LETTER OF INTENT FROM Mark Lefkowitz
July 22nd 2026 3 pages

This is a non-binding letter of intent. The intention of this document is for the parties to express their most important considerations to establish a future agreement.

Seller: Sam Seller Properties LLC ,This shall be updated when the exact vesting of the seller is known.

Purchaser(s): Buyer Bob and / or assigns (it might be a trust, pension plan, or a 1031 in a current escrow) or even a 401k P.S.P. (Profit Sharing Plan)This will be updated when the exact vesting is decided during the escrow period.

Property The real property is in the City of Las Vegas, Clark County assessor parcel (APN) 139-36-210-026.

Purchase Price for the real property and any appurtenances related thereto $280,000.00 (two hundred eighty thousand dollars) payable in cash to the seller at the close of escrow

Earnest Money: The amount of the earnest money deposit shall be ten thousand dollars ($10,000.00) to be placed into escrow upon acceptance of the formal agreement.

Contingencies: The purchase and sale agreement will be subject to and contingent upon the purchaser's approval of a feasibility study (the due diligence period) on the subject property within 45 days after the execution of the formal agreement.

Closing: The closing shall occur at the escrow or related company 45 days after Purchaser approves the due diligence contingency in writing.

Escrow: Escrow shall be with Fidelity Title located at 125 West 12th Street Anywhere, U.S.A 92101 agent Escrow Ellen. Tel (702) 123- 4567

Closing Costs: Closing costs shall be split between purchaser and seller as is customary in the State of Nevada. Real estate taxes to be current and pro rated to the close of the escrow date.

Brokerage: Both parties represent themselves and there are NO commissions or brokerage fees due or owing to any real estate broker by either party.

Seller Obligations: Seller to provide, any study report(s), document(s), or map(s) in their possession to help the purchaser evaluate the property during

the feasibility study period. Seller to allow purchaser or purchase's professional's access to the site to study and evaluate the property during the feasibility study.

Purchaser Obligations: Purchaser shall be responsible for paying for all studies that purchaser undertakes or for professionals that purchaser hires to evaluate the seller's property.

This Letter of Intent is not intended to be a formal agreement between the parties as a binding obligation. If the parties are in agreement purchaser shall draft a formal agreement for execution by the parties.

This NON BINDING LETTER OF INTENT is entered into this 22nd day of July 2026

Seller:

X_____

By: _____

Title: _____Date: _____

Purchaser:

X_____

By: _____

Title: _____Date: _____

This NON BINDING LETTER OF INTENT expires this 29th day of July 2026 at 5:00PM if not agreed to by signature prior to such time.