**Redwood Empire Formal Offering –**

* 13-month Exclusive Lease 12/1/2022-12/31/2023.
* $75,000 paid in advance due by (12/1/2022) for the 13-month lease
* All third-party expenses to be paid by lessee (Roberts Syndicate) for usage at owners direct cost

( without markup)

* Lessee to pay $15,000 towards fresh paint. Work to be completed by 12/31/2023. Colors to be mutually agreed on between Owners Lessee
* Lessee is granted an option to purchase the Redwood Empire on or before 30 days of the expiration date of the lease for $300,000
* If lessee exercises option to purchase the Redwood Empire, the $75,000 lease payment will be applied to the purchase price, and $225,000 will be due at closing.
* Lessee will be allowed at its expense, to install Wi-Fi on the Redwood Empire
* Owner will be available to lessee, to assist in navigating, coordinating, and booking trips with Amtrak
* Additional capital improvements to be mutually agreed on by lessor and lessee, financial cost will be split 50/50