
MODEL PRESERVATION AGREEMENT

This agreement is made the 1st day of October, 2003, by *St. Mary of the Lake / Mundelein Seminary* (hereafter referred to as the "Owner") and in favor of the State acting through the State Historic Preservation Officer (hereafter referred to as the "Grantee") for the purpose of the (preservation) of a certain Property known as *The Feehan Memorial Library Expansion and Restoration Project*, located at *University of St. Mary of the Lake / Mundelein Seminary 1000 E. Maple, Mundelein, IL 60060*, which is owned in fee-simple by the Owner and is considered eligible for listing on the National Register of Historic Places.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements and is known as the *The Feehan Memorial Library Expansion and Restoration Project*. The property is more particularly described in the *County of Lake as described in the Lake County Recorder of Deeds, Document #183362, Book #221, Page #162*.

In consideration of the sum of **\$197,535.00** received in grant-in-aid assistance through the Grantee from the National Park Service, United States Department of the Interior, the Owner hereby agrees to the following for a period of 50 years:

1. The Owner agrees 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 Owner agrees that no visual or structural alterations will be made to the property without prior written permission of the Grantee.
 3. The Owner agrees that the Grantee, 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 this agreement are being observed.
 4. The Owner agrees to provide public access to view the grant-assisted work or property no less than 12 days a year on an equitably spaced basis. At the Owner's option, the property may also be open at other times by appointment, in addition to the scheduled 12 days a year. Nothing in this agreement will prohibit a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.
 5. The *University of St. Mary of the Lake / Mundelein Seminary* agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000 (d)), the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the *Illinois Historic Preservation Agency*.
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6. The Owner further agrees that when the Property is not open to the public on a continuing basis, and when the improvements assisted with Historic Preservation Fund grants 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. Documentation of such notice will be furnished annually to the State Historic Preservation Officer during the term of the agreement.
7. This agreement shall be enforceable in specific performance by a court of competent jurisdiction.
8. SEVERABILITY CLAUSE

It is understood and agreed by the parties hereto that if any part, term, or provision of this agreement is held to be illegal by the courts, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

William L. White

 Signature of Grantee

Associate Director Illinois Historic Preservation Agency

3-4-05

 (date of signature)

Augusta Belawka

 Signature of Owner

University of St. Mary of the Lake / Mundelein Seminary

02-26-05

 (date of signature)

Witnessed by Notary Public *3-4-05*

Marjorie C. Lewis

Josephine Maddox 2-28-05
 "Official Seal"
 JOSEPHINE MADDOX
 Notary Public, State of Illinois
 My Commission Expires 11/19/06

"OFFICIAL SEAL"
 Marjorie C. Lewis
 Notary Public, State of Illinois
 My Commission Exp. 02/14/2006