

RM GOLF CARTS, INC.

6080 Highway 10

Ramsey, MN 55303

Phone: 763-323-1970, Fax: 763-427-6316

Website: www.rmgolfcarts.com



April 13th 2011

City of Ramsey
Attention: Aaron Backman
7550 Sunwood Drive NW
Ramsey, MN 55303
(763) 433-9829

Reference: Property (Easy Tractor Site) North side of HWY 10

Dear Aaron,

I want to start by thanking you personally for all your help and energy in helping us locate and secure a property suitable for our business. We are very excited about this property and are looking forward to staying in the Ramsey area. Below is our proposal on the Easy Tractor Site located on the North side of HWY 10.

RM Golf Carts, Inc. will make the following improvements to the building and site so it is usable;

- 1) We will contact the electrical company and get them to run the main power over to the building and install the meter.
- 2) We will install a 200 amp electrical box / main panel inside the building. Install all necessary wiring and lights inside and out of the building.
- 3) We will insulate the entire inside of the building making it suitable for all climates.
- 4) We will contact the gas company and have them reconnect to the building.
- 5) We will install a main hanging gas furnace (forced air) in the garage for winter.
- 6) We will construct a full working restroom in the building using the existing well and existing septic system located on the property.
- 7) We will build an office in the front of the building approximately 20' X 40' to meet our requirements.
- 8) We will install a forced air furnace blowing into the office for winter use.
- 9) We will also be contacting the electrical company and getting all the outside lights working.
- 10) We will be installing large lettering on the front of the building saying "RM Golf Carts".
- 11) Once we are occupying the property we will be parking Golf Carts, trucks and trailers inside the fenced in area all around the property including on the grassy area; however they will always be neatly parked.

We have contacted different contactors to accomplish the above items, making the property suitable for our business. We are estimating the above items will be costing us between \$20,000.00 - \$25,000.00. This will take between 30-90 days to accomplish.

RM Golf Carts will do the above items at our expense and our proposal for rent / lease is the following;

- 1) We would require a minimum of a three year lease
- 2) For the first 12-months \$500.00 per month
- 3) For the second 12-months \$900.00 per month
- 4) For the third 12-months \$1,400.00 per month
- 5) City of Ramsey covers all taxes
- 6) RM Golf Carts covers all utilities
- 7) RM Golf Carts, Inc. would also like the first right of refusal to purchase the property if the City ever decides to sale this property.

Please get back with me at your earliest opportunity.

Sincerely,

Mark Kaufman