

SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY

MEMORANDUM OF INTER-CREDITOR AGREEMENT

St. John Holdings, LLC, (hereinafter referred to as "Grantor"), has given a mortgage to secure a loan made by JPMorgan Chase Bank, N.A., hereinafter referred to as "Bank"), who maintains an office at 10 South Dearborn, Chicago, IL 60603. Grantor has also given a mortgage to secure a loan made by Small Business Growth Corporation, (hereinafter referred to as "SBGC"), who maintains an office at 2401 West White Oaks Drive, Springfield, IL 62704, assigned to the UNITED STATES SMALL BUSINESS ADMINISTRATION, (hereinafter referred to as "SBA"), of the same address, which creates a lien junior to Bank's on the Grantor's property. SBGC's mortgage recorded on 2023-539832 as document # December 6, 2023 in the amount of \$2,002,000.00 creates a lien on real estate in Lake County located at 10103 and 10059 Earl Drive, Saint John, Illinois, and legally described as:

SEE ATTACHED EXHIBIT "A"

This Memorandum of Inter-Creditor Agreement, is made and recorded to provide notice of the inter-creditor agreement, titled the Third Party Lender Agreement, between the Bank and SBA and provides, among other things, certain limitations and restrictions upon Bank's rights and remedies set forth in its loan and mortgage and is binding upon its successors in interest.

<REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW>

Office of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

IN TESTIMONY WHEREOF, the said SMALL BUSINESS GROWTH CORPORATION has caused these presents to be duly executed by its officers, attested, and affixed with its corporate seal.

SMALL BUSINESS GROWTH CORPORATION

December 4, 2023
Date

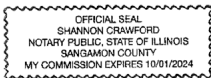
By: Sara M. Vanhala
Sara M. Vanhala, Assistant Secretary

Attest: Paula M. Steis

STATE OF ILLINOIS)
) SS:
COUNTY OF SANGAMON)

I, Shannon Crawford, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that Sara M. Vanhala, who is 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 she signed and delivered the said Instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and seal this 4 day of December, 2023.



Shannon Crawford
NOTARY PUBLIC

"I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."

PREPARED BY AND RETURN TO:

Shannon Crawford
Shannon Crawford
Small Business Growth Corporation
2401 West White Oaks Drive
Springfield, Illinois 62704

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

LOT 1 IN WALNUT CREEK NORTH, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 10103 AND 10059 EARL DRIVE, SAINT JOHN, IN 46373

PIN: 45-11-33-354-004.000-035, 45-15-04-102-001.000-015 AND 45-11-33-354-003.000-035

Property of Lake County Recorder