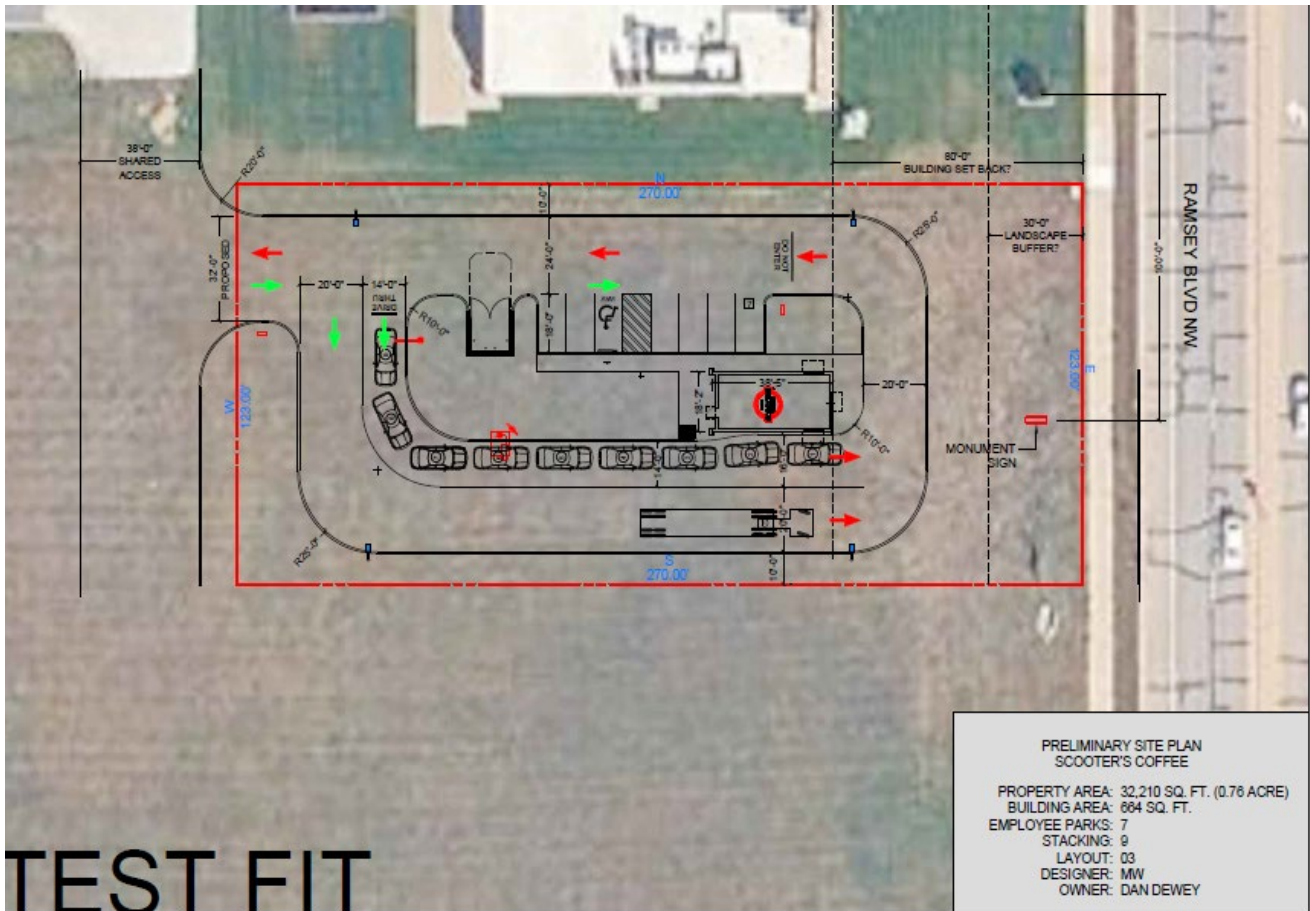


TERM SHEET FOR HARLOW BECKETT ENTERPRISES LLC (Scooter's Coffee) – Part of Parcel 50c – 5-26-26

Real Estate	Tax ID Number: Portion of 28-32-25-41-0024. Part of Outlot A, Java Auto Parts (Part of Parcel 50C)
Buyer	Harlow Becket Enterprises LLC, a Minnesota limited liability company
Acreage	Approximately + / - 0.76 acres Subject to Final Plat
Asking Price	\$265,000 (\$8.00 / SF) (SF Subject to change based on approved Plat)
Offer Price	\$265,000 (\$8.00 / SF) (SF Subject to change based on approved Plat)
Earnest Money	\$10,000. Non-refundable upon Notice to Proceed being executed.
Inspection Period	180 days from the later of Effective Date (Date City Council approves) or a fully executed PA is delivered to Buyer (city requires plat / site plan approval before sale)
Closing	Within 30 days of Notice to Proceed.
Commission	Per the terms of the City listing agreement with CBRE, the City will pay 4% of gross sales price to CBRE and 3% to Turpin Realty, INC.
Extensions to Close	Buyer will deposit \$5,000.00 in escrow for each 60-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of	Provide existing ALTA Survey for parent site and updated Title Work. The Buyer will contract to plat the property as part of the Land Use application process.
Performance	City to require construction of commercial/retail buildings compliant with COR Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. The Buyer will enter into a Right of Re-Entry Agreement with minimum building square footage requirements of a 664 SF Scooter's Coffee Shop. The Buyer will also construct all internal roadways onsite for access to Sunwood Drive NW at the cost of the Buyer. The City may exercise the Right of Re-Entry if performance requirement is not met.
Assignment	Requires city approval if not same owners / company.
Contingencies	None. Site sold "as-is"
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry approvals. Planning Commission (Staff To Be Determined): Land Use, Development Agreement, Site Plan, Plat approvals. City Council: Final Approval on all items.

Exhibit A

Proposed Site Plan (subject to change)



TEST FIT

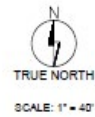


SCOOTER'S COFFEE
11808 Miracle Hills Dr.
Omaha, NE 68154



REVISION:
3

DATE:
5/7/2026



New Scooter's Location
SWC Sunwood Dr and
NW Ramsey Blvd
Ramsey, MN