

MODIFICATION ONE TO HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND TAFT AND EXMOOR LP
PROJECT NUMBERS HM21-05/HM22-02/HM23-02

THIS MODIFICATION ONE TO AGREEMENT is entered into this _____ day of February, 2026 by and between the COUNTY OF DU PAGE, Illinois (hereinafter called "COUNTY") and Taft and Exmoor LP, an Illinois Limited Partnership, having a principal place of business at 310 S. Peoria St., Suite 500, Chicago, IL 60607 (hereinafter called "DEVELOPER"). The purpose of this MODIFICATION ONE TO AGREEMENT is to modify an existing agreement between the above parties known as Community Development Commission Agreement HM21-05/HM22-02/HM23-02, which was adopted by Resolution HS-R-0019-25 on December 9, 2025, to grant funding in the amount of \$1,750,000.00, for the purpose of new construction of forty-two (42) units of affordable rental housing. Ten (10) units in the PROPERTY shall be leased to an income eligible household at a rent not to exceed that allowed under the HOME Program, at 640 Taft Avenue, Glen Ellyn, IL 60137 (hereinafter, together with any previous modifications thereto, called "Agreement").

In consideration of the premises of the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following modification of the terms of the Agreement in accordance with Section XI. A. of the Agreement:

1. Section VI. D., last sentence, is hereby amended to read as follows, "If a loan, grant, or subsidy from another source requires DEVELOPER to comply with the DBRA, the requirements of the other source shall prevail over the requirements of this Paragraph, so long as the federal prevailing wage rates are greater than the effective state prevailing wage rates. Should state prevailing wage rates be equal to or greater than the prevailing wage determination by the United States Secretary of Labor for the same locality for the same type of construction used to classify the federal construction project, the Illinois Prevailing Wage Act and rates will apply."
2. Section VI. Y. is hereby added in its entirety, and states the following, "DEVELOPER must administer HOME funds in accordance with all applicable immigration restrictions and requirements, including the eligibility and verification requirements that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S.C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 (Ending Taxpayer Subsidization of Open Borders), or other Executive Orders or immigration laws".
3. Section VI. Z. is hereby added in its entirety, and states the following, "DEVELOPER must use Systematic Alien Verification for Entitlements (SAVE), or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the

United States illegally or is otherwise unlawfully present in the United States, if applicable”.

In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Modification on the dates recited below:

Taft and Exmoor LP,
an Illinois Limited Partnership

BY: Taft and Exmoor GP LLC
Its General Partner

Lindsey Haines
Interim President and CEO

DATE: _____

ATTEST: _____

Signature

Printed Name

Title

COUNTY OF DUPAGE,
a body politic in the State of Illinois

BY: _____
Deborah A. Conroy,
Chair DuPage County Board

DATE: _____

ATTEST: _____

Jean Kaczmarek,
DuPage County Clerk