

CERTIFICATE OF COMPLETION AND COMPLIANCE

Ritter Plaza, LLC (the “*Developer*”), pursuant to that certain Tax Increment Financing Redevelopment Contract dated as of November 12, 2008, between the City of Lee’s Summit, Missouri (the “*City*”) and Developer (hereinafter the “*Contract*”), hereby certifies to the City as follows:

Capitalized words and terms shall have the meanings assigned to them in the Contract.

1. That as of January 1, 2020, the Redevelopment Project (as such term is defined in the Contract) has been substantially completed in accordance with the Contract.
2. The Redevelopment Project has been substantially completed in a good and workmanlike manner and in compliance with all Legal Requirements.
3. Lien waivers for the Public Project Improvements have been obtained.
4. This Certificate is accompanied by documentation from Developer verifying that the Redevelopment Project has been substantially completed in accordance with the Contract.
5. This Certificate is being issued by the Developer to the City in accordance with the Contract to evidence the Developer’s satisfaction of all obligations and covenants with respect to the Redevelopment Project.
6. The City’s acceptance (below) and the recordation of this Certificate with the Jackson County Recorder of Deeds, shall evidence the satisfaction of the Developer’s agreements and covenants to construct the Redevelopment Project.

This Certificate shall be recorded in the office of the Jackson County Recorder of Deeds. This Certificate is given without prejudice to any rights against third parties which exist as of the date hereof or which may subsequently come into being.

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IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand this 2nd day of January 2020.

Ritter Plaza, LLC,
a Missouri limited liability company

By: _____

Name: _____

Title: _____

ACCEPTED:

CITY OF LEE'S SUMMIT, MISSOURI

By: _____
Stephen A. Arbo, City Manager

Dated: January 2, 2020