interests to Assignee given to secure the payment of the Loan and all interest, late charges, prepayment premium (if any), non-conversion fee (if any), reimbursement obligations, and other indebtedness evidenced by or owing under the Note, any of the Loan Documents, and all loans, advances, debts, liabilities, obligations, covenants and duties owing by the Assignor to the Assignee of any kind or nature, present or future (including any interest accruing thereon after maturity, or after the filing of any petition in bankruptcy, or the commencement of any insolvency, reorganization or like proceeding relating to the Assignor, whether or not a claim for post-filing or post-petition interest is allowed in such proceeding), whether direct or indirect (including those acquired by assignment or participation), absolute or contingent, joint or several, due or to become due, now existing or hereafter arising, whether or not (i) evidenced by any note, guaranty or other instrument, (ii) arising under any agreement, instrument or document, (iii) for the payment of money, (iv) arising by reason of an extension of credit, opening of a letter of credit, loan, equipment lease or guarantee, (v) under any interest rate swap, collar, cap, floor, swap option, or other interest rate protection or similar agreement, or (vi) arising out of overdrafts on deposit or other accounts or out of electronic funds transfers (whether by wire transfer or through automated clearing houses or otherwise) or out of the return unpaid of, or other failure of the Assignee to receive final payment for, any check, item, instrument, payment order or other deposit or credit to a deposit or other account, or out of the Assignee's non-receipt of or inability to collect funds or otherwise not being made whole in connection with depository or other similar arrangements; and any amendments, extensions, renewals and increases of or to any of the foregoing, and all costs and expenses of the Assignee incurred in the documentation, negotiation, modification, enforcement, collection and otherwise in connection with any of the foregoing, including reasonable attorneys' fees and expenses (collectively, "Obligations").

3. **Representations and Warranties of Assignor.** Assignor represents and warrants to Assignee that:

- (a) this Assignment, as executed by Assignor, constitutes the legal and binding

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obligation of Assignor enforceable in accordance with its terms and provisions;

(b) Assignor is the lessor under all Agreements;

(c) there is no other existing assignment of Assignor's entire or any part of its interest in or to any of the Agreements, or any of the payments, rents, issues, income, profits or other amounts assigned hereunder, nor has either Assignor entered into any agreement to subordinate any of the Agreements or such Assignor's right to receive any of the payments, rents, issues, income, profits or other amounts assigned hereunder;

(d) Assignor has not executed any instrument or performed any act which may prevent Assignee from operating under any of the terms and provisions hereof or which would limit Assignee in such operation;

(e) there are no defaults by the Assignor and, to Assignee's knowledge, there are no material defaults by any parties under the Agreements; and

(f) there are no defaults by any Assignor and, to Assignee's knowledge, there are no material defaults by tenants or other parties under any Agreements.

4. **Covenants of Assignor**. Assignor covenants and agrees that so long as this Assignment shall be in effect:

(a) Assignor shall not lease any portion of the Premises other than in the ordinary course of business unless Assignor obtains Assignee's prior written consent to all aspects of such lease;

(b) Assignor shall observe and perform all of the covenants, terms, conditions and agreements contained in the Agreements to be observed or performed by the seller or lessor thereunder, as the case may be, and Assignor shall not do or suffer to be done anything to impair the security thereof. Assignor shall not, other than in the ordinary course of business, (i) release the liability of any party under any of the Agreements, (ii) consent to any party's withholding of payments, rent or making monetary advances and off-setting the same against future payments or rentals, (iii) consent to any tenant's claim of a total or partial eviction, (iv) consent to a termination or cancellation of any of the Agreements, except as specifically provided therein, (v) consent to a tenant termination or cancellation of any Lease, except as specifically provided therein, or (vi) enter into any oral leases with respect to all or any portion of the Premises;

(c) Assignor shall not collect any of the payments, rents, issues, income, profits or other amounts assigned hereunder more than thirty days in advance of the time when the same shall become due, except for security or similar deposits;

(d) Assignor shall not make any other assignment of its entire or any part of its

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interest in or to any or all Agreements, or any or all payments, rents, issues, income, profits or other amounts assigned hereunder, except as specifically permitted by the Loan Documents;

(e) Other than in the ordinary course of business or as permitted by the terms of the Lease, Assignor shall not modify the terms and provisions of any of the Agreements or Lease, nor shall Assignor give any consent (including, but not limited to, any consent to any assignment of, or subletting under, any Lease, except as expressly permitted thereby) or approval, required or permitted by such terms and provisions or cancel or terminate any of the Agreements or Lease, without Assignee's prior written consent; provided, however, that Assignor may cancel or terminate any Lease as a result of a material default by a tenant thereunder and failure of such tenant to cure the default within the applicable time periods set forth in the Lease;

(f) Other than in the ordinary course of business or as permitted by the terms of the Lease, Assignor shall not accept a surrender of any Lease or convey or transfer, or suffer or permit a conveyance or transfer, of the premises demised under any Lease or of any interest in any Lease so as to effect, directly or indirectly, proximately or remotely, a merger of the estates and rights of, or a termination or diminution of the obligations of, any tenant thereunder; any termination fees payable under a Lease for the early termination or surrender thereof shall be paid jointly to Assignor and Assignee;

(g) Other than in the ordinary course of business, Assignor shall not alter, modify or change the terms of any guaranty of any of the Agreements or Lease, or cancel or terminate any such guaranty or do or permit to be done anything which would terminate any such guaranty as a matter of law;

(h) Other than in the ordinary course of business, Assignor shall not waive or excuse the obligation to make any payment under any of the Agreements or pay rent under any Lease;

(i) Assignor shall, at its sole cost and expense, appear in and defend any and all actions and proceedings arising under, relating to or in any manner connected with any of the Agreements or Lease or the obligations, duties or liabilities of the seller, lessor or any tenant or guarantor thereunder, as the case may be, and shall pay all costs and expenses of Assignee, including court costs and reasonable attorneys' fees, in any such action or proceeding in which Assignee may appear;

(j) Assignor shall give prompt notice to Assignee of any notice of any material default by the Assignor under any of the Agreements received from any party or guarantor thereunder, as the case may be;

(k) Assignor shall enforce the observance and performance of each covenant, term, condition and agreement contained in each of the Agreements and Lease to be

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observed and performed by the parties and guarantors thereunder, as the case may be, and shall immediately notify Assignee of any material breach by the party or guarantor under any such of the Agreements or Lease;

(l) Assignor shall not permit any of the Agreements to become subordinate to any lien or liens other than liens securing the Obligations or liens for general real estate taxes not delinquent;

(m) If any party under any of the Agreements is or becomes the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state or local statute which provides for the possible termination or rejection of the Agreements, as the case may be, assigned hereby, Assignor covenant and agree that if any such Lease or Agreements is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Assignee, and any check in payment of damages for termination or rejection of any such Lease or Agreements will be made payable both to Assignor and Assignee. Assignor hereby assign any such payment to Assignee and further covenants and agrees that upon the request of Assignee, it will duly endorse to the order of Assignee any such check, the proceeds of which shall be applied in accordance with the provisions of Paragraph 8 below.

5. **Rights Prior to Default** Unless or until an Event of Default (as defined in Paragraph 6) shall occur, Assignor shall have the right to collect, at the time (but in no event more than thirty days in advance) provided for the payment thereof, all payments, rents, issues, income and profits resulting from the Agreements assigned hereunder, and to retain, use and enjoy the same. Upon the occurrence of an Event of Default, Assignor's right to collect such rents, issues, income and profits shall immediately terminate without further notice thereof to Assignor. Assignee shall have the right to notify any parties under the Agreements of the existence of this Assignment at any time.

6. **Events of Default** An "Event of Default" shall occur under this Assignment upon the occurrence of (a) a breach by Assignor of any of the covenants, agreements, representations, warranties or other provisions hereof which is not cured or waived within the applicable grace or cure period, if any, set forth in the Mortgage or (b) any other Event of Default described in any of the Note, Mortgage, or the other Loan Documents.

7. **Rights and Remedies Upon Default** At any time upon or following the occurrence of any Event of Default, Assignee, at its option, may exercise any one or more of the following rights and remedies without any obligation to do so, without in any way waiving such Event of Default, without further notice or demand on Assignor, without regard to the adequacy of the security for the Obligations secured hereby, without releasing Assignor or any guarantor of the Note from any obligation, and with or without bringing any action or proceeding to foreclose the Mortgage or any other lien or security interest granted by the Loan Documents:

(a) Declare the unpaid balance of the principal sums of the Note, together with all

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accrued and unpaid interest thereon, immediately due and payable;

(b) Enter upon and take possession of the Premises, either in person or by agent or by a receiver appointed by a court, and have, hold, manage, lease and operate the same on such terms and for such period of time as Assignee may deem necessary or proper, with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as may seem proper to Assignee, to make, enforce, modify and accept the surrender of Agreements, to obtain purchasers, to obtain and evict tenants, to fix or modify rents, and to do any other act which Assignee deems necessary or proper;

(c) Either with or without taking possession of the Premises, demand, sue for, settle, compromise, collect, and give acquittances for all payments, rents, issues, income and profits of and from the Premises and pursue all remedies for enforcement of the Agreements and all Assignor's rights therein and thereunder. This Assignment shall constitute an authorization and direction to the parties under the Agreements to pay all payments, rents and other amounts payable under the Agreements to Assignee, without proof of default hereunder, upon receipt from Assignee of written notice to thereafter pay all such payments, rents and other amounts to Assignee and to comply with any notice or demand by Assignee for observance or performance of any of the covenants, terms, conditions and agreements contained in the Agreements to be observed or performed by the parties thereunder, as the case may be, and Assignor shall facilitate in all reasonable ways Assignee's collection of such payments, rents, issues, income and profits, and upon request will execute written notices to the parties under the Agreements to thereafter pay all such payments, rents and other amounts to Assignee; and

(d) Make any payment or do any act required herein of Assignor in such manner and to such extent as Assignee may deem necessary, and any amount so paid by Assignee shall become immediately due and payable by Assignor with interest thereon until paid at the Default Rate and shall be secured by this Assignment.

8. **Application of Proceeds.** All sums collected and received by Assignee out of the payments, rents, issues, income and profits of the Premises following the occurrence of any one or more Events of Default shall be applied in accordance with the Indiana mortgage foreclosure statutes and laws and, unless otherwise specified in such statutes and laws, in such order as Assignee shall elect in its sole and absolute discretion.

9. **Limitation of Assignee's Liability.** Assignee shall not be liable for any loss sustained by Assignor resulting from Assignee's failure to let the Premises or from any other act or omission of Assignee in managing, operating or maintaining the Premises following the occurrence of an Event of Default. Assignee shall not be obligated to observe, perform or discharge, nor does Assignee hereby undertake to observe, perform or discharge any covenant, term, condition or agreement contained in any of the Agreements or Lease to be observed or performed by the seller or lessor thereunder, as the case may be, or any obligation, duty or liability of Assignor under or by reason of this Assignment. Assignor shall and does hereby agree to indemnify, defend (using

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counsel satisfactory to Assignee) and hold Assignee harmless from and against any and all liability, loss or damage which Assignee may incur under any of the Agreements or Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on its part to observe or perform any of the covenants, terms, conditions and agreements contained in any of the Agreements or Lease; provided, however, in no event shall Assignor be liable for any liability, loss or damage which Assignor incur as a result of Assignee's gross negligence or willful misconduct. Should Assignee incur any such liability, loss or damage under any Lease or under or by reason of this Assignment, or in the defense of any such claim or demand, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall become immediately due and payable by Assignor with interest thereon at the Default Rate and shall be secured by this Assignment. This Assignment shall not operate to place responsibility upon Assignee for the care, control, management or repair of the Premises or for the carrying out of any of the covenants, terms, conditions and agreements contained in any of the Agreements or Lease, nor shall it operate to make Assignee responsible or liable for any waste committed upon the Premises by any tenant, occupant or other party, or for any dangerous or defective condition of the Premises, or for any negligence in the management, upkeep, repair or control of the Premises resulting in loss or injury or death to any purchaser, tenant, occupant, licensee, employee or stranger. Nothing set forth herein or in the Mortgage, and no exercise by Assignee of any of the rights set forth herein or in the Mortgage shall constitute or be construed as constituting Assignee a "Assignee in possession" of the Premises, in the absence of the taking of actual possession of the Premises by Assignee pursuant to the provisions hereof or of the Mortgage.

10. **No Waiver.** Nothing contained in this Assignment and no act done or omitted to be done by Assignee pursuant to the rights and powers granted to it hereunder shall be deemed to be a waiver by Assignee of its rights and remedies under any of the Loan Documents. This Assignment is made and accepted without prejudice to any of the rights and remedies of Assignee under the terms and provisions of such instruments, and Assignee may exercise any of its rights and remedies under the terms and provisions of such instruments either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Assignee may take or release any other security for the performance of the Obligations secured hereby, may release any party primarily or secondarily liable therefor, and may apply any other security held by it for the satisfaction of the Obligations secured hereby without prejudice to any of its rights and powers hereunder.

11. **Further Assurances.** Assignor shall execute or cause to be executed such additional instruments (including, but not limited to, general or specific assignments of such Agreements as Assignee may designate) and shall do or cause to be done such further acts, as Assignee may request, in order to permit Assignee to perfect, protect, preserve and maintain the assignment made to Assignee by this Assignment.

12. **Security Deposits.** Assignor acknowledges that Assignee has not received for its own account any security deposited by any parties pursuant to the terms of the Agreements and that Assignee assumes no responsibility or liability for any security so deposited.

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13. **Severability.** If any provision of this Assignment is deemed to be invalid by reason of the operation of law, or by reason of the interpretation placed thereon by any administrative agency or any court, Assignee and Assignor shall negotiate an equitable adjustment in the provisions of the same in order to effect, to the maximum extent permitted by law, the purpose of this Assignment and the validity and enforceability of the remaining provisions, or portions or applications thereof, shall not be affected thereby and shall remain in full force and effect.

14. **Successors and Assigns.** This Assignment is binding upon Assignor and its legal representatives, successors and assigns, and the rights, powers and remedies of Assignee under this Assignment shall inure to the benefit of Assignee and its successors and assigns.

15. **Written Modifications.** This Assignment shall not be amended, modified or supplemented without the written agreement of Assignor and Assignee at the time of such amendment, modification or supplement.

16. **Duration.** This Assignment shall become null and void at such time as Assignor shall have paid the principal sum of the Note, together with all interest thereon, and shall have fully paid and performed all of the other Obligations secured hereby and by the Loan Documents.

17. **Governing Law.** This Assignment shall be governed by and construed in accordance with the laws of the State of Indiana.

18. **Notices.** All notices, demands, requests and other correspondence which are required or permitted to be given hereunder shall be deemed sufficiently given when delivered or mailed in the manner and to the addresses of Assignor and Assignee, as the case may be, as specified in the Mortgage.

19. **Waiver of Trial by Jury.** ASSIGNOR AND ASSIGNEE (BY ACCEPTANCE HEREOF), HAVING BEEN REPRESENTED BY COUNSEL, EACH KNOWINGLY AND VOLUNTARILY WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR DEFEND ANY RIGHTS (a) UNDER THIS ASSIGNMENT OR ANY RELATED AGREEMENT OR UNDER ANY AMENDMENT, INSTRUMENT, DOCUMENT OR AGREEMENT DELIVERED OR WHICH MAY IN THE FUTURE BE DELIVERED IN CONNECTION WITH THIS ASSIGNMENT OR (b) ARISING FROM ANY BANKING RELATIONSHIP EXISTING IN CONNECTION WITH THIS ASSIGNMENT, AND AGREES THAT ANY SUCH ACTION OR PROCEEDING WILL BE TRIED BEFORE A COURT AND NOT BEFORE A JURY. ASSIGNOR AGREES THAT IT WILL NOT ASSERT ANY CLAIM AGAINST ASSIGNEE OR ANY OTHER PERSON INDEMNIFIED UNDER THIS ASSIGNMENT ON ANY THEORY OF LIABILITY FOR SPECIAL, INDIRECT, CONSEQUENTIAL, INCIDENTAL OR PUNITIVE DAMAGES UNLESS DUE TO INTENTIONAL MISCONDUCT OR GROSS NEGLIGENCE.

[signature page follows]

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EXHIBIT A

Legal Description of Premises

Lots 1, 2, 3, 4, 7, 8, 9, 10 and the East 5 feet of Lot 5, in Pine Ridge Addition, as per plat thereof, recorded May 26, 1969, in Plat Book 39, page 76, in the Office of the Recorder of Lake County, Indiana.

(Reference Only) Property Addresses:

800 E 38th Place Griffith, Indiana
820 E 38th Place Griffith, Indiana
750 E 38th Place Griffith, Indiana
801 E 38th Place Griffith, Indiana
807 E 38th Place Griffith, Indiana
813-15 E 38th Place Griffith, Indiana
819 E 38th Place Griffith, Indiana

(Reference Only) Tax Id. Nos.

45-07-26-204-017.000-006, as to Lots 2, 3 and 4
45-07-26-204-018.000-006, as to Lot 1
45-07-26-204-019.000-006, as to East 5 feet of Lot 5
45-07-26-205-003.000-006, as to Lot 7 and part of Lot 8
45-07-26-205-004.000-006, as to part of Lot 8
45-07-26-205-005.000-006, as to Lot 8 and part of Lot 8
45-07-26-205-006.000-006, as to Lot 10