IRREVOCABLE STANDBY LETTER OF CREDIT NO. 1012567
February 1, 2021

City of Lee's Summit, Finance Department
Attn: Finance Director
220 SE Green Street
Lee's Summit, MO 64063

Issue Date: 2/1/2021   Expiration Date: 8/1/2021

We hereby issue our IRREVOCABLE STANDBY LETTER OF CREDIT ("Letter of Credit") in your favor for the account of Inspired Homes, LLC ("Obligee") for a maximum aggregate amount not exceeding Twenty Thousand, Seven Hundred Twenty Dollars ($20,720.00) representing the following:

Minimum 70% coverage for seeded but unestablished grass throughout Kessler Ridge, 2nd Plat, Lee's Summit, Mo

The City may draw upon this Letter of Credit upon written notification to the Bank that the Obligee has defaulted in its obligation to the City or if the Obligee has failed to post a new Letter of Credit or other sufficient security approved by the City's Director of Finance.

The written notification shall be on official City letterhead, signed by the City Manager, the City's Finance Director, or other authorized official of the City. The amount of the Letter of Credit shall be reduced automatically by the amount of any draw hereunder. A copy of this Letter of Credit must accompany any presented documents.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon the presentation and delivery of documents as specified to us at the address specified above, no later than the Initial Expiration Date.

The Letter of Credit may not be extended beyond the Expiration Date.

This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 revision) for the International Chamber of Commerce, ICC Publication No. 600, and to the extent not inconsistent therewith the laws of the State of Missouri, including without limitation the Uniform Commercial Code in effect therein.

North American Savings Bank

Tom DeGregorio
Vice President