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THE COTSWOLD GROUP

September 27, 2018

Mr. James Galbally, Managing Director
Mr. Colin Behr, Vice President
Mr. Nate Cleland, Senior Associate
JLL
1650 Arch Street, 25th Floor
Philadelphia, PA 19103

RE: Kline Plaza, Harrisburg, PA

Gentlemen:

We have visited and studied this property and make the following **non-contingent hard offer with a closing in 2018**. We are willing to acquire this property despite concerns of the leasability of the vacant space, early termination, and kickout clauses.

Purchase Price: \$9,010,000 all cash

10 business day review period: To verify the terms presented in the offering memorandum of JLL, plus we need clean and marketable title, clean Phase I Environmental Report with the Phase II Survey which you reference in your offering, asbestos reports, proof of no pending litigation, and no tenants in default under their lease terms. We will need to see a copy of all contracts to contractors and a list of all contractors.

Deposit: \$300,000 in escrow account.

Closing: 30 business days, **without financing contingency**, after we have reviewed and verified the information requested during the 10-day review period.

Transfer Tax: To be split 50-50 between Buyer and Seller.

As you may know, we own and manage commercial properties in six states and have seven shopping centers in the greater Philadelphia area.

We look forward to completing this transaction **promptly with Brixmor in a professional and expedited manner**.

Cordially,



Robert Y. Shasha