

6

LETTER OF AGREEMENT

between

Illinois Department of Conservation
and
Arthur and Barbara Madsen

This agreement is made this 7 day of September, 1984, by Arthur and Barbara Madsen (hereafter referred to as the Madsens) and in favor of the Illinois Department of Conservation (hereafter referred to as the Department) for the purpose of the rehabilitation of a certain Property known as 805-807 S. Oakley Boulevard, located at 805-807 S. Oakley Boulevard, Chicago, Illinois, which is owned in fee simple by the Madsens and is listed in the National Register of Historic Places.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements and is known as 805-807 S. Oakley Boulevard. The Property's legal description is as follows:

Lot 3 in Subdivision of Lot 12 of Sub-B 3 of Bells 3 and 14 and Lot 52 and the North 20.13 feet of Lot 51 of Block 4 of Morris and others subdivision of the West 1/2 of the South West 1/4 of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Ill.

Lot 4 in Goodrich's subdivision of Lot 12 in block 3 in subdivision of blocks 3 and 14 together with lot 52 and the North 20.13 feet of lot 51 in Campbell's subdivision of block 4 of Morris and others subdivision of the West 1/2 of the South West 1/4 of section 18, Township 39 North, Range 14 in Cook County, Illinois.

In consideration of the sum of Eight Thousand, Three Hundred Dollars (\$8,300.00) received in grant-in-aid assistance through the Department from the National Park Service, United States Department of the Interior, the Madsens hereby agree to the following for a period of five (5) years: Beginning September 1, 1984, ending August 31, 1989.

1. The Madsens agree to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places.
2. The Madsens agree that no visual or structural alterations will be made to the Property without prior written permission of the Department.
3. The Madsens agree that, if 805-807 S. Oakley Boulevard is made available through a rental arrangement to organizations other than the Madsens for various general public functions, the Madsens 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, or natural origin while using the facility.

4. The Madsens agree that the Department, its agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of the agreement are being observed.
5. The Madsens agree that when the Property is not clearly visible from a public right of way or includes interior work assisted with Historic Preservation 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 Madsens from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Madsens further agree that when the Property is not open to the public on a continuing basis, and when the improvements assisted with Historic Preservation 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 Department during the term of the agreement.

This agreement shall be enforceable in specific performance by a court of competent jurisdiction or, alternatively, the Department may, at its discretion, seek monetary damages.

ILLINOIS DEPARTMENT OF CONSERVATION

David Kenney
 David Kenney, Director

Arthur Madsen
Barbara Ann Madsen
 Arthur and Barbara Madsen

8/16/84
 DATE

9/7/84
 DATE

Thomas E. Richter
 WITNESS:

WITNESS:

Notary Public Seal

[Signature]
 Notary Public Seal

My Commission Expires Feb. 18, 1987