

Loan Agreement

This Loan Agreement (the “Agreement”) is entered into September 7, 2025 (the “Effective Date”), by and between Michael and Carolyn Streett, with an address of 642 Sheridan Square, Evanston, IL 60202 (the “Lender”) and Ugochukwu Achara, with an address of 642 Sheridan Square, Evanston, IL 60202, (the “Borrower”), individually referred to as “Party”, and collectively “the Parties.”

The Borrower desires to borrow a fixed amount of money; and

The Lender agrees to lend a fixed amount of money;

IN CONSIDERATION of, the mutual promises, covenants, and conditions contained herein, the Parties agree as follows:

1. **Loan Amount.** The Parties agree the Lender will loan the Borrower \$38,602 (the “Loan”), per Schedule A (attached [spreadsheet for now]).
2. **Interest Rate.** The Parties agree the Interest Rate for this loan shall be 3% to be accrued monthly, beginning February 1, 2026.
3. **Loan Term.** This Loan shall be for a period of 10 years/120 months.
4. **Repayment.** The Parties agree the Borrower shall pay the Lender (principal & interest) of \$372.74 per month on the 1st day of each month, beginning February 1, 2026.
5. **Late Payments.** Payment shall be considered late if received by the Lender 60 days after its due date. The Lender will have the option to charge a late fee of 2.5%.
6. **Default.** If the Borrower defaults on its payments and fails to cure said default within 45 days, the Lender will have the option to declare the entire remaining amount of principal and any accrued interest immediately due and payable.
7. **Prepayment.** The Borrower will not be penalized for early payment. If the borrower pre-pays at any time, the Loan Amount will be lowered by the amount pre-paid and Schedule A will be adjusted accordingly.
8. **Representations and Warranties.** Both Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of either Party will not violate or infringe upon the rights of any third party or violate any other agreement between the Parties, individually, and any other person, organization, or business or any law or governmental regulation.
9. **Severability.** In the event any provision of this Agreement is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the Agreement and all other provisions shall continue in full force and effect as valid and enforceable.

10. Waiver. The failure by either party to exercise any right, power, or privilege under the terms of this Agreement will not be construed as a waiver of any subsequent or future exercise of that right, power, or privilege or the exercise of any other right, power, or privilege.

11. Legal Fees. In the event of a dispute resulting in legal action, the successful Party will be entitled to its legal fees, including, but not limited to its attorneys' fees.

12. Legal and Binding Agreement. This Agreement is legal and binding between the Parties as stated above. This Agreement may be entered into and is legal and binding both in and outside of the United States. The Parties each represent that they have the authority to enter into this Agreement.

13. Governing Law and Jurisdiction. The Parties agree that this Agreement shall be governed by the State and/or Country in which both Parties reside/do business. In the event that the Parties reside/do business in different States and/or Countries, this Agreement shall be governed by Illinois law.

14. Entire Agreement. The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

Lender

Signed: _____

Name: Michael & Carolyn Streett

Date: _____

Borrower

Signed: _____

Name: Ugochukwu Achara

Date: 14/09/2025

Schedule A

[Attached spreadsheet for now]