



LEASE PROPOSAL

Lessor First American Equipment Finance, 211 High Point Drive, Victor, NY 14564

Lessee Community Unit School District 200, 130 W Park Ave, Wheaton, IL 60189

Equipment Technology Refresh (\$1,892,847.25) and Fitness Equipment (\$113,334.77)

Equipment Cost \$2,006,182.02

Lease Options

Lease Term	48 Months
Lease Rate Factor	0.26556
Payment	\$532,761.70
Lease Type	Tax-Exempt Lease Purchase
Payment Frequency	Annual

Tax-Exempt Lease At the end of the lease you will own the equipment. The terms of the lease will be evidenced by documents usual and customary for a Tax-Exempt Lease Purchase, including an IRS 8038-G form. The lease documents must be acceptable to you and your counsel, who will provide an opinion that the lease is valid, binding, and enforceable.

Escrow Agreement Lessor will establish an Internal Escrow account for Lessee. There will be no fee assessed to Lessee for establishing the Internal Escrow account.

Fees None

Rental Payments The lease will begin on the day you accept the equipment (anticipated July 2025). Rental payments will begin on August 1, 2025, and will be due annually thereafter.

Index Rate Your rental rate is based on the like-term Swap Rate of 3.583% (referred to as the Index Rate) as of April 2, 2025 and may be adjusted proportionately for any change in the Index Rate prior to funding. After funding, the rental rate will remain fixed for the duration of the lease term.

Business Information You will provide financial information reasonably requested by First American, including but not limited to year-end audited financial statements.

Account Access You will have access and visibility into all aspects of your equipment leases and project financing through your online account – a digital hub that expedites the funding process, puts you in control, and houses all documentation related to your leases. Your account can also provide API connectivity to communicate with your systems. Visit myfaex.com for more information.

Concierge Service Your dedicated Project Manager will manage every step of your lease:

- ✓ Project communication
- ✓ Lease documentation
- ✓ Vendor payment
- ✓ Lease invoicing



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Additional Terms

Each lease schedule will be a net lease, and you will be responsible for all expenses relating to the equipment and the transaction, including maintenance, insurance, sales, use and personal property taxes, and other expenses relating to the purchase, possession, lease, and use of the equipment.

You authorize First American to file and record financing statements regarding this transaction and take a first priority security interest in the equipment and deposits. You will be responsible for any purchase orders issued by First American on your behalf.

The terms and conditions of this proposal, except for the provisions concerning security interests and the good faith deposit, will be superseded by the final documentation for each lease schedule. This proposal is not a commitment. You will be submitting a formal application of credit upon signing this proposal and submitting specific details for the equipment to be leased. First American will only provide lease financing upon the satisfactory completion of its due diligence and mutually acceptable documentation.

Board Contingency

All terms related to this proposal shall be contingent on final budget and solicitor approval. In the event either approval is not obtained, you shall have no obligation under the terms of this proposal.

First American welcomes the opportunity to serve your organization. This proposal expires on [April 10th, 2025](#). To accept, please sign below and send an electronic copy to First American.

Offered by:

First American Equipment Finance

Ryan Hierlwimmer

Ryan Hierlwimmer

Assistant Vice President

April 2, 2025

Accepted by:

Community Unit School District 200

DocuSigned by:

Brian O'Keeffe

By43AAG5GAGA964E1.....

Brian O'Keeffe

Name.....

Title.....Assistant Superintendent for Business Ops

Date.....4/2/2025

Date.....

Certificate Of Completion

Envelope Id: A6348838-BCF5-4A2D-ACFA-83E3B1B98684	Status: Completed
Subject: Complete with DocuSign: First American Lease Proposal	
Vault With eOriginal: Yes	
Lessee Name: Community Unit School District 200	
Lease No. or Proposal Name: First American Lease Proposal	
DfS Writeback: true	
Source Envelope:	
Document Pages: 2	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	
Envelopeld Stamping: Enabled	
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	
	Envelope Originator: Ryan Hierlwimmer 211 High Point Drive Victor, NY 14564 ryan.hierlwimmer@faef.com IP Address: 163.116.255.40

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Status: Original 4/2/2025 12:50:01 PM	Holder: Ryan Hierlwimmer ryan.hierlwimmer@faef.com	Location: DocuSign
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Signer Events

Signer Events	Signature	Timestamp
Brian O'Keeffe brian.okeeffe@cusd200.org Assistant Superintendent for Business Ops Security Level: Email, Account Authentication (None)	<div> <div>DocuSigned by:</div>  <div>13AAC5CACA964E1...</div> </div> <div>Signature Adoption: Pre-selected Style Using IP Address: 216.125.26.50</div>	Sent: 4/2/2025 12:56:30 PM Viewed: 4/2/2025 3:21:44 PM Signed: 4/2/2025 3:24:28 PM

Electronic Record and Signature Disclosure:
 Accepted: 4/2/2025 3:21:44 PM
 ID: 25764d87-fa99-4bde-9c25-e52767d93a85

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/2/2025 12:56:30 PM
Certified Delivered	Security Checked	4/2/2025 3:21:44 PM
Signing Complete	Security Checked	4/2/2025 3:24:28 PM
Completed	Security Checked	4/2/2025 3:24:28 PM
Payment Events	Status	Timestamps

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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How to contact First American Equipment Finance - eOriginal:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: its@faef.com

To advise First American Equipment Finance - eOriginal of your new e-mail address

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To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

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- ii. send us an e-mail to its@faef.com and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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