



tel 214 256 7100  
fax 214 256 7101  
[nairl.com](http://nairl.com)

4851 LBJ Freeway  
10<sup>th</sup> Floor  
Dallas TX 75244

July 31, 2014

Mr. Matt Thompson  
Colliers International  
1717 McKinney Avenue, Suite 900  
Dallas, TX 75202

**RE: 8770 S. Central Expressway, Dallas, TX**

Dear Matt:

I have been authorized by the owner of the above referenced property to submit the following counter proposal to purchase the land located at 8770 S. Central Expressway, Dallas, TX :

- **Purchaser:** Coherent Metals, Inc. or Assignee
- **Size:** Approximately 66,011 square feet situated on approximately 658,322 square feet of land to be verified by the survey.
- **Purchase Price:**
- **Title Company & Earnest Money:**
- **Inspection Period:** Purchaser shall have sixty (60) days from execution of the contract to inspect the Property ("Inspection Period") and satisfy itself as to the physical condition of the Property.
- **Zoning Change:** The Purchaser shall have one hundred and eighty (180) days from the execution of the contract to apply for and successfully get a zoning change. At the end of the Inspection Period the Purchaser shall deposit per month in additional earnest money with the Title Company. If the zoning is not successfully changed then the additional earnest money of per month shall go to the Seller. The initial earnest money deposit of \$50,000.00

shall be returned to the Purchaser if the zoning is not changed. Should the zoning be changed then the initial earnest money plus additional earnest money shall be credited towards the Purchase Price.

- **Review Period:**

The Purchaser will have fifteen (15) days after the receipt of the survey, title commitment, estoppel certificates, and property operating statement (to be furnished by Seller at Seller's expense) to review the documents.

- **Closing Date:**

Fifteen (15) days after the end of the Zoning Change Approval

- **Commission:**

The Seller shall pay a commission equal to six (6%) percent of the first and three (3%) percent of the balance of the total sales price to be split equally between NAI Robert Lynn and Colliers International.

This Letter of Intent is preliminary in nature and is offered subject to negotiating a formal sale document acceptable to both parties. This should not be construed as a binding agreement on either party. This shall expire five (5) business days after the date of this letter.

Sincerely,



Matt Elliott  
Executive Vice President, Industrial Division

