

COVENANT

between

ILLINOIS HISTORIC PRESERVATION AGENCY

and

VERMONT MASONIC LODGE, SHIRLEY HORWEDEL and DONALD BAIR

THIS AGREEMENT, made and entered into this 10th day of June 1991 by and between the Illinois Historic Preservation Agency, hereinafter called the Agency; and the Vermont Masonic Lodge, Shirley Horwedel and Donald Bair, hereinafter called the Lodge and owners;

WHEREAS, the Illinois Historic Preservation Agency has transferred, awarded and paid to the Lodge, an Illinois Heritage Grant in the amount of One Thousand Five Hundred Dollars (\$1,500.00) which sum was granted to the Agency by the United States Department of the Interior, National Park Service for the preservation of the Vermont Masonic Hall, located at East Side North Main Street, Vermont, Illinois.

WHEREAS, this grant is used exclusively for the purpose and scope of work relating to the historic preservation of the Vermont Masonic Hall located at East Side North Main Street, Vermont, Illinois, as specified in the application from the Lodge to the Illinois Historic Preservation Agency, as amended from time to time by the Agency and Lodge and owners;

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;

USC Section 794]. These laws prohibit discrimination on the basis of race, religion, national origin, or handicap. In implementing open, public access, reasonable accommodation to qualified handicapped persons shall be made in consultation with Illinois Historic Preservation Agency.

WHEREAS, if the Vermont Masonic Hall located at East Side North Main Street, Vermont, Illinois, is made available through a rental arrangement to organizations other than the Lodge for various general public functions, the Lodge and owners 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 Lodge and owners does not preclude the Lodge and owners or subsequent owners of the Vermont Masonic Hall located at East Side North Main Street, Vermont, Illinois, from applying for, and being considered without prejudice for state and federal funds as may be necessary to preserve fully the Vermont Masonic Hall located at East Side North Main Street, Vermont, Illinois, provided that subsequent project undertakings shall in no way duplicate work accomplished under this award;

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

The Lodge and Owners 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;

made the property eligible for listing on the National Register of Historic Places.

3. The Lodge and owners 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 Library from charging a reasonable nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. The Lodge and owners 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 Agency Agrees:

1. To report to the National Park Service when any part of this agreement and its Covenants as it relates to the federal administration of the Grant, are not satisfied so that appropriate legal action may be taken.
2. To make periodic inspections of the site and facilities;
3. To recommend normal and routine preventive care of those areas and facilities of the Vermont Masonic Hall located at East Side North Main Street, Vermont, Illinois,

THIS AGREEMENT SHALL BE IN FORCE from July 1, 1991 until June 1, 2001, and shall be recorded in the Office of the Recorder of Deeds of Fulton County, Illinois, against the land whose legal description is as follows: Thirty-three (33) feet off the South side of Lot Number Fifty-five (55) in the Original Town, now Village of Vermont, according to the plat and survey thereof, situated in the Village of Vermont, Fulton County, Illinois.

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

ILLINOIS HISTORIC PRESERVATION AGENCY

Witness:

William L. Wheeler

William L. Wheeler
State Historic Preservation Officer

Witness:

Randy P. Wilson

for Vermont Masonic Lodge, Randy P. Wilson, Master
Vermont Lodge No. 116, A.F. & A.M.

Donald E. Bair

Donald E. Bair

Shirley J. Horwedel

Shirley J. Horwedel

STATE OF ILLINOIS)
COUNTY OF FULTON) SS.

SUBSCRIBED AND SWORN to before me this 10th day of June, 1991.

COUNTY RECORDER'S SEAL

Vernon C. Thomson, Jr.
Notary Public



Return to: (Tom Thomson) pd #15⁰⁰
Prepared by:

Illinois Historic Preservation Agency
Grants Management Section
Old State Capitol
Springfield, IL 62701

91- 41961

STATE OF ILLINOIS COUNTY OF FULTON SS
THIS INSTRUMENT FILED FOR RECORD ON THE
12th DAY OF June AD 1991
AT 10:30 O'CLOCK A M AND DULY
RECORDED IN VOL. 1147 PAGE 135