

RESOLUTION NO. 04-27-170

A RESOLUTION CONSENTING TO THE ASSIGNMENT OF A BASE LEASE, LEASE AGREEMENT AND OTHER BOND DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (ELHC XIV, LLC PROJECT), SERIES 2015, AND AUTHORIZING A COLLATERAL ASSIGNMENT, ESTOPPEL AND SUBORDINATION AGREEMENT

WHEREAS, the City of Edgerton, Kansas (the "City") is a duly organized and existing municipal corporation under the laws of the State of Kansas; and

WHEREAS, the City issued its Industrial Revenue Bonds (ELHC XIV, LLC Project), Series 2015 (the "Series 2015 Bonds"), in the aggregate maximum principal amount of \$38,000,000, pursuant to a Trust Indenture dated as of December 1, 2015 (the "Indenture"), between the City and UMB Bank, n.a., as trustee (the "Trustee"), for the purpose of acquiring, purchasing, improving, equipping and constructing a commercial project, consisting of an approximately 822,500 sq. ft. warehouse and distribution facility, located at 19451 and 19535 Waverly Road, Edgerton, Kansas (the "Project"); and

WHEREAS, the City issued its Industrial Revenue Bonds (ELHC XIV, LLC Project), Series 2016 (the "Series 2016 Bonds"), in the aggregate maximum principal amount of \$25,000,000, pursuant to a First Supplemental Trust Indenture dated as of September 1, 2015 (the "First Supplemental Indenture"), between the City and the Trustee, for the purpose of completing the improving and equipping of the Project; and

WHEREAS, the Project was leased by ELHC XIV, LLC, a Kansas limited liability company ("ELHC"), to the City pursuant to a Base Lease Agreement dated as of December 1, 2015, as supplemented and amended by a First Supplemental Base Lease Agreement dated as of September 1, 2016, and as further supplemented and amended by a Second Supplemental Base Lease Agreement (collectively, the "Base Lease"), between ELHC and the City, and the Project was subleased by the City to ELHC pursuant to a Lease Agreement dated as of December 1, 2015, as supplemented and amended by a First Supplemental Lease Agreement dated as of September 1, 2016, and as further supplemented and amended by a Second Supplemental Lease Agreement (collectively, the "Lease Agreement"), between the City and the Assignor; and

WHEREAS, pursuant to **Section 6.2** of the Base Lease and **Section 13.1** of the Lease Agreement, the Assignor may assign the Base Lease and the Lease Agreement only with the written consent of the City; and

WHEREAS, the Assignor is requesting the City's consent to the assignment of the Assignor's interest under the Base Lease, Lease Agreement, Indenture, First Supplemental Indenture, the Performance Agreement dated as of December 1, 2015 (the "Performance Agreement"), between the City and Assignor, the Origination Fee Agreement dated as of December 1, 2015 (the "Origination Fee Agreement"), between the City and the Assignor, the Bond Purchase Agreement dated December 14, 2015 relating to the Series 2015 Bonds (the "Series 2015 Bond Purchase Agreement"), among the City, the Assignor, as purchaser, and the Assignor, as the company, the Bond Purchase Agreement dated September 26, 2016 relating to the Series 2016 Bonds (the "Series 2016 Bond Purchase Agreement"), among the City, the Assignor, as purchaser, and the Assignor, as the company, and all other documents

executed in connection with the Series 2015 Bonds and the Series 2016 Bonds that are included in the transcript of proceedings for the Series 2015 Bonds and the Series 2016 Bonds (collectively, the "Other Bond Documents"), to IPXIV Waverly LLC, a Delaware limited liability company (the "Assignee"); and

WHEREAS, the City desires to consent to the assignment of the Assignor's interest under the Base Lease, Lease Agreement, Indenture, First Supplemental Indenture, Performance Agreement, Origination Fee Agreement, the Series 2015 Bond Purchase Agreement, the Series 2016 Bond Purchase Agreement and the Other Bond Documents to the Assignee; and

WHEREAS, in connection with the assignment, Assignee has requested that the City deliver a collateral assignment, an estoppel and a subordination agreement, and the City desires to approve such documents;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS, AS FOLLOWS:

Section 1. Consent to Assignment. The Governing Body of the City hereby consents to the assignment of the Base Lease, Lease Agreement, Indenture, First Supplemental Indenture, Performance Agreement, Origination Fee Agreement, Series 2015 Bond Purchase Agreement, Series 2016 Bond Purchase Agreement and the Other Bond Documents by the Assignor to the Assignee. The foregoing consents are contingent upon the satisfaction of all other requirements for assignments expressly set forth in the Lease Agreement.

Section 2. Authorization and Execution of Consent to Assignment. The Governing Body hereby approves of the form of the Assignment and Assumption of IRB Documents (the "Assignment"), in substantially the form attached to the item summary presented to and reviewed by the Council of the City at this meeting (a copy of which document, upon execution thereof, shall be filed in the office of the City Clerk). The Mayor of the City is hereby authorized and directed to execute and deliver the consent to the Assignment for and on behalf of and as the act and deed of the City, in substantially the form presented to and reviewed by the Council of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City, if required, to the Assignment.

Section 3. Authorization and Execution of Consent to Collateral Assignment. The Governing Body hereby approves of the form of the City consent to Collateral Assignment of IRB Documents (the "Collateral Assignment"), in substantially the form attached to the item summary presented to and reviewed by the Council of the City at this meeting (a copy of which document, upon execution thereof, shall be filed in the office of the City Clerk). The Mayor of the City is hereby authorized and directed to execute and deliver the consent to the Collateral Assignment for and on behalf of and as the act and deed of the City, in substantially the form presented to and reviewed by the Council of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City, if required, to the consent to the Collateral Assignment.

Section 4. Authorization and Execution of Estoppel. The Governing Body hereby approves of the form of the Consent, Agreement and Estoppel Certificate (the "Estoppel"), in substantially the form attached to the item summary presented to and reviewed by the Council of the City at this meeting (a copy of which document, upon execution thereof, shall be filed in the office of the City Clerk). The Mayor of the City is hereby authorized and directed to execute and deliver the Estoppel for and on behalf of and as the act and deed of the City, in substantially the form presented to and reviewed by the Council of the

City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City, if required, to the Estoppel.

Section 5. Authorization and Execution of Subordination. The Governing Body hereby approves of the form of the Subordination/Attornment Agreement (the "Subordination"), in substantially the form attached to the item summary presented to and reviewed by the Council of the City at this meeting (a copy of which document, upon execution thereof, shall be filed in the office of the City Clerk). The Mayor of the City is hereby authorized and directed to execute and deliver the Subordination for and on behalf of and as the act and deed of the City, in substantially the form presented to and reviewed by the Council of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City, if required, to the Subordination.

Section 6. Further Authority. The Mayor is hereby authorized and directed to execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution (copies of said documents shall be filed in the records of the City) for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

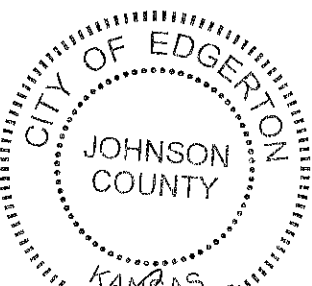
Section 7. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the City.

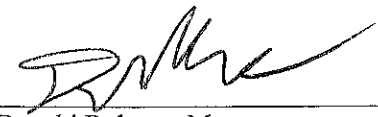
ADOPTED this 27th day of April, 2017.

CITY OF EDGERTON, KANSAS

[SEAL]

ATTEST:


Janeice Rawles
Janeice Rawles, City Clerk

By: 

Donald Roberts, Mayor

Approved as to form:


Scott W. Anderson, Bond Counsel