

This document was prepared by:

Paul W. Shadle

DLA Piper LLP (US)

444 W. Lake Street, Suite 900

Chicago, Illinois 60606

**THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT
BY AND AMONG THE VILLAGE OF HAZEL CREST,
THE VILLAGE OF HOMEWOOD AND WIND CREEK IL LLC**

This Third Amendment to Redevelopment Agreement (this “**Third Amendment**”) is made and entered into this ____ day of _____, 2026, by and among the **VILLAGE OF EAST HAZEL CREST**, an Illinois municipality located in Cook County, Illinois (“**East Hazel Crest**”), the **VILLAGE OF HOMEWOOD**, an Illinois municipality located in Cook County, Illinois (“**Homewood**”) (East Hazel Crest and Homewood, each a “**Village**” and collectively the “**Villages**”) and **WIND CREEK IL LLC**, an Illinois limited liability company (the “**Developer**”).

RECITALS

WHEREAS, the Villages have undertaken a program for the redevelopment of certain property within the Villages, which property is hereinafter described, pursuant to 65 ILCS 5/11-74.4-1 et seq., as amended, the Tax Increment Allocation Redevelopment Act (the “**Act**”); and

WHEREAS, the Villages entered into a certain Intergovernmental Agreement to Jointly Develop Property within the Villages of East Hazel Crest and Homewood dated November 27, 2012 (the “**IGA**”) pursuant to which the Villages were authorized to enter, and the Villages did so enter, into that certain Redevelopment Agreement with Developer on June 27, 2023 (the “**Original RDA**”), as amended by that certain First Amendment to Redevelopment Agreement entered into by the parties hereto on July 23, 2024 (the “**First Amendment**”), and by that certain Second Amendment to Redevelopment Agreement entered into by the parties hereto on April 23, 2025 (the “**Second Amendment**”, and collectively with the Original RDA and the First Amendment, the “**RDA**”); and

WHEREAS, the RDA provides for, among other things, Developer’s redevelopment of the “**Subject Property**” which is legally described on Exhibit A attached hereto, and the Villages’ reimbursement of certain redevelopment project costs related to the Project, as defined herein, with tax increment financing funds as provided in the Act, and support of Developer’s application to Cook County for Class 8 classification of the Subject Property; and

WHEREAS, the parties desire to further amend the RDA as provided in this Third Amendment in order to facilitate the additional improvement and expanded operation of the Subject Property.

NOW, THEREFORE, it is hereby agreed by and between the Villages and Developer, as follows:

SECTION 1. Preambles.

The Recitals set forth hereinabove are incorporated as if fully set forth herein. Unless otherwise defined herein, capitalized terms used in this Third Amendment shall have the meanings ascribed to them elsewhere in the RDA.

SECTION 2. Additional Note and Sources of Payments on Notes.

A. The Developer obtained the Certificate of Completion and, on March 26, 2025, East Hazel Crest issued the Note to Developer in the initial principal amount of \$55,000,000 to reimburse Project Costs incurred by Developer pursuant to the terms of the RDA. Developer subsequently incurred Project Costs in excess of \$55,000,000. The Villages agreed that East Hazel Crest would issue to the Developer, upon receipt of a Request for Reimbursement, an additional note (the “**First Additional Note**”) in the initial principal amount equal to the amount of additional Project Costs related to the Project that had been incurred by the Developer in excess of \$55,000,000, up to a maximum initial principal amount of \$15,000,000, which First Additional Note was issued to Developer on June 24, 2025 pursuant to the terms of the RDA in order to reimburse a total of up to \$70,000,000 of Project Costs incurred by Developer.

B. As of the date hereof, Developer has incurred Project Costs in excess of \$70,000,000. The Villages have agreed that East Hazel Crest shall issue to Developer, upon receipt of a Request for Reimbursement, a second additional note (the “**Second Additional Note**”) in the initial principal amount equal to the amount of additional Project Costs related to the Project that have been incurred by the Developer in excess of \$70,000,000, up to a maximum initial principal amount of \$33,000,000 for the Second Additional Note, in order to reimburse a total of up to \$103,000,000 of Project Costs incurred by Developer. The Note, the First Additional Note, and the Second Additional Note are referred to herein as the “**Notes.**”

C. Upon receipt of a Request for Reimbursement from Developer that includes a request for issuance of the Second Additional Note, East Hazel Crest shall issue the Second Additional Note to the Developer in the form of Exhibit B attached hereto and in the manner set forth in and pursuant to the terms of Section 3.C. of the RDA.

D. Interest on the Second Additional Note will accrue upon issuance at a rate equal to two percent (2.00%) and will compound semi-annually. Payments on the Second Additional Note will commence upon issuance, as further described in the Second Additional Note and will be

made at the same time as payments are made on the Note and the First Additional Note, subject to future adjustment of the interest rates on the Notes as set forth in Section 4 below.

E. The Villages and the Developer acknowledge and agree that (i) following issuance of the Second Additional Note, the total principal indebtedness evidenced by the Notes will be \$103,000,000; (ii) the Note shall continue to have a first lien on the Available Incremental Property Taxes; (iii) the Additional Note shall continue to have a second lien on the Available Incremental Property Taxes; and (iv) the Second Additional Note shall continue to have a third lien on the Available Incremental Property Taxes.

F. The Villages and the Developer acknowledge and agree that: (i) payments on behalf of the Village of Homewood on the Notes will be made by the Village of Homewood from Available Incremental Property Taxes to the Developer, in accordance with the terms of the RDA and the Notes, upon the Village of Homewood's receipt of Incremental Property Tax disbursements from the Cook County Treasurer; and (ii) payments on behalf of the Village of East Hazel Crest on the Notes will be made by the Escrow Agent to the Developer, in accordance with the terms of the RDA, the Notes and the Escrow Agreement, pursuant to the terms of the Escrow Agreement upon the Escrow Agent's receipt of Incremental Property Tax payments from the Cook County Treasurer. The Villages agree that they shall establish and maintain dedicated accounts, separate from each Village's general fund accounts, to receive and hold deposits from Cook County of Incremental Property Tax payments for the Redevelopment Project Areas, as provided for in the Act.

SECTION 3. No Prepayment.

The Villages shall not, without the written consent of the Developer, prepay or redeem (but may defease) the principal of any of the Notes prior to December 31, 2039. The Villages and Developer shall reasonably cooperate to amend the Note and the First Additional Note as necessary to reflect and effect the terms of this Section 3; provided, the RDA as amended by this Third Amendment shall govern in the event of any conflict between the language in the Notes and the language of the RDA as amended by this Third Amendment with respect to prepayment of the Notes.

SECTION 4. Extension of Redevelopment Project Areas.

As soon as reasonably feasible following the date hereof, the corporate authorities of each Village will take the actions required pursuant to the Act to extend the term of each Redevelopment Project Area to December 31 of the thirty-fifth (35th) calendar year following adoption of each TIF Ordinance that created the applicable Redevelopment Project Area. The Villages and Developer will reasonably cooperate to amend the Notes to modify the maturity dates thereof, to provide for maturity on the last day of the extended terms of the Redevelopment Project Areas, and otherwise as may be necessary to reflect the extensions of the Redevelopment Project Areas contemplated in this Section 4 as soon as possible following such extensions. If the Villages do not extend the terms of the Redevelopment Project Areas as provided for herein by July 31, 2027,

then upon a written notice provided by the Developer to the Villages requesting reissuance of the Notes, the Village's shall reissue the Note and the First Additional Note (each in an original principal amount equal to the amount of principal and interest outstanding on the applicable Note as of the date of reissuance) to the Developer with each of the Note and the First Additional Note bearing an interest rate equal to the greater of (A) the maximum rate sufficient to ensure payment of all principal and interest due on the Notes as of December 31, 2040 and (B) two and five hundredths percent (2.05%).

In addition, East Hazel Crest will take the actions required pursuant to the Act to extend the term of the East Hazel Crest Tollway Redevelopment Project Area ("Tollway TIF District") to December 31 of the thirty-fifth (35th) calendar year following adoption of the ordinances that created the Tollway TIF District.

SECTION 5. Miscellaneous Provisions.

A. Time of the Essence and Mutual Assistance.

Time is of the essence of this Third Amendment. The Parties agree to take such actions, including the execution and delivery of such documents, instruments and certifications (and, in the case of the Villages, the adoption of such ordinances and resolutions), as may be necessary or appropriate from time to time to carry out the terms, provisions and intent of this Third Amendment and to aid and assist each other in carrying out such terms, provisions and intent.

B. Entire Agreement.

The RDA, as amended by this Third Amendment (together with the exhibits attached hereto), is the entire contract between the Villages and the Developer relating to the subject matter thereof, and supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the Villages and the Developer, and may not be modified or amended except by a written instrument executed by the parties hereto. Except as modified by this Third Amendment, the RDA remains in full force and effect.

C. Governing Law.

The validity, meaning and effect of this Third Amendment shall be determined in accordance with the laws of the State of Illinois.

D. Severability.

If any provision of this Third Amendment is held invalid by a court of competent jurisdiction or in the event such a court shall determine that the Villages do not have the power to perform any provisions hereunder, such provisions shall be deemed to be excised and shall not affect any of the other provisions contained herein, and such judgment shall relieve the Villages from performance only under such invalid provision of this Third Amendment; provided, however,

if the judgment relieves the Villages of their monetary obligations under this Third Amendment, then the Developer will be relieved of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the year and date first above written.

WIND CREEK IL LLC

By: _____

Name: _____

Title: _____

VILLAGE OF HOMEWOOD

By: _____

Name: _____

Title: _____

VILLAGE OF EAST HAZEL CREST

By: _____

Name: _____

Title: _____

Exhibit A

Legal Description of Subject Property

PARCEL 1:

LOT 3, 4, 5 AND THE EAST 74.24 FEET OF LOT 2 (AS MEASURED ALONG THE SOUTHERLY LINE THEREOF) IN EAST HAZEL CREST COMMERCIAL, BEING A SUBDIVISION OF THE SOUTH 28 ACRES OF THE NORTH 38 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 200 OF HOMEWOOD COURT SUBDIVISION, BEING A SUBDIVISION AND RESUBDIVISION OF PART, OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0934519091 IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 200: THENCE SOUTH 89 DEGREES, 11 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 200 A DISTANCE OF 210.82 FEET, TO A BEND; THENCE NORTH 75 DEGREES 13 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 200 A DISTANCE OF 76.61 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 59 SECONDS EAST 285.90 FEET, TO THE EAST LINE OF SAID LOT 200: THENCE SOUTH 0 DEGREES 28 MINUTES 51 SECONDS EAST ALONG SAID EAST LINE OF LOT 200 A DISTANCE OF 44.88 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1963.94 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, WITH A LINE 83.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, AS MEASURED ON THE NORTH LINE THEREOF, (SAID POINT OF BEGINNING BEING ALSO THE POINT OF INTERSECTION OF A WEST LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-FA*-18.01 WITH THE SOUTH LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-1W-502); THENCE (THE FOLLOWING THREE (3) COURSES BEING ON TWO (2) WEST LINES AND ON A NORTH LINE OF THE NORTHERN ILLINOIS STATE TOLLWAY PARCEL NO. T-1-'A'-18.1) SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 4.62 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST, A DISTANCE OF 425.38 FEET; THENCE NORTH 90 DEGREES, 00 MINUTE, 00 SECOND

WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 617.08 FEET TO A POINT ON A LINE 667.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE 643.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 172.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY PARCEL NO. T-1-A-501.2); THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 1.35 FEET TO THE MOST WESTERLY CORNER OF THE NORTHERN STATE TOLL HIGHWAY PARCEL NO. T-1-A'-502; THENCE (THE FOLLOWING TWO (2) COURSES BEING ON THE SOUTHWESTERLY AND SOUTH LINE OF SAID PARCEL NO. T-1-A'- 502) SOUTH 74 DEGREES, 44 MINUTES, 59 SECONDS EAST, A DISTANCE OF 246.02 FEET; THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST, A DISTANCE OF 321.38 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 25.00FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN M-R BANK SUBDIVISION AS RECORDED, THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS EAST 99.55 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 1 EXTENDED NORTH TO A POINT ON THE NORTH LINE OF LOT 1 IN MATTESON RICHTON BANK SUBDIVISION, AS RECORDED, EXTENDED WESTERLY; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS EAST ALONG SAID LINE AS EXTENDED 203.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1 IN MATTESON RICHTON BANK SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN MATTESON RICHTON BANK SUBDIVISION A DISTANCE OF 99.55 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1 IN M-R BANK SUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 40 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 IN M-R BANK SUBDIVISION 203.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

PARCEL T-1A-501:

THAT PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 83.00 FEET FOR A POINT

OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 27.00 FEET TO A POINT; THEN SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER, SAID POINT BEING 110 FEET WEST OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89°40'20" TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO THE POINT OF BEGINNING.

AND

PARCEL T-1A-501.3:

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 110 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE FOR A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF THE EAST 110 FEET OF THE SOUTHEAST QUARTER, SAID POINT BEING 50 FEET SOUTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID WEST LINE; THENCE NORTHERLY 50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

174th Street Parcel

THAT PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1897.94 FEET TO A POINT; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE RIGHT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 83.0 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 558.74 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 164 DEGREES 26 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 246.02 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 15 DEGREES 33 MINUTES 41 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, A DISTANCE OF 321.38 FEET TO A

POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Property Index Numbers:

Homewood, IL

29-29-409-013-0000

29-29-409-025-0000

29-29-404-004-0000

29-29-404-009-0000

29-29-404-010-0000

29-29-404-011-0000

29-29-404-013-0000

29-29-404-014-0000

East Hazel Crest, IL

29-29-411-026-0000

29-29-411-027-0000

Common address: 174th Street west of Halsted Street

Exhibit B

Form of Second Additional Note

REGISTERED NO.

MAXIMUM AMOUNT: \$33,000,000

UNITED STATES OF AMERICA

STATE OF ILLINOIS

COUNTY OF COOK

VILLAGE OF EAST HAZEL CREST

TAX INCREMENT ALLOCATION REVENUE NOTE

REGISTERED OWNER: WIND CREEK IL LLC, an Illinois limited liability company

Interest Rate: 9%

Maturity Date: December 31, 2040

KNOW ALL PERSONS BY THESE PRESENTS, that the Village of East Hazel Crest, Cook County, Illinois (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified, the principal amount of this Note from time to time advanced by the Registered Owner to pay costs of the Project (as hereafter defined) in accordance with the ordinance hereinafter referred to up to the principal amount of \$33,000,000 and to pay the Registered Owner interest on that amount at the Interest Rate per year specified above from the date of this Note. Interest shall be computed on the basis of a 360-day year of twelve 30-day months. Accrued but unpaid interest on this Note shall also accrue at the Interest Rate per year specified above until paid

Principal of and interest on this Note from the proceeds of the Available Incremental Property Taxes which have accrued and that were collected after the date of this Note (as defined in the hereinafter defined Redevelopment Agreement) is due on January 1 and July 1 of each year in the amount of the Available Incremental Property Taxes until the earlier of the Maturity Date or until this Note is paid in full. Payments shall first be applied to interest. The principal of and interest on this Note are payable in lawful money of the United States of America, and shall be made to the Registered Owner hereof as shown on the registration books of the Village maintained by the Treasurer of the Village, as registrar and paying agent (the "Registrar"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment, maturity or redemption date, and shall be paid by check or draft of the Registrar, payable in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to

the Registrar. The Registered Owner of this Note shall note on the Payment Record attached hereto the amount and the date of any payment of the principal of this Note promptly upon receipt of such payment.

This Note is issued by the Village in the principal amount of \$33,000,000 for the purpose of paying the costs of certain eligible redevelopment project costs incurred by Wind Creek IL LLC, an Illinois limited liability company (the “Developer”) in connection with the development (either by the Developer or third parties) of the Project as hereinafter defined in the Redevelopment Agreement, all within or adjacent to the Halsted Street Redevelopment Project Area (the “Project Area”) in the Village, pursuant to a Redevelopment Agreement dated June 27, 2023 by and between the Village and the Developer as amended (the “Redevelopment Agreement”), all in accordance with the Constitution and the laws of the State of Illinois, and particularly the Tax Increment Allocation Redevelopment Act as amended (65 ILCS 5/11-74.4-1 et seq.) (the “TIF Act”), the Local Government Debt Reform Act (30 ILCS. 350/1 et seq.) and an Ordinance adopted by the Village Board on _____, 2026 (the “Ordinance”), in all respects as by law required.

The Village has assigned and pledged certain rights, title and interest of the Village in and to certain incremental ad valorem tax revenues from the Project Area which the Village is entitled to receive pursuant to the TIF Act and the Ordinance, in order to pay the principal and interest of this Note. Reference is hereby made to the aforesaid Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note and the terms and conditions under which this Note is issued and secured. THIS NOTE IS A SPECIAL LIMITED OBLIGATION OF THE VILLAGE, AND IS PAYABLE SOLELY FROM AVAILABLE INCREMENTAL PROPERTY TAXES INCURRED AND COLLECTED AFTER THE DATE OF THE SIGNING OF THIS NOTE, AND SHALL BE A VALID CLAIM OF THE REGISTERED OWNER HEREOF ONLY AGAINST SAID SOURCES. THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE AN INDEBTEDNESS OR A LOAN AGAINST THE GENERAL TAXING POWERS OR CREDIT OF THE VILLAGE, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION. THE REGISTERED OWNER OF THIS NOTE SHALL NOT HAVE THE RIGHT TO COMPEL ANY EXERCISE OF THE TAXING POWER OF THE VILLAGE, THE STATE OF ILLINOIS OR ANY POLITICAL SUBDIVISION THEREOF TO PAY THE PRINCIPAL OR INTEREST OF THIS NOTE. The Village shall not, without the written consent of the Registered Owner, prepay or redeem (but may defease) the principal of this Note prior to December 31, 2039. There shall be no prepayment penalty for payments made after December 31, 2039 and prior to the maturity of this Note. Notice of redemption shall be sent by registered or certified mail not less than five (5) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of this Note at the address shown on the registration books of the Village maintained by the Registrar or at such other address as is furnished in writing by such Registered Owner to the Registrar.

Payments on this Note shall continue until this Note is fully paid or discharged or the term of the Project Area, as extended, has expired, subject to the terms, conditions and limitations with respect thereto contained in this Note; provided, any Available Incremental Property Taxes accrued during the term of the Project Area, that were collected following the date of expiration

of said term, shall be pledged by the Village and used to make payments on this Note to the extent required to fully discharge this Note.

This Note is issued in fully registered form in the denomination of its outstanding principal amount. This Note may not be exchanged for a like aggregate principal amount of notes or other denominations.

This Note is transferable by the Registered Owner hereof in person or by its attorney duly authorized in writing at the principal office of the Registrar in East Hazel Crest, Illinois, but only in the manner and subject to the limitations provided in the Redevelopment Agreement, and upon surrender and cancellation of this Note. Upon such transfer, a new Note of authorized denomination of the same maturity and for the same aggregate principal amount and for the same terms and conditions of this Note, will be issued to the transferee in exchange hereof. The Registrar shall not be required to transfer this Note during the period beginning at the close of business on the fifteenth day of the month immediately prior to the Maturity Date of this Note nor to transfer this Note after notice calling this Note or a portion hereof for redemption has been mailed, nor during a period of five (5) days next preceding mailing of a notice of redemption of this Note.

This Note hereby authorized shall be executed and delivered as the Ordinance and the Redevelopment Agreement provide.

Whenever, under the terms of this Note, the principal and interest outstanding and unpaid becomes due and payable, the holder of this Note may pursue any remedies, legal or equitable, that are available to collect the unpaid balance of this Note, together with interest; provided, that neither the principal of or interest on this Note shall be deemed or declared to be in default so long as all available Incremental Property Taxes have been applied to the payment of such principal or interest.

The Village and the Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes and neither the Village nor the Registrar shall be affected by any notice to the contrary, unless transferred in accordance with the provisions hereof It is hereby certified and recited that all conditions, acts and things required by law to exist, to happen, or to be done or performed precedent to and in the issuance of this Note did exist, have happened, have been done and have been performed in regular and due form and time as required by law; that the issuance of this Note, together with all other obligations of the Village, does not exceed or violate any constitutional or statutory limitation applicable to the Village.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Village of East Hazel Crest, Cook County, Illinois, by its Village Board of Trustees, has caused its official seal to be imprinted by facsimile hereon or hereunto affixed, and has caused this Note to be signed by the duly authorized signature of the Village President and attested by the duly authorized signature of the Village Clerk of the Village, all as of _____, 20__.

VILLAGE:

Village of East Hazel Crest,
an Illinois Municipal Corporation

Village President

(SEAL)

Attest:

Village Clerk

PRINCIPAL PAYMENT RECORD

DATE OF PAYMENT

PRINCIPAL PAYMENT

PRINCIPAL BALANCE
DUE

Form of Request for Reimbursement
REQUEST FOR REIMBURSEMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

The affiant, Wind Creek IL LLC, an Illinois limited liability company (the “Developer”) hereby certifies that with respect to that certain Redevelopment Agreement Between the Villages of East Hazel Crest and Homewood and the Developer dated June 27, 2023 (as amended, the “Agreement”):

A. Total eligible redevelopment project costs (“Project Costs”) for the Project made to date: \$_____.

B. Amount of Project Costs included in this Request for Reimbursement to be included in a new Note: \$33,000,000.

C. None of the costs reference in Paragraph B above have been previously reimbursed by the Villages.

D. The Developer hereby certifies to the Villages that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Agreement are true and correct and the Developer is in compliance with all applicable covenants contained herein,

2. No event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

E. Enclosed with this request are the materials required pursuant to the Agreement.

F. All capitalized terms which are not defined herein has the meanings given such terms in the Agreement.

[the remainder of this page is intentionally blank]

WIND CREEK IL LLC,

an Illinois limited liability company

By: _____

Name: _____

Its: _____

Subscribed and sworn before me this ____ day of _____, 2026.

My commission expires: _____

Agreed and accepted:

VILLAGE OF _____

By: _____

Name: _____

Its: _____

Subscribed and sworn before me this ____ day of _____, 2026.

My commission expires: _____