NOTICE OF PUBLIC HEARING ON PROPOSED LEASE BY
THE CITY OF PERU, INDIANA

You are hereby notified that a public hearing will be held before the Common Council of the City of Peru, Indiana ("City") on November 9, 2026 at the hour of 5:45 p.m. (local time) in the City Hall, 35 S. Broadway Ave., Peru, Indiana, upon a proposed lease ("Lease") to be entered into between the Peru Building Corporation ("Corporation"), as lessor, and the City, as lessee. The Lease is for the benefit of the citizens of the City of Peru.

The proposed Lease upon which the hearing will be held is for a term not to exceed twenty-one (21) years, beginning on the date the Corporation acquires the Project (as defined in the Lease). The Lease provides for a maximum annual lease rental of $750,000, payable semiannually on January 1 and July 1 of each year during the term of the Lease. The first rental installment shall be due on the day that the Project is acquired and ready for use or July 1, 2027, whichever is later. Lease rentals will be payable from an ad valorem property tax levied and collected on all taxable property in the City. As additional rental, the lessee shall pay or cause to be paid all taxes and assessments against such property, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury. The Lease requires the lessee to maintain insurance on the Project and to bear all cost of alterations and repairs. After the sale by the Corporation of its bonds to pay for the cost of the Project, including the acquisition of the site or sites therefor and other expenses incidental thereto, the annual rental shall be reduced to an amount equal to the multiple of $1,000 next higher than the sum of principal and interest due on such bonds in each twelve-month period ending on February 1 (bond year), plus an amount not to exceed $5,000, payable in equal semiannual installments.

The Lease gives an option to the City, as lessee, to purchase the Project on any rental payment date. The Project consists of the acquisition of certain City owned property ("Leased Premises") by the Corporation and the use of the proceeds of the sale of the Leased Premises to fund the paving of City owned alleys, replacement of street lights and the construction of park improvements, together with all necessary appurtenances, related improvements and equipment. A copy of the proposed Lease is available for inspection by the public on all business days, during business hours, at the office of the Clerk-Treasurer, City Hall, 35 S. Broadway Ave., Peru, Indiana.

At such hearing, all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the lease rental provided for therein to be paid to the Corporation is a fair and reasonable rental for the proposed Project. Such hearing may be adjourned to a later date or dates, and following such hearing the City may either authorize the execution of such lease as originally agreed upon or may make modifications therein as may be agreed upon with the Corporation.

Dated: October 28, 2026.

/s/ Andrea Newnum
Clerk-Treasurer
City of Peru, Indiana