

Gormley's Corner, LLC

Letter of Intent to Purchase

19524 Center Ridge Road
Rocky River, OH 44116

George,

Please see the following with regard to purchase of your property,

Buyer name: Gormley's Corner LLC

Property: 19524 Center Ridge Road
Rocky River, OH 44116

Size: Approximately 2.31 acres

Purchase Price: \$1,150,500

Inspection Period: 15 days after mutual execution of purchase sales agreement. To include the following contingencies: Title, Survey and Inspection

Closing: On or before 45 days after expiration of due diligence period.

Disclaimer: This LOI is subject to change, modification or withdrawal, without penalty, by either party prior to execution of PSA. This offer shall not bind either the Seller or Buyer, and there shall be no binding agreement between the Seller and Buyer, unless and until a final PSA has been executed and delivered by both Seller and Buyer. Therefore, the preparation, revision or delivery of this offer or any PSA for examination and discussion shall in no event be deemed an offer or an obligation to purchase the Premises but shall be merely a part of the negotiations between Seller and Buyer.

Sincerely,