

**Item #6:**  
**Village Trustee Lyman**  
LGBCP Board Meeting - June 18, 2013

Agenda  
Meeting of LGBCP Board of Directors  
Tuesday, June 18, 2013 5:15pm  
3110 Old McHenry Road, Long Grove, IL. 60047

**Call to Order**

**Board Members**

In Attendance:

Absent:

**Village Representation**

**Welcome Guests in Attendance**

**Review of Minutes** Tuesday, May 21, 2012

**Treasurer's Report** Ed Acuna

**Executive Committee** Rachel Perkal (pending vacancies)

**Village of Long Grove** Appointment of Trustee Lori Lyman to Econ. Develop. Committee.  
Village Manager David Lothspeich, Liason to Econ..Develop. Committee

**Old Business** Recommended that Marie Roth speak at a Board Mtg.

**Events Committee** Jacquie Longeway

**Design Committee** Tobin Fraley

**Economic Develop. Committee** Ed Acuna

**Organization Committee** Renee Clarke, absent  
Associate Membership / Sponsors:  
Review of Benefits of Membership  
Review Fees and Levels of Membership  
Prospect List – PNC Sept. 2013 / programs for children in partnership with Sesame Street

**Marketing Committee** Mary Ann Ullrich

**Director's Report**  
Audit – 2011, 2012, 2013  
Festivals – purpose; reason for admission fee  
Fire System – Fire Marshall has provided list of approved vendors should need arise.  
Credit Card Rates - Moneris currently at .0298% / First Merit requested opp. to quote  
Merchant Marketing Opportunities – Mktg. Form  
Visitor's Center – staff to take a more active role as ambassadors, bookkeeping, merchant updates / contacted all merchants, increased participation in promos for tour grps.  
Carol bookkeeping. All pitched in on audit, and have begun preparations for 2013.  
One on One Meetings:  
Long Grove Living Mag. – reformat, promo new merchants, promo existing merchants.  
CBS Radio-review options for change of focus to drawing in new merchants & customers  
PTO – Art & Wine Festival Aug. 24 & 25  
Ron Roberti, Landmark Development – prospects and needed retail  
Lori Lyman – Econ. Development  
Beverly Sims - PNC  
Pioneer Press – Lee Litas, Tablehopping  
Photography  
Website – business ops tab

**New Business**

Leasing Property at 308 Old McHenry Road.

**Motion to Adjourn**

Next Meeting July 16, 2013 / 5:15pm / Village Hall

6.2013sfine

## LGB&CP MEETINGS FOR MAY 21<sup>st</sup> 2013

Meeting held at Town Hall 5:18pm  
Special Guest: Rob Salerno of All Around Amusements  
815 725 2323

In attendance; Rachel Perkal, Tobin Fraley, Maryann Ulrich, Jacque Longeway, Renee Clark, Nancy Fino, David Liedspike, Sharon Fine and John Kopecky.

Audience; Peg Ball, Claire Ball, John Barry, Angie Underwood

Minutes reviewed; Tobin motion to approved Nancy 2nd-carried

Treasurer's Report; presented by past Treasurer Clair Ball in Ed Acuna's absence-motion to approve-John k, Seconded by Nancy F.

Discussion Choc. Fest upbeat, fees have gone up on Staffing the gates, paid workers instead of volunteers.  
Liquor License has gone up- media has gone up

Executive Committee: Reaching out to get 3 new board members

Mayor Address the Board: Angie U told the Directors that she will appoint a representative from the village board .

Events Committee: Jacque L put special events application from Long Grove Performing Arts Academy for her Jungle Book in the park. The Board reviewed and tabled it back for insurance and landlord concerns.

Rotary Run was approved for Sep 7<sup>th</sup> motion John K and all in favor

All Around Entertainment presented by Robert S was well received and shall be followed up by Maryann U

Design Committee: Peg Ball from audience-Banner Schedule is set for our season.

Economic Development Committee Talk of getting the land lords to landscape, cleanup and paint.

Organizational Committee; Renee C. brought up we need to do better on our sponsors and expressed a need for better communication. Renee also pledge to help with volunteers for the beer at Strawberry fest.

John K brought the motion to combine the LGB&CP Office and the Visitor center to 308 RP Coffin rd in the center of town. Then withdrew motion as more discovery was needed.

Marketing Committee; Sharon F comments on being better organized with her new spread sheet where the money goes. Sharon also went down to Chicago and met with John Barry of Star Events, found common ground and mutual respect.

In the Ill. Travel we had 6 mentions of the Festivals and shops.

Andy Dinero is reformatting the promotional video on last years Apple Fest.

New business; Marie Roth was brought up and perhaps we might have her speak at our next meeting. Good PR on the LGArts & Music Councils Free Concerts.

Motion to adjourn; John K & Renee' C 2<sup>nd</sup> motion carried. Time 7:38

## **LGBCP Treasurer's Report for May 2013**

As of May 31<sup>st</sup> the balance in our checking account was \$31,005.72. We had \$130,107.68 in reserves. Please note that since at any given time there are bills payable and income due these bank balances are only a rough indication of our health and not money we necessarily have to spend. For non-budget spending decisions we should also look at cash flow.

Chocolate Fest income this year is \$113,163.60 against expenses of \$84,962.37 for a profit of \$28,201.23.

For the first five months of the year our expenses have exceeded our income by \$12,860.67. This is not as bad as it sounds because most of our income comes from SSA funds which have not yet been remitted to us as of May 31. Based on previous years we should be receiving some of these funds shortly.

A list of checks issued during the month of May is attached. Please review the list and ask questions. It is important that all board members have an understanding of how the LGBCP funds are spent. Your questions will help Sharon and I dig into details as well. All questions are welcomed.

My focus over the last month has been to try to understand our accounting software, develop automated reports, and begin to learn about our accounting procedures. Over the next month I hope to work with Sharon and others on festival, audit, payment, and budgeting procedures to try to carry forward with the work Claire had been doing for us.

Ed Acuna

June 14, 2013

**Chocolate Fest 2013**

**Jan 1 to Jun 14 - 2013**

**Ordinary Income/Expense**

**Income**

**4501 · Chocolate Fest**

4501.01 · Sponsorship	\$17,146.00
4501.02 · Vendors/Food	\$28,793.75
4501.03 · Vendors/Artisans/Other	\$7,180.00
4501.04 · Rides/Games/Interactive	\$1,007.80
4501.06 · Product Sales/Drink	\$5,731.05
4501.07 · Admissions	\$42,835.00
4501.08 · Contributions/Tasting/Misc.	\$10,470.00

**Total 4501 · Chocolate Fest** \$113,163.60

**Expense**

**7020 · Chocolate Fest**

7020.01 · Mgt./Staffing/Production	
7020.02 · Management Fee	\$9,000.00
7020.03 · Sponsorship Commissions	\$4,308.00
7020.04 · Talent Buying Fee	\$725.00
7020.05 · Net Profit %	\$3,228.00
7020.06 · Insurance/Liability/Liquor	\$328.60
7020.07 · Village/State/Health Permits	\$1,675.00

**Total 7020.01 · Mgt./Staffing/Production** \$19,264.60

7021 · General Event Rentals	\$21,039.56
7022 · Services/Subs/Site Fees	\$17,978.88
7023 · Entertainment/Attractions	\$9,285.00
7024 · Media/Ad Materials/Signs	\$8,616.73
7025 · Gen.Exp./Svc/Liquor/Supplies	\$3,277.60
7026 · Misc. Expenses	\$5,500.00

**Total 7020 · Chocolate Fest** \$84,962.37

**Profit** **\$28,201.23**

## LGBCP Merchant Marketing Form

### Merchant Request for Press Releases and Website Presence

This request does not guarantee inclusion.

Inclusion will be based upon approval of  
the Director of Community Development.

In order to be considered, the following information is required **(2)** weeks prior for web inclusion and **(6)** weeks prior for media release:

1. Business Name
2. Address
3. Business Tel.
4. Hours of Operation
5. Business e-mail
6. Web-site
7. Brief general description of your business (no less than 30 words and no more than 50 words).

8. Your specific promotion
9. Date your offer begins
10. Date your offer ends
11. Exclusions (examples: not valid on \_\_\_\_\_; not accepted after \_\_\_\_\_; not to be combined with any other offer, etc.)
12. Photo (hi-res)

I would like this offer to go public by:      day \_\_\_\_\_, date \_\_\_\_/\_\_\_\_/\_\_\_\_

I would like this offer removed by:      day \_\_\_\_\_, date \_\_\_\_/\_\_\_\_/\_\_\_\_

I understand that there is no guarantee that my information will be posted..

Signature of Owner \_\_\_\_\_

Date submitted \_\_\_\_\_

5/2  
Nestled 20 miles between the hustle and bustle of downtown Chicago and the farms along the Wisconsin border, lies the peaceful and affluent Village of Long Grove, Illinois.

DRAM  
Recognized as one of Illinois' top tourist destinations, this charming and historic downtown shopping district truly offers one of a kind experiences!

From cobblestone streets, ponds filled with families of ducks, bubbling brooks, and an old fashion single lane, covered bridge to unique shoppes and restaurants owned by artistic and entrepreneurial individuals, just like you!

↓  
Join the merchants of Long Grove to realize you dream...whether it's been to open an old fashioned Ice cream parlor, an upscale pet boutique, a children's clothing store, a Bed & Breakfast or a restaurant, let your imagination bring you to Long Grove!

EED  
CORE  
NANCIAL  
WSH  
With retail sales and tourism on the upswing, it's an opportune time to become a part of the family of shoppes of Long Grove. Offering affordable rents and good old fashioned camaraderie, the residents of the north shore and northwest suburbs of Chicago await your arrival.

Contact ... or stop in to visit us at the Long Grove Business and Community Partners "Welcome Center" on the corner of Old McHenry and Robert Parker Coffin Roads!

Sent from my iPhone

*perfect day in your downtown is any day!*



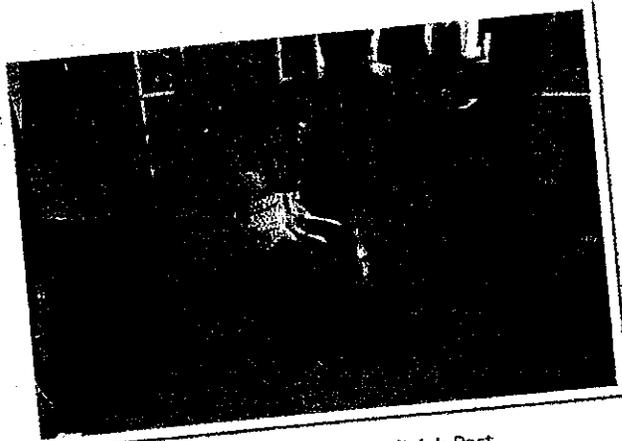
Sharing a day with friends



Stocking up at Ma and Pa's Candy Store



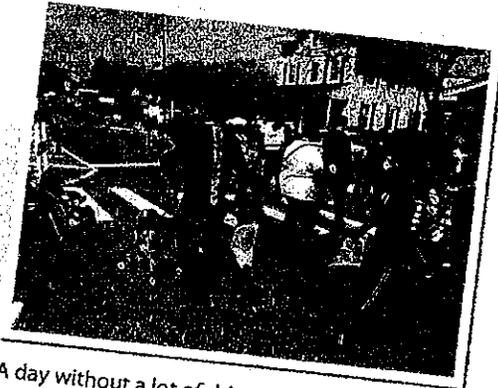
Acquiring a fine piece of art



Checking out the hippest fashion at Olivia's Past



Finding out how you measure up



A day without a lot of driving

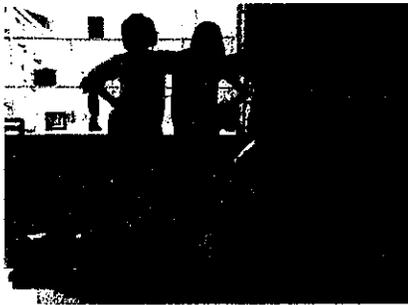


LONG GROVE YOU'LL LOVE IT



# LONG GROVE DOWNTOWN

## New In Town



### LONG GROVE PERFORMING ARTS ACADEMY

Long Grove Performing Arts Academy is Northwest Chicagoland's home for premiere instruction in the performing arts. This boutique academy offers private lessons and classes for all ages in Voice, Piano, Guitar, Theatre, Improv, Film, Dance, and More.

This summer, first time ever in downtown Long Grove, LGPAA presents "Play in the Park" at Towner Green,

Saturday, June 29, 2:00 p.m. Their Jr. Acting Troupe Summer Camp will stage the play, *The Jungle Book*, adapted by April-Dawn Gladu, Music by Daniel Levy.

Madeline Franklin, Owner/Program Director, says, "Bring your blanket and lawn chairs, grab a picnic lunch at The Village Tavern, enjoy a beverage at Wine Splash, and share a thrilling afternoon performance with our young actors. A perfect family excursion."

For more information about Long Grove Performing Arts Academy, visit [www.LGArtsAcademy.com](http://www.LGArtsAcademy.com). 344 Old McHenry Rd., Long Grove, IL 60047 Call 847-780-SING (7464)



### HIGH TEA WITH GERRI

The Art of Afternoon Tea lives on through the tasteful creations of High Tea With Gerri. Drawing on her culinary training in London and her native Ireland, Gerri presents an authentic English Tea prepared fresh on the day of your event!

The first course includes an artful presentation of eight varieties of sandwiches followed by Gerri's scones, apple-rhubarb pie with fresh mint and cream, and an array of petite pastries. Gerri and her assistants fill delicate Shelly of Worcester antique china tea cups with freshly brewed and strained tea from antique silver teapots in authentic Victorian attire.

Open 7 days a week 12-4pm. Reservations needed, for more information visit <http://www.hwtwg.net>. 144 Old McHenry Rd., Long Grove, IL 60047 Call 847-948-1724 for reservations.

### HISTORIC VILLAGE OF LONG GROVE 2013 CALENDAR

Porsche Club Concours  
June 16

Strawberry Fest  
June 21, 22 & 23

Farmers' Market (Sundays)  
June 9 - October 13

Sunday Concerts  
July 7 - August 25

Veterans' Recognition Free  
Concert & Pig Roast  
July 28

Fine Art & Wine Festival  
August 24 & 25

Long Grove World Tour  
August 31, September 1 & 2

Heritage Run  
September 7

Apple Festival  
September 27, 28 & 29

Oktoberfest  
October 12 & 13

Holiday Preview  
November 9 & 10

Holiday Festivities  
November 9 - December 31



Visit [LongGrove.com](http://LongGrove.com)



PAUL VALADE/pvalade@dailyherald.com July 2008

The Long Grove Confectionery Co. is a favorite shopping spot in Long Grove.

# Long Grove Confectionery gets new owner, new life

BY REEMA AMIN  
ramin@dailyherald.com

Chicago-based Arway Confections Inc. bought out Long Grove Confectionery Co. right after Long Grove company officials told employees that the financially struggling company would be closing down.

The nearly 100 workers employed by Long Grove Confectionery received notice last week that the 39-year-old company would be closing, said Craig Leva, president of Arway Confections and now of Long Grove

Confectionery.

But around that same time, Leva said, he got a phone call from John Mangel, owner and co-founder of Long Grove Confectionery, who suggested that Arway buy out Long Grove in order to keep it open.

A quick deal was hashed out, and Arway officially took over Long Grove and acquired its two properties — the retail store and factory — this past Monday, signing an official deal on Wednesday.

See **CONFECTION** on **PAGE 2**

*Continued from Page 1*

Leva said both parties wanted to finalize a deal as soon as possible. They didn't want to lose regular customers by temporarily shutting down Long Grove's factory and retail store while a deal was drawn up, he said.

"I haven't slept in three days I think," Leva said, noting how little time both companies had to finalize the deal.

Leva chose not to disclose the details, including the price.

Long Grove Confectionery Co., a family-owned company, will keep that name, and will continue to sell all the same products and will still have tours at its factory in Buf-



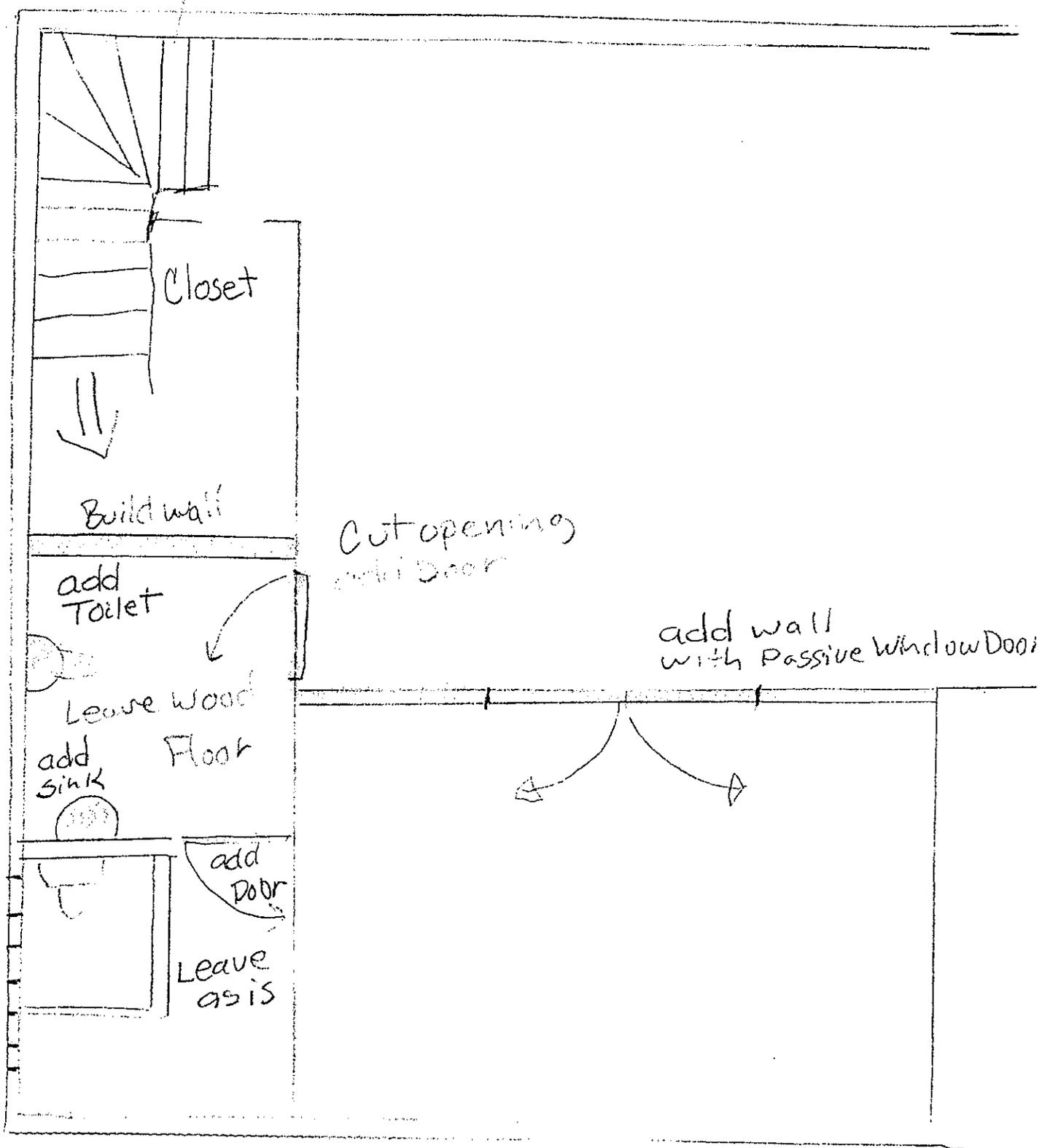
BILL ZARS/bzars@dailyherald.com December 2002

Long Grove Confectionery owner John Mangel shows students the kitchen area of his candy factory as they tour the company's Buffalo Grove headquarters in December 2002.

Employees at both the factory and retail store in Long Grove will keep their jobs, Leva said.

Leva said.

John and David Mangel were not immediately available for comment.





Integrity Home Inspectors LLC  
670 W. Kathleen Drive  
Des Plaines, Illinois 60016  
847-852-0035

Date: 6/3/2013

Dear Sharon Fine,

A courtesy inspection was performed on the vacant store at 308 Old McHenry Rd. Long Grove, Illinois. There was a concern regarding possible mold issues in the unit. A visual inspection of the unit indicates that there was moisture intrusion at the back of the unit. There are moisture stains on the interior back wall, windows and carpet. The area is dry to the touch at the time of the inspection. It was indicated that the roof had been recently replaced, a leak from the old roof may have been the cause of the damage. There are no visible signs of "mold like" substances. Recommend removing the water stained drywall and carpet and sanitize the area.

Inspected By: Ed Okrei  
License/Certification #: 450.010122

PLEASE FILE  
NO CHARGE / COMP. VISIT.



**Grove Construction & Rem**

4016 Enfield Ave Suite B  
Skokie Il 60076

847-673-5523  
773-306-8114  
gcri23@live.com

**Estimate**

Estimate No: 4580  
Date: 6/14/2013  
Territory:  
Salesperson: RB

Bill To: [Faded text]

John Kopecky

Long Grove, Il. 60047

Code	Description	Quantity	Unit	Amount
<b>DESCRIPTION OF THE WORK:</b>				
	<b>NEW OFFICE WALL.</b>			
1.	installation of new 2" x 4" x 14' wall deviding office area.			
2.	installation of drywal on two sides of the wall.			
2.	installation of double pine french door 60" wide.			
	<b>BATHROOM.</b>			
1.	installation of the 2"x4"x7' wall deviding bath and closet.			
2.	installation of the drywall ontwo sides of the wall.			
3.	installation of the six panel holow door to the existing bath and utility area.			
4.	cut out opening for 36" door to new bathroom.			
5.	installation of new drain for the toilet.			
6.	installatiom of new valves.			
7.	installation of new suply lines.			
8.	installation of new toilet.			
9.	installation of new sink.			
10.	installation of new mirror.			
11.	remowe and reinstall drywal on south west wall.			
12.	install new light in bathroom.			
13.	install new towel holders.			
14.	move or reinstall a/c control box.			
<b>Total Job Cost: \$ 6600.00</b>				

## **COMMERCIAL LEASE**

This Lease Agreement (this "Lease") is dated August 01, 2013, by and between Long Green Inc ("Landlord"), and Long Grove Community & Business Partners (LGBCP) ("Tenant"). The parties agree as follows:

**PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant a 1,460 sq ft office space in the village of Long Grove (the "Premises") located at 308 Old McHenry, Long Grove,, IL 60047.

**TERM.** The lease term will begin on August 01, 2013 and will terminate on July 31, 2015.

**LEASE PAYMENTS.** Tenant shall pay to Landlord monthly installments of \$1,500.00, payable in advance on the first day of each month, for a total lease payment of \$36,000.00. Lease payments shall be made to the Landlord at PO Box 889, Antioch, IL 60002, which address may be changed from time to time by the Landlord.

**SECURITY DEPOSIT.** At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$1,500.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law.

**POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peacefully yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

**USE OF PREMISES.** Tenant may use the Premises only for Office space for the Long Grove Community & Business Partner(LGBCP) The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

**PROPERTY INSURANCE.** Landlord and Tenant shall each maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

**LIABILITY INSURANCE.** Tenant shall maintain liability insurance on the Premises in a total

aggregate sum of at least \$1,000,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

#### **MAINTENANCE.**

Landlord's obligations for maintenance shall include:

- the roof, outside walls, and other structural parts of the building
- the parking lot, driveways, and sidewalks, including snow and ice removal
- the air conditioning system.

Tenant's obligations for maintenance shall include:

- all other items of maintenance not specifically delegated to Landlord under this Lease.

**TAXES.** Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

**REAL ESTATE TAXES.** Landlord shall pay all real estate taxes and assessments for the Premises.

**PERSONAL TAXES.** Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

**DEFAULTS.** Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 5 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

**LATE PAYMENTS.** For each payment that is not paid within 5 days after its due date, Tenant shall pay a late fee equal to 25 % of the required payment.

**CUMULATIVE RIGHTS.** The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

**NON-SUFFICIENT FUNDS.** Tenant shall be charged \$100.00 for each check that is returned

to Landlord for lack of sufficient funds.

**REMODELING OR STRUCTURAL IMPROVEMENTS.** Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. Tenant shall not install awnings or advertisements on any part of the Premises without Landlord's prior written consent. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures, and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

**ACCESS BY LANDLORD TO PREMISES.** Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants.

**INDEMNITY REGARDING USE OF PREMISES.** To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence.

**DANGEROUS MATERIALS.** Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

**COMPLIANCE WITH REGULATIONS.** Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

**MECHANICS LIENS.** Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

**NOTICE.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

**LANDLORD:**

Long Green Inc  
PO Box 889  
Antioch, IL 60002

**TENANT:**

Long Grove Community & Business Partners (LGBCP)  
308 Old McHenry  
Long Grove,, IL 60047

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

**GOVERNING LAW.** This Lease shall be construed in accordance with the laws of the State of Illinois.

**ENTIRE AGREEMENT/AMENDMENT.** This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

**SEVERABILITY.** If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**WAIVER.** The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

**BINDING EFFECT.** The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

**LANDLORD:**

**Long Green Inc**

By: \_\_\_\_\_  
Sharon Fine,  
Director

Date: June 24, 2013

**TENANT:**  
**Long Grove Community & Business Partners (LGBCP)**

By: Joy Jacoby  
FOR LONG GREEN INC.

Date: June 24, 2013

www.comed.com

Customer Service / Power Outage

English  
1-877-4COMED1 (1-877-426-6381)

Español  
1-800-95-LUCES (1-800-955-8237)

Hearing/Speech Impaired  
1-800-572-5789 (TTY)

For Electric Supply Choices visit  
www.pluginillinois.org

Your Usage Profile  
13-Month Usage (Total kWh)



Electric Usage

Month	kWh
May-12	683
Jun-12	951
Jul-12	1448
Aug-12	1393
Sep-12	1129
Oct-12	593
Nov-12	586
Dec-12	1019
Jan-13	966
Feb-13	852
Mar-13	702
Apr-13	578
May-13	551

Average Daily

Month Billed	kWh	Temp
Last Year	23.6	54
Last Month	19.9	36
Current Month	18.4	52

Account Number 1959/4900Z

Name

Service Location

Phone Number

Issue Date

May 13, 2013

Previous Balance

\$60.32

Total Payments - Thank You

\$60.32

Amount Due on May 28, 2013

\$58.22

Meter Information

Read Date	Meter Number	Load Type	Reading Type	Previous	Meter Reading Present	Difference	Multiplier X	Usage
5/10	995265381	General Service	Total kWh	51825 Actual	52376 Actual	551	1	551

Service from 4/10/2013 to 5/10/2013 - 30 Days

Retail Delivery Service - Watt-hour

Electricity Supply Services - Integrys Energy Services Inc

\$26.31

ENERGY CHARGE 551 kWh X 0.04775

26.31

Integrys Energy Services Inc 1-888-802-2885 www.integrysenergy.com

Please refer to your supplier contract for details.

Delivery Services - ComEd

\$28.70

Customer Charge

12.81

Standard Metering Charge

2.49

Distribution Facilities Charge

551 kWh

X

0.02313

12.74

IL Electricity Distribution Charge

551 kWh

X

0.00120

0.66

Taxes and Other

\$3.21

Environmental Cost Recovery Adj

551 kWh

X

0.00056

0.31

Energy Efficiency Programs

551 kWh

X

0.00191

1.05

Franchise Cost

\$23.40

X

0.14000%

0.03

State Tax

1.82

Total Current Charges

\$58.22

(continued on next page)

Return only this portion with your check made payable to ComEd. Please write your account number on your check.

ComEd

An Exelon Company

19597 4900 20000 0000

5510 1 AV 0 257

05142013

Account Number

Payment Amount

Automatic payment deducted  
on 5/28/2013

\$58.22

ComEd  
PO Box 6111  
Carol Stream, IL 60197-6111

00000058220000000000

195974900200000582231480058227

<b>Account Summary for R&amp;M Ward Dba Within Reach</b>	
Account Number	[REDACTED]
Meter Number	[REDACTED]
Service Address	[REDACTED]
Bill Period: 04/23/13 - 05/23/13 (30 days)	
Bill Issue Date: 05/23/13	
Total Previous Balance	\$54.96
Payment Received 05/08/2013 - Thank you!	-\$54.96
Remaining Balance	\$0.00
New Charges - Utility	\$36.19
<b>Total Amount Due by 06/07/2013</b>	<b>\$36.19</b>

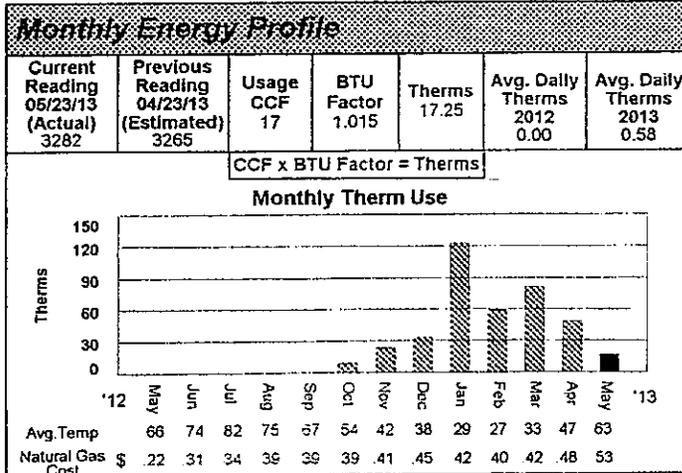
**A Message for You**

As you requested, the total bill amount will be automatically withdrawn from your account on the due date of this bill. Thank you.

You've enjoyed the convenience of Nicor Gas' Auto Payment program. But have you considered our Budget Plan? Your recommended minimum payment is \$52.00. To adjust your bank withdrawal, you can call, write or e-mail us.

**New Charges - Commercial - Heat**  
Rate 4: Commercial Service

<b>Delivery Charges 04/23/2013 - 05/23/2013</b>	<b>\$26.83</b>
Monthly Customer Charge	23.67
First 150 Therms 17.25 @ \$0.1201	2.07
Environmental Cost Recovery 17.25 @ \$0.0066 =	0.11
Franchise Cost Adjustment	0.76
Efficiency Program 17.25 @ \$0.0129	0.22
<b>Natural Gas Cost</b>	<b>\$8.91</b>
April @ 4.60 Therms x \$0.48	2.21
May @ 12.65 Therms x \$0.53	6.70
<b>Taxes</b>	<b>\$0.45</b>
Utility Fund Tax \$35.74 @ 0.1%	0.04
State Revenue Tax 17.25 @ \$0.024 =	0.41
<b>Total</b>	<b>\$36.19</b>



Please see the reverse side of this bill for additional billing explanations.



Nicor Gas  
P.O. Box 2020  
Aurora, IL 60507-2020

\$3 \$1 126 \$50

MDG2013 00102444 1 SP 0460



Account Number [REDACTED]

**Receipt of Electronic Payment**  
**\$36.19**

will be automatically withdrawn from your account on 06/07/13  
Thank you.

99 49 31 7498 3 0000036194 0000036194 911