

November 8, 1999

Joe Eckert, President
Best Courier, Inc.
121 Mill Street
Gahanna, Ohio 43230

City of Gahanna
Department
OF DEVELOPMENT

Re: 121 Mill Street

Dear Mr. Eckart:

Pursuant to our telephone conversation on Tuesday, November 2, 1999, this letter serves as an official offer to purchase the aforementioned property. This property includes a two-story office building on a site of approximately 33,183 square feet.

The City's offer for the purchase of the aforementioned property for a free and clear title of all liens, leases and encumbrances is as delineated:

- ◇ Four hundred seventy five thousand dollars (\$475,000);
- ◇ City of Gahanna to purchase as 1031 Tax Free Exchange;
- ◇ Tax abatement for 100% for ten (10) years for Best Courier building and consideration for tax abatement of 100% for up to five (5) years for a second building; and
- ◇ Rent-free for up to six (6) months commencing with the first month after closing.

~~If this offer is satisfactory please sign one copy of this letter~~ and return it immediately. Thank you for your response to our solicitation.

Sincerely,

Sadicka White

Sadicka White
Director of Development

I accept this offer and authorize the City of Gahanna to proceed with necessary actions to the effect the transaction.

[Signature]
Best Courier

200 South Hamilton Road
Gahanna, Ohio 43230
gahanna@freenet.columbus.oh.us

614-471-5059

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