

October 14, 2021

Cornerstone Renter Equity
c/o Jonathan Bennie
1641 Vine Street
Cincinnati, Ohio 45202
jcbennie@bpbslaw.com

Welcome Home Collaborative
c/o Pastor John Suguitan
1615 Republic Street
Cincinnati, Ohio 45202
Johnsuguitan70@gmail.com

Franciscan Ministries
c/o Elaine Ward
110 Compton Road
Cincinnati, Ohio 45215
eward@franciscanministriesinc.org

Re: 1627 Republic Street

Jonathan, Pastor John & Elaine:

This is a Letter of Intent ("LOI") covering 1627 Republic Street, Cincinnati, Ohio 45202 (the "Property"). A purchase and sale of the Property is contemplated on the following terms and conditions:

Price:	\$25,000
Buyer:	Welcome Home Collaborative, Franciscan Ministries, or an affiliate thereof
Seller:	Race, Republic & Green, LLC, an affiliate of Cornerstone Renter Equity
Contract:	Buyer shall generate a contract within 15 days of execution of this LOI. The terms and conditions of the contract shall be agreed to no later than 30 days from the execution of this LOI.
Earnest Money:	None
Due Diligence:	The closing of the purchase will be subject to Buyer's satisfactory completion of due diligence. A forty-five (45) day due diligence period shall begin upon execution of the contract.
Closing:	Buyer shall have 15 days to close escrow after the expiration of due diligence period.
Escrow and Title:	Escrow and title to be performed by a title company selected by Buyer.
Non-Binding:	It is expressly understood by the parties that this LOI is not a binding contract, but is intended to outline the terms and conditions that the parties intend to incorporate into a formal contract. The contract will incorporate the terms set forth herein, and such other provisions as may be agreed to by the parties and required by their counsel. The parties agree that there shall be no binding contract unless and until the parties execute the formal contract. This LOI may be executed in counterparts and delivered to the other party in electronic format.

Deed: At closing, Seller will deliver a limited warranty deed to Buyer, which will contain a restriction that, for so long as Buyer owns the Property, the Property may only be used for residential or office purposes related to Buyer's organizations.

Closing Costs: Standard allocation for Cincinnati, Ohio.

Fence: After closing, Buyer will install a fence running along the property line between the Property and 1623 Republic from the northwest corner of the 1623 Republic building to Saint Anthony Center. This requirement of Buyer will survive closing.

If the foregoing is satisfactory, please indicate your concurrence by executing a copy of this LOI and returning it to the individuals named above.

Cornerstone Renter Equity

Name: Jonathan Bennie
Title: Secretary

Welcome Home Collaborative

Name: Pastor John Suguitan
Title: Executive Director

Franciscan Ministries

Name: Elaine Ward
Title: Executive Director