



CBRE  
Brokerage Services  
Land Services Group

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January 9, 2026

Dr. Brian Waterman  
Lyons Township High School District 204  
Sent via Email: [bwaterman@LTHS.net](mailto:bwaterman@LTHS.net)

Dear Dr. Waterman,

Thank you and the Board for your continued interest in working with CBRE on your property. We are very confident in our ability to do an excellent job for you and the Board and are excited to do so. Per our conversations, we have re-considered our fee proposal and humbly propose to you below a simple consulting fee model instead.

We would ask that the following fee schedule apply from the time that CBRE is engaged, expiring upon closing for the property.

- CBRE, once engaged and for a minimum of 6 months, shall be paid \$15,000 per month until the property transfers to a third party;
- CBRE shall bear the full cost of any marketing expenses such as signage or material production;
- If the Board decides to not move forward with the sale at any time after the 6 month minimum, the CBRE engagement can be cancelled.

Of course, we would be happy to provide you and the Board our written agreement immediately upon request.

Thank you for your consideration and we look forward to hearing from you on the next steps.

Sincerely,

CBRE, Inc.

A handwritten signature in black ink that reads "Matt Ishikawa".

Matt Ishikawa  
Senior Vice President  
630-573-7068

A handwritten signature in black ink that reads "Tony Gange".

Tony Gange  
Executive Vice President  
630-573-7030