

[VILLAGE OF ROMEOVILLE LETTERHEAD]

_____, 2026

MB Romeoville Partners, LLC
Attn: Steve Miller
Via Email: smiller@vikingprt.com

Bridge Point Romeoville, LLC
Attn: Nick Siegel
Via Email: nsiegel@bridgeindustrial.com

Re: The Redevelopment and Financing Agreement (the “**Redevelopment Agreement**”), by and between the Village of Romeoville, Illinois, an Illinois municipal corporation (the “**Village**”), and Bridge Point Romeoville, LLC, an Illinois limited liability company (the “**Developer**”) dated as of December 15, 2021.

Gentlemen:

It is our understanding that MB Romeoville Partners, LLC, an Ohio limited liability company, or an affiliate thereof (the “**Purchaser**”), is contemplating the purchase of certain of the Developer’s interests in the Redevelopment Agreement (the “**Purchase**”). An important consideration of the Purchase is the current status of the Redevelopment Agreement and the Village’s position with respect thereto. Terms not defined herein shall have the meaning ascribed to them in the Redevelopment Agreement.

The undersigned, as of the date hereof, does hereby certify and consent to the following for the benefit of the Purchaser, and its successors and/or assigns:

1. The undersigned Village is a party to the Redevelopment Agreement.
2. The Redevelopment Agreement is in full force and effect and has not been amended, modified or supplemented. The Redevelopment Agreement sets forth the entire agreement between the Village and the Developer.
3. To the Village’s actual knowledge, there are no uncured defaults, events of default, or breach by any party to the Redevelopment Agreement that currently exist.
4. The Developer has performed all obligations required by the Redevelopment Agreement as of the date hereof and consequently, the Developer is entitled to receive Developer’s Share of the Net Incremental Revenues in accordance with the Redevelopment Agreement.
5. In compliance with the requirements of Section 19(I) of the Redevelopment Agreement, upon the delivery of a fully executed assignment and assumption

of Developer's rights to receive the Developer's Share of the Net Incremental Revenues to the Purchaser and a fully executed Developer release of the right to receive reimbursement of Developer's Share of the Net Incremental Revenues, the Village shall make such reimbursement payments to the Purchaser pursuant to payment instructions timely provided to the Village by the Developer or the Purchaser. The Village has reviewed and approved the form of assignment and assumption agreement between the Developer and the Purchaser, and hereby consents to the assignment of such payment rights to the Purchaser.

6. The Village approved Redevelopment Project Costs (as defined in the Redevelopment Agreement) of Fourteen Million Nine Hundred Sixty Thousand Dollars (\$14,960,000).
7. Pursuant to Section 15(H) and 15(I) of the Redevelopment Agreement, the Purchaser will assume the rights and obligations of the Developer to receive the Developer's Share of the Net Incremental Taxes upon receipt by the Village of the fully executed assignment and assumption agreement referenced in Statement 5 above.
8. Prior to the consummation of the Purchase, the Village agrees to provide such additional consents and documentation as reasonably required by the Purchaser to close the transaction.

This letter may be relied upon by the Developer, the Purchaser, and their respective successors and assigns and will be binding upon the Village. The undersigned is duly authorized to execute this letter on behalf of the Village.

VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS

By: _____

Name:

Its: _____