

Facilities License Term Sheet

Date prepared or revised:	October 31, 2025; revised 11/19/2025; revised 12/10/2025; revised 4/8/2026; revised 7/2/2026; 7/20/2026
Prepared by:	Laura Franco, Real Estate, Archdiocese of Chicago
Parish/Campus:	72392 – St John Neumann
Name and address of building to be used:	Parking Lot, 17951 Dixie Highway, Homewood, IL 60430
Description of area to be used (number of rooms, floor, and some form of identification of classrooms, closets, parking, bathrooms, auditorium, hall, offices):	Non-exclusive rights to parking in the 69 northernmost spaces both before and after the lot is restriped, on a first-come, first-served basis except as and when needed by the Landlord for parish events. See attached drawing “VOH parking spaces” for exact location of parking spaces.
Legal name of Tenant. In addition, any “a/k/a” or “d/b/a” names of Tenant:	Village of Homewood
Use:	• Village Hall employee parking • Auditorium/Village Hall visitor parking • Overflow parking for community events and central business district • Valet parking for local businesses
Days and hours of Use:	• Monday – Friday: 7a – 9p • Saturday: 7pm – 12am • Sunday: 1pm – 12am • See Exhibit A for excluded dates and times in 2026 (Parish will supply Village with future excluded dates on November 1 of each subsequent year through 2030)
Commencement date:	September 1, 2026
Expiration date:	August 31, 2030
In lieu of fee:	• Village agrees to perform the work outlined in St John Neumann Parking Lot Plans dated 6/4/2026 and Labeled Plans for Line Maintenance issued 6/4/2026 and attached to this term sheet

	• Village agrees to reimburse Parish 75% of costs to plow snow from parking lot • Village agrees to pay 25% of the cost to sealcoat and restripe the parking lot as needed (anticipate every 3-5 years) • Village agrees to pay 25% of future Capital Improvements to parking lot • Parking lot maintenance will be done by the parish and the Village will be billed pro rata
Tenant Insurance: Certificate reflecting this coverage to be delivered to Real Estate no later than commencement date.	1) Broad form Commercial General Liability insurance policy naming Landlord as an Additional Insured with a policy limit of \$1,000,000 per occurrence, \$2,000,000 in the aggregate. 2) Excess liability insurance, naming Landlord as an Additional Insured, with a minimum policy limit of \$5,000,000. If the Tenant owns an automobile, automobile liability insurance for each automobile owned or leased by Tenant, with a \$1,000,000 per occurrence policy limit naming Landlord as Additional Insured. 3) Workers' Compensation/Employer's Liability with statutory coverage with a \$1,000,000/accident, \$1,000,000/Disease-Policy, \$1,000,000/Disease-per employee. 4) Personal property damage insurance, together with insurance against vandalism and malicious mischief, with coverage limits of not less than the full replacement value of Tenant's personal property located in or on the Premises.
Maintenance fees payable to and delivered to:	St John Neumann Parish 17951 Dixie Highway Homewood, IL 60430 Attention: Pastor
Tenant notice address/title/fax:	Village of Homewood 2020 Chestnut Road Homewood, IL 60430 Attention: Village Manager

Other:	• No overnight parking • No commercial vehicles or RVs may be parked in lot • Parish reserves the parking spaces in front of church on Dixie Highway for church parking only • Village is responsible for installing and maintaining signs that designate exclusive Church parking and Village-permitted spaces in accordance with this agreement • Village agrees to periodically maintain the line between the new catch basin in the southeast corner of the St. John Neumann parking lot and sewer on Gottschalk Avenue
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This term sheet is **not contractually binding** on the parties and is only an expression of the basic terms and conditions to be incorporated in a formal written agreement. This term sheet does not obligate either party to negotiate in good faith or to proceed to the completion of a formal written agreement. The parties shall not be contractually bound unless and until a formal written agreement is executed by the parties, which must be in form and content satisfactory to each party and its counsel in their sole discretion. Neither party may rely on this letter as creating any legal obligation of any kind.

Furthermore, the Premises shall be leased in **AS IS, WHERE IS** condition. It is Tenant's sole responsibility to investigate and determine the condition of the Premises.

Please **initial** to signify review and acceptance of this term sheet subject to the above paragraph.

Real Estate _____ Pastor _____ Tenant _____

For information purposes only:

	Pastor	Parish Business Manager	Real Estate Dept. Contact Person
Name	Rev. Edmond Aristil	Christina Rios	Laura Franco
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	Tenant Contact Person	Tenant Contact Person
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