

**Burton Governmental LLC**

**694 Grandview Ln.**

**847-482-0178 office**

**847-482-0179 FAX**

February 7, 2024

RE: EB5 Investment

[REDACTED]

租约编号

As it relates to the lease between Burton Governmental LLC and the GSA, **GS-01P-LNH00526**, there is a lump sum component that the GSA funds as a cash payment within 30-60 days of acceptance of the completed building.

For this project, as referenced in the Request for Lease Proposal, the GSA has specified an amount of \$600 per square foot of Tenant Improvement costs that would be funding through the lump sum, which equates to a total amount of \$29,034,000.00.

The negotiations with the GSA over the final amount of tenant improvement costs, and lump sum, should be finalized in April 2024. We are confident that the minimum amount of Tenant Improvements will be \$20 million, with an expected amount of \$30-\$35 million.

As negotiated as part of the EB5 loan with DEA Londonderry Lender, LLC (the New Commercial Enterprise), the EB5 investment will **have first position collateral** on the tenant improvement lump sum payable by the GSA.

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Sincerely,

[REDACTED SIGNATURE]

Manager Burton Governmental LLC