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July 18, 2022

John Lynch, Executive Director
Oak Park Economic Development Corporation
104 N. Oak Park Avenue, Suite 203
Oak Park, IL 60301

Dear John,

Thank you for meeting with us again last week and allowing us to present the Dom's Kitchen and Market concept to your board. As you know, we have worked very hard together for many years to attract a quality tenant to our property at 1144 Lake Street. With Dom's we finally believe we have found the perfect match.

I understand that your board is willing to recommend a sales tax sharing agreement between my company (as building owner) and the Village of Oak Park whereby the total sales taxes generated by Dom's would be shared equally for a period of 20 years. After meeting with representatives of Dom's I am pleased to say that we would be able to move forward with those terms. As you know, the cost of retrofitting the historic 1144 Lake Street building for this tenant is extraordinary and this project would not be possible were it not for the partnership with the Village.

I hope that your recommendation will be accepted by the Village Board and stand ready to finalize our lease agreement with Dom's if we receive Village approval of the incentive.

Thank you for all your help with this exciting project.

Sincerely,

Nick Karris
President
Water Tower Realty