

COMREALTY GROUP, LLC

LETTER OF INTENT

10 July, 2025

Name] Shro & Penn LLC

[Title]

[Address] 8000 3 A220

[City, State, Zip]

Langston Chw 4/5/22

RE: PROPOSED BUILD TO SUIT LEASE WITH THE LEARNING EXPERIENCE

[PROPERTY ADDRESS]

Dear Chad

1.

LANDLORD:

Mardi / Chris Penn Sotheby's
Brennholz Hartig ben beach Cal Gribble

Landlord's mailing address is:

Tel: 800 844 286 Fax: () -

E-mail: zhangy@zjhu.edu.cn

E-mail _____ @ valias.com
MHP/114

2. **PREMISES:**

2. **PREMISES:** 10,000 square foot building (one floor building only) (the "Building") and fenced exterior playground area located immediately adjacent to the building and having an area the greater of 5,000 square feet or as required by local code.

If you do not presently own the premises, the tentative closing date is _____, 2025 (if left blank, then no such conditions exists).

Type of location (check one):

Freestanding building, no other uses (NOT SUBJECT TO CAM EXPENSES)

Outparcel in shopping center/development (SUBJECT TO CAM EXPENSES)

Online in shopping center/multi-story building/office building

Other ()

Solve the challenge

PROPERTY: That certain real property located in the City of Bozeman, County of Bozeman

and State of Ohio, as shown on the site plan, concept plan or survey attached as an exhibit hereto. If the Premises is an outparcel or inline, the attached site plan must clearly identify the location of the proposed premises within the development/building.

Parcel #

4. **USE:** Tenant may use the Premises for a childcare center and related educational, enrichment and child businesses and activities, including, without limitation, hot meal, snack service and birthday parties, and for any other lawful purpose.

5. **COMMENCEMENT DATE:** The date that Landlord delivers the Premises to Tenant with all of the Delivery Conditions (defined below) having been satisfied.

Estimated Delivery Date to be mutually agreed upon:

210 Hillsboro Technology Drive
Deerfield Beach, Florida 33441