AMENDMENT TO RESTATED REDEVELOPMENT AGREEMENT AND RELATED PURCHASE AND SALE AGREEMENT AMONG THE VILLAGE OF HOMEWOOD, A & R SCREENING, LLC, AND LAROYCO, LLC

This Amendment is made effective as of November 10, 2026, by and among the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation (Village), A & R SCREENING, LLC, an Illinois limited liability company (Developer), and LAROYCO, LLC, an Illinois limited liability company (Owner).

RECITALS

The Village and Developer entered into the Restated Redevelopment Agreement effective February 10, 2026, approved by Ordinance M-2396 (RDA), concerning redevelopment of property commonly known as 1313–1351 175th Street, Homewood, Illinois. The related Real Estate Purchase and Sale Agreement (Purchase Agreement) is included with the RDA.

The parties wish to provide for lender subordination, a $400,000 forgivable obligation secured by a subordinate mortgage in favor of the Village, simultaneous financing and real estate closings, a revised closing date, exclusion of a parcel from the conveyance, and acquisition of title by Owner.

In consideration of their mutual covenants and the consideration stated in the RDA and Purchase Agreement, the parties agree as follows:

1. INCORPORATION AND DEFINITIONS

The recitals are incorporated into this Amendment. Capitalized terms not otherwise defined in this Amendment have the meanings given in the RDA or Purchase Agreement, as applicable. This Amendment modifies both agreements only as expressly provided below.

2. LENDER SUBORDINATION

The Village agrees to enter into the Collateral Assignment of TIF Documents and Subordination of RDA required by Midland States Bank (Midland), in the form attached as Exhibit A to this Amendment (Subordination Agreement). The parties shall attach the agreed form before executing this Amendment. The Village shall execute and deliver the Subordination Agreement at Closing concurrently with the financing and real estate transactions described below.

The Village's rights under the RDA, including its reverter and recapture rights, shall be subject to the Subordination Agreement to the extent provided therein. Except as expressly provided in the Subordination Agreement, this Amendment does not eliminate the reverter-deed requirement of RDA Section 6(g) or the remedies referring to that deed in RDA Sections 8 and 23.

3. FORGIVABLE NOTE AND SUBORDINATE MORTGAGE

At Closing, Developer shall execute and deliver to the Village a promissory note in the original principal amount of Four Hundred Thousand Dollars ($400,000), in the form attached to this Amendment as Exhibit C and incorporated herein, and Owner shall execute and deliver a recordable mortgage on the Property conveyed to Owner securing that note, in the form attached to this Amendment as Exhibit D and incorporated herein. Owner joins in this Amendment to undertake this mortgage obligation. Delivery of the executed note and mortgage is a condition to the Village's obligation to convey the Property.

The Village's mortgage shall be subordinate to the mortgages securing the Project financing provided by Midland States Bank and Fifth Third Bank at Closing. The closing documents and recording instructions shall reflect that priority, and the Village shall execute the instruments necessary to establish the agreed subordination.

The $400,000 obligation evidenced by the note shall be forgiven upon completion of construction of the Project. For this purpose, completion shall be evidenced by the Certificate of Completion under RDA Section 6(b), together with Final Completion as defined in RDA Section 4(c). Upon satisfaction of those requirements, the Village shall cancel the note and execute and deliver a recordable release of its mortgage.

The forms of promissory note and mortgage attached as Exhibits C and D shall implement these terms. The agreed forms shall be attached before execution of this Amendment, and Developer and Owner, respectively, shall execute and deliver those instruments at Closing as required above. No additional cash advance by the Village is required by this Amendment. Forgiveness of the note and release of the mortgage do not release any other continuing obligation under the RDA.

4. SIMULTANEOUS FINANCING AND REAL ESTATE CLOSINGS

RDA Section 6(f) is supplemented to require Developer and Owner, as applicable, to close on the Project financing provided by Midland States Bank and Fifth Third Bank simultaneously with Closing under the Purchase Agreement. This requirement supersedes any alternative in Section 6(f) that would permit the real estate Closing without the required financing closing.

The Village is not required to deliver title unless the lenders' financing documents have been executed and delivered, all conditions to the initial funding have been satisfied, and funds required to be disbursed at Closing are available for concurrent disbursement through the closing escrow. Future construction advances may remain subject to the applicable loan documents. The parties shall instruct the closing escrow agent not to release or record the Village's conveyance separately from consummation of the financing closings and delivery and recording of the Village's mortgage in the agreed priority.

5. AGREED CLOSING DATE

The first sentence of Purchase Agreement Section 6.1 is replaced with the following: "The Closing shall take place on _____, or on another date mutually agreed upon in writing by the Village, Developer, and Owner." The remaining provisions of Section 6.1 remain effective, subject to the simultaneous-closing requirements of this Amendment.

6. EXCLUDED PROPERTY

The legal description of the Property to be conveyed under the Purchase Agreement is amended by excluding the real estate described in Exhibit B to this Amendment (Excluded Property). The Excluded Property shall remain owned by the Village and shall not be conveyed to Developer or Owner.

All descriptions of the Property in the RDA, the Purchase Agreement, and their exhibits shall be read subject to this exclusion. The deed, Village mortgage, reverter deed, memorandum of agreement, and other instruments affecting the conveyed Property shall use a consistent legal description that excludes the Excluded Property. Any stated acreage is subject to adjustment to reflect the exclusion. The Purchase Price remains $1.00.

Developer shall remove the existing berm from the Excluded Property described in Exhibit B. (Excluded Property Work). Developer shall perform and complete the Excluded Property Work at Developer's sole cost and expense, in an amount not to exceed $400,000. The Village shall have no obligation to pay or reimburse Developer for the Excluded Property Work.

To the fullest extent permitted by applicable law, Developer shall indemnify, defend, and hold harmless the Village from and against any and all claims, demands, actions, causes of action, liabilities, losses, damages, judgments, fines, penalties, costs, and expenses, including reasonable attorneys' fees and defense costs, arising out of or relating to the Excluded Property Work, including its performance by Developer or its contractors, subcontractors, employees, or agents, and including claims for bodily

injury, death, or damage to property; provided, however, that Developer shall not be required to indemnify the Village to the extent such liability is caused solely by the Village's willful and wanton acts. The $400,000 limitation on the cost of the Excluded Property Work shall not limit Developer's obligations under this indemnification provision. These indemnification obligations shall survive completion of the Excluded Property Work and expiration or termination of the RDA or this Amendment.

7. PROPERTY OWNERSHIP AND OWNER JOINDER

The Village consents to Developer's designation of LAROYCO, LLC as the purchaser's nominee to receive title under the Purchase Agreement and as the owner of the Property. The Village's deed shall name LAROYCO, LLC as grantee. This consent supplements RDA Sections 11 and 12 and the Purchase Agreement to the extent necessary to permit that acquisition.

Owner accepts the Property subject to the RDA, as amended, and joins in and agrees to perform the obligations imposed on the owner of the Property, including execution of the Village mortgage, the reverter deed required by RDA Section 6(g), subject to the Subordination Agreement, and the memorandum required by RDA Section 11(c). Owner shall join in the closing documents as necessary to bind its interest in the Property.

A & R Screening, LLC remains the Developer under the RDA and is not released from its obligations by this designation or conveyance. This Amendment does not, by itself, assign Developer's right to receive reimbursements to Owner. Any collateral assignment to Midland shall be governed by the Subordination Agreement.

8. CONTINUING EFFECT; CONFLICTS; EXECUTION

Except as expressly amended, the RDA and Purchase Agreement are ratified and remain in full force and effect. If this Amendment conflicts with either agreement, this Amendment controls. The Subordination Agreement governs the lender rights and priorities expressly addressed in that instrument.

This Amendment shall be construed and enforced under Illinois law. It becomes effective when lawfully authorized and executed by all parties, with the Village signing last and inserting the effective date above. It may be executed in counterparts, which together constitute one instrument.

IN WITNESS WHEREOF, the parties have executed this Amendment through their authorized representatives.

VILLAGE OF HOMEWOOD

By: Village President
Date: _____
Attest: _____
Village Clerk
A & R SCREENING, LLC

By: _____
Name: _____
Title: _____
Date: _____
LAROYCO, LLC

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A

COLLATERAL ASSIGNMENT OF TIF DOCUMENTS AND SUBORDINATION OF RDA

[Attach the Subordination Agreement before execution of this Amendment.]

EXHIBIT B

EXCLUDED PROPERTY

Legal description of the property excluded from the conveyance and retained by the Village:

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NUMBER 26214941 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 29-32-101-048-0000

EXHIBIT C

FORM OF FORGIVABLE PROMISSORY NOTE

Principal: $400,000.00 Date: _____

Property: 1313–1351 175th St., Homewood, IL 60430

FOR VALUE RECEIVED, A & R SCREENING, LLC, an Illinois limited liability company ("Maker" or "Developer"), promises to pay to the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation ("Village"), the principal sum of FOUR HUNDRED THOUSAND DOLLARS ($400,000.00), solely when payable under this Note and subject to the forgiveness provisions below. This Note evidences the forgivable obligation undertaken as part of the consideration for the Village's conveyance and redevelopment transaction; it does not require an additional cash advance by the Village.

1. RDA; SECURITY

This Note is delivered under Section 3 of the Amendment. "RDA" means the Restated Redevelopment Agreement between the Village and A & R Screening, LLC effective February 10, 2026, as modified by the Amendment to Restated Redevelopment Agreement and Related Purchase and Sale Agreement among the Village, A & R Screening, LLC, and LAROYCO, LLC (the "Amendment"), effective _____ (collectively, the "RDA"). Capitalized terms not defined in this Note have the meanings in the RDA. This Note is secured by the mortgage of even date executed by LAROYCO, LLC ("Owner") in favor of the Village on the Property conveyed at Closing (the "Mortgage").

2. NO INTEREST; NO SCHEDULED PAYMENTS

No interest accrues or is payable on this Note, before or after default or acceleration. No periodic principal payments are required. There is no separate calendar maturity date; principal becomes payable only as provided below, unless previously forgiven.

3. FORGIVENESS

The entire principal obligation shall be forgiven upon issuance by the Village of the Certificate of Completion under RDA Section 6(b), together with Final Completion under RDA Section 4(c), for the entire Project, including the manufacturing facility and renovated office building. The Village shall determine completion and issue the Certificate of Completion in accordance with the RDA, including the standards and procedures of RDA Section 6(b). Final Completion shall have the meaning and

requirements stated in RDA Section 4(c). Upon satisfaction of those requirements, the Village shall cancel this Note and execute and deliver a recordable release of the Mortgage. No temporary occupancy certificate alone satisfies these requirements. Forgiveness does not release other continuing obligations under the RDA.

4. CONSTRUCTION DEFAULT; ACCELERATION

An Event of Default under this Note occurs only if Developer fails to complete construction of the Project as required by the RDA and that failure remains uncured after all applicable notices, cure periods, and extensions under the RDA. The applicable construction periods, mutually agreed extensions, default and cure provisions, and force majeure provisions of RDA Sections 4(b), 6(a), 8, 13, 17, and 23 are incorporated by reference. No unrelated RDA default or default under the Senior Financing, standing alone, constitutes an Event of Default under this Note. Following an Event of Default, and subject to the agreed lender protections, the Village may declare the unpaid principal immediately due and payable by written notice to Maker. Termination of the RDA for that uncured construction default does not extinguish this Note or the Mortgage. Until forgiveness or payment, the completion-based forgiveness provisions remain applicable.

5. REMEDIES; COSTS

After an Event of Default and acceleration, the Village may enforce payment against Maker and foreclose the Mortgage, subject to its subordinate priority, applicable lender notice and cure rights, and applicable law. Maker shall pay reasonable enforcement costs and attorneys' fees incurred in enforcing this Note and the Mortgage, to the extent recoverable under applicable law; fees and expenses in proceedings under the RDA remain subject to RDA Section 16 where applicable. No interest shall accrue on those sums. The Village shall receive no duplicate recovery.

6. SUBORDINATION

The indebtedness evidenced by this Note and the Mortgage are subordinate to the Project loans provided to Developer by or through Midland States Bank and Fifth Third Bank, including the Fifth Third loan administered by Fifth Third Bank (Community Development Entity), and the mortgages securing those loans at Closing (the "Senior Financing"). Payment and enforcement are subject to the agreed Collateral Assignment of TIF Documents and Subordination of RDA and any separate subordination instruments executed by the Village for the Senior Financing at Closing. Those executed instruments govern lender notice and cure rights, enforcement restrictions, and the scope of the agreed subordination. This Note does not independently expand subordination to unrelated debt or future refinancing.

7. PARTIES LIABLE

Maker remains liable for payment when due under this Note. Owner is not a co-maker or guarantor and has no personal liability for the indebtedness, enforcement costs, or any deficiency by reason of this Note or the Mortgage; the Village's recourse against Owner under those instruments is limited to the mortgaged property. No individual guaranty is created.

8. NOTICES

Notices shall be given by personal delivery or certified mail in accordance with RDA Section 9, including any written address changes made under that section. Notices to the Village shall be addressed to Village Manager, Village of Homewood, 2020 Chestnut Road, Homewood, Illinois 60430, with a copy to Christopher J. Cummings, Christopher J. Cummings, P.C., 2024 Hickory Road, Suite 205, Homewood, Illinois 60430. Notices to Developer shall be addressed to A & R Screening, LLC, Attention: John LaRoy, 4611 136th Street, Crestwood, Illinois 60418, with a copy to Daniel Shapiro, Shapiro & Associates Law, 618 Academy Drive, Unit B, Northbrook, Illinois 60062.

9. GOVERNING LAW; CONTINUING EFFECT

Illinois law governs this Note. The RDA, as modified by the Amendment, controls in the event of a conflict, subject to the executed subordination instruments as to matters expressly governed by them. No waiver or amendment of this Note is effective unless in writing and signed by Maker and the Village with lawful authorization. This Note binds and benefits their respective successors and permitted assigns. A delay in enforcement does not waive a right. If a provision is held unenforceable, the remaining provisions remain effective to the extent permitted by law.

Maker executes this Note through its duly authorized representative.

A & R SCREENING, LLC, an Illinois limited liability company

_____

By:
Name: _____
Title: _____
Date: _____

EXHIBIT D

FORM OF SUBORDINATE MORTGAGE

Prepared by: _____
Address: _____
After recording return to: _____
Address: _____

Date: _____
Secured principal: $400,000.00
Common address: 1313–1351 175th St., Homewood, IL 60430
PINs: 29-32-101-047-0000; 29-32-101-066-0000; 29-32-101-067-0000; 29-32-101-068-0000; 29-32-101-076-0000

THIS MORTGAGE is made by LAROYCO, LLC, an Illinois limited liability company ("Mortgagor" or "Owner"), having an address at _____, in favor of the VILLAGE OF HOMEWOOD, Cook County, Illinois, an Illinois municipal corporation ("Village" or "Mortgagee"), having an address at 2020 Chestnut Road, Homewood, Illinois 60430.

1. GRANT OF MORTGAGE

For good and valuable consideration, including the Village's conveyance of the Property to Mortgagor and the redevelopment transaction, Mortgagor hereby mortgages and conveys to Mortgagee, as security and not as an absolute conveyance, all of Mortgagor's right, title, and interest in the real estate described in Schedule 1 attached hereto in Cook County, Illinois, together with all buildings, improvements, fixtures, and appurtenances now or later forming part of that real estate (the "Property"). This Mortgage covers only the Property conveyed to Mortgagor at Closing and does not encumber the Excluded Property retained by the Village under the Amendment.

2. SECURED OBLIGATIONS

This Mortgage secures the forgivable promissory note of even date made by A & R SCREENING, LLC, an Illinois limited liability company ("Developer" or "Maker"), payable to the Village in the original principal amount of $400,000.00 (the "Note"), together with reasonable enforcement costs and attorneys' fees recoverable under the Note and this Mortgage (collectively, the "Secured Obligations"). No interest accrues before or after default or acceleration, and no periodic payments are required. This Mortgage does not secure additional advances or all other obligations under the RDA. The Note is incorporated by reference. The "RDA" means the Restated Redevelopment

Agreement between the Village and A & R Screening, LLC effective February 10, 2026, as modified by the Amendment to Restated Redevelopment Agreement and Related Purchase and Sale Agreement among the Village, A & R Screening, LLC, and LAROYCO, LLC (the "Amendment"), effective _____ (collectively, the "RDA"). Undefined capitalized terms have the meanings stated in the RDA.

3. FORGIVENESS; RELEASE

The principal obligation shall be forgiven upon issuance by the Village of the Certificate of Completion under RDA Section 6(b), together with Final Completion under RDA Section 4(c), for the entire Project, including the manufacturing facility and renovated office building. The Village's completion determination and issuance of the Certificate of Completion are governed by RDA Section 6(b), and Final Completion is governed by RDA Section 4(c). A temporary occupancy certificate alone is insufficient. Upon satisfaction of those requirements, the Village shall cancel the Note and execute and deliver a recordable release of this Mortgage. The Village shall also release this Mortgage upon full payment and discharge of the Secured Obligations. Release does not discharge other continuing RDA obligations.

4. SUBORDINATE PRIORITY

The Village's loan, the Note, and this Mortgage are subordinate to the Project loans provided to Developer by or through Midland States Bank and Fifth Third Bank, including the Fifth Third loan administered by Fifth Third Bank (Community Development Entity), and the mortgages securing those loans at Closing (the "Senior Financing"). The Village's payment and enforcement rights are subject to the agreed Collateral Assignment of TIF Documents and Subordination of RDA and any separate subordination instruments executed by the Village for the Senior Financing at Closing. Those executed instruments govern the scope of subordination, lender notice and cure rights, and enforcement restrictions. No broader subordination to unrelated debt or future refinancing is created by this Mortgage. The closing and recording instructions shall reflect the agreed priority.

5. CONSTRUCTION DEFAULT; NOTICE AND CURE

An Event of Default under this Mortgage occurs only if Developer fails to complete construction of the Project as required by the RDA and that failure remains uncured after all applicable notices, cure periods, and extensions under the RDA. The construction periods, mutually agreed extensions, default and cure provisions, and force majeure provisions in RDA Sections 4(b), 6(a), 8, 13, 17, and 23 are incorporated by reference. The Village shall give the required default notice to Developer and a copy to Mortgagor, and shall honor any applicable notice and cure rights of the Senior Financing

parties under the executed subordination instruments. No unrelated RDA default or default under the Senior Financing, standing alone, triggers foreclosure under this Mortgage. No separate construction deadline or shorter cure period is imposed by this Mortgage.

6. ENFORCEMENT

After an Event of Default and acceleration of the Note by written notice, the Village may foreclose this Mortgage and exercise available judicial remedies under Illinois law, subject to the agreed priority and the executed subordination instruments. The Secured Obligations include reasonable enforcement costs and attorneys' fees to the extent recoverable under applicable law and the Note; RDA Section 16 governs proceedings under the RDA where applicable. No interest accrues on such sums. The Village shall receive no duplicate recovery. Termination of the RDA for the uncured construction default does not extinguish the Note or this Mortgage. Until forgiveness or payment, completion-based forgiveness remains applicable.

7. NONRECOURSE AS TO MORTGAGOR

Mortgagor executes this Mortgage solely to pledge its interest in the Property. Mortgagor does not assume the Note, is not a co-maker or guarantor, and has no personal liability under the Note or this Mortgage for principal, enforcement costs, attorneys' fees, or any deficiency. The Village's recourse against Mortgagor under these instruments is limited to the Property. No individual guaranty is created. This provision does not release Developer from liability under the Note or alter any party's independent obligations under the RDA.

8. NOTICES

Notices shall be given by personal delivery or certified mail in accordance with RDA Section 9, including any written address changes made under that section. Notices to the Village shall be addressed to Village Manager, Village of Homewood, 2020 Chestnut Road, Homewood, Illinois 60430, with a copy to Christopher J. Cummings, Christopher J. Cummings, P.C., 2024 Hickory Road, Suite 205, Homewood, Illinois 60430. Notices to Developer shall be addressed to A & R Screening, LLC, Attention: John LaRoy, 4611 136th Street, Crestwood, Illinois 60418, with a copy to Daniel Shapiro, Shapiro & Associates Law, 618 Academy Drive, Unit B, Northbrook, Illinois 60062. Notices to Mortgagor shall be addressed to LAROYCO, LLC, Attention: _____, Address: _____.
Mortgagor may change its notice address by written notice given in the same manner.

9. MISCELLANEOUS

Illinois law governs this Mortgage. The RDA, as modified by the Amendment, controls in the event of a conflict, subject to the executed subordination instruments as to matters expressly governed by them. Amendments and waivers must be in writing and lawfully authorized and executed by Mortgagor and the Village, with Maker's consent if its obligations are changed. This Mortgage binds Mortgagor's successors and permitted assigns and benefits the Village's successors and permitted assigns. Delay in enforcement is not a waiver. If a provision is unenforceable, the remaining provisions remain effective to the extent permitted by law.

IN WITNESS WHEREOF, Mortgagor executes this Mortgage through its duly authorized representative as of the date stated above.

LAROYCO, LLC, an Illinois limited liability company

By:
Name: _____
Title: _____
Date: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____, as _____ of LAROYCO, LLC, an Illinois limited liability company, on behalf of the company.

_____
Notary Public
My commission expires: _____
[Notarial seal]

SCHEDULE 1 TO MORTGAGE

LEGAL DESCRIPTION

PARCEL 1 (1313 175TH STREET – OFFICE BUILDING)

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NO. 26214942 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-32-101-047-0000

PARCEL 2 (1351 175TH STREET – VACANT LAND)

LOTS 1, 2, 3 AND OUTLOT "D" IN BLOCK 4, ALL IN PRAIRIE LAKES BUSINESS CENTER, BEING A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers:
29-32-101-066-0000
29-32-101-067-0000
29-32-101-068-0000
29-32-101-076-0000

Common address: 1313–1351 175th St., Homewood, IL 60430