

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

ALTON MUSEUM OF HISTORY & ART, INC.

THIS AGREEMENT, made and entered into this 28th day of June, 1990 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and the Alton Museum of History & Art, Inc., hereinafter called the Museum;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Museum an Illinois Heritage Grant in the amount of Ten Thousand Dollars (\$10,000.00) which sum was granted for the preservation of the Koenig House, located at 829 East 4th St., Alton, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Koenig House, located at 829 East 4th St., Alton, Illinois, as specified in the application from the Museum to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and Museum;

WHEREAS, the historic preservation work accomplished under this grant is in accordance with the "Secretary of the Interior's Standards for Historic Preservation Projects" as evidenced in plans, specifications, detailed descriptions or other materials submitted to the Agency and in accordance with recommendations and standards set forth;

WHEREAS, a Covenant is required on a property receiving grant assistance whenever the owner and/or the project sponsor has accrued certain tangible benefits;

WHEREAS, if the Koenig House, located at 829 East 4th St., Alton, Illinois, is made available through a rental arrangement to organizations other than the Museum for various general public functions, the Museum shall secure signed assurances from the renter stating that the renter shall not discriminate against individuals on the basis of race, creed, color, sex, age, handicap, or national origin while using the facility.

WHEREAS, the award to the Museum does not preclude the Museum or subsequent owners of the Koenig House, located at 829 East 4th Street, Alton, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve

fully the Koenig House, located at 829 East 4th St., Alton, Illinois, provided that subsequent project undertakings shall in no way duplicate work accomplished under this award;

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NOW THEREFORE, in consideration of the mutual advantages resulting from the respective obligations assumed under this AGREEMENT:

The Museum Agree(s):

1. To maintain financial and administrative records pertaining to this grant award for at least three (3) years following the completion of all project work conducted under this grant, or until all claims and audit findings involving the project have been resolved;
2. To comply with the requirements of the Illinois Historic Preservation Agency and assume the cost of continued maintenance and repair of the property so as to preserve the architectural, historical, or archaeological integrity of the property for the specified period of time in order to protect and enhance those qualities that made the property eligible for listing on the National Register of Historic Places.
3. The Museum agrees that when the Property is not clearly visible from a public right-of-way or includes interior work assisted with Illinois Heritage grant funds, the Property will be open to the public no less than 12 days a year on an equitably spaced basis and at other times by appointment. Nothing in this agreement will prohibit the Museum from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Museum further agrees that when the Property is not open to the public on a continuing basis, and when the improvements assisted with Illinois Heritage grant funds are not visible from the public way, notification will be published in newspapers of general circulation in the community area in which the Property is located giving dates and times when the Property will be open to the public. Documentation of such notice will be furnished annually to the State Historic Preservation Officer during the term of the agreement.

The Department Agrees:

1. To make periodic inspections of the site and facilities;
2. To recommend normal and routine preventive care of those areas and facilities of the Koenig House, located at 829 East 4th St., Alton, Illinois, affected by this historic preservation grant; and the Illinois Historic Preservation Agency may proceed to enforce this provision through appropriate legal action.

THIS AGREEMENT SHALL BE IN FORCE from July 1, 1990 until June 30, 2000,
and shall be recorded in the Office of the Recorder of Deeds of Alton,
Illinois, against the land whose legal description is as follows:

LOT # 9 IN BLOCK 14 IN RUSSELL OR HUNTER'S ADDITION TO ALTON, ILLINOIS
IN THE CITY OF ALTON

ACCORDINGLY, the parties have executed this agreement on the day and year first written above.

ILLINOIS HISTORIC PRESERVATION AGENCY

Michael Devine

Michael Devine

Witness:

Naomi Ramage

Notary Public Seal



Charlene Gill

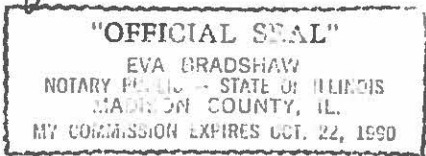
Charlene Gill, president
for the Alton Museum of History &
Art, Inc.

Witness:

Eva Bradshaw

Notary Public Seal

June 28, 1990



COUNTY RECORDER'S SEAL

Prepared by:
Illinois Historic Preservation Agency
Grants Management Section
Old State Capitol
Springfield, Illinois 62701