

Voyager Outdoor LTD / Motorax
970-753-6008
September 26, 2024

Ryan Gaertner
585 B 20 Rd
Grand Junction, CO, 81507

Dear Ryan Gaertner,

and Motorax

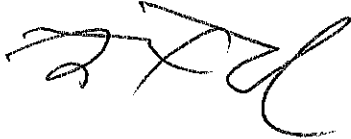
Voyager Outdoors LTD is proud to express our intent to lease space at 248 HWY 6 & 50, Fruita, CO, 81521 ("Fruita Silo") after your successful acquisition of the property. Our family has made Fruita our home over the past year, both for business and personal life, and we are deeply committed to the community here. The Fruita Silo represents an opportunity for us to further achieve the American Dream of owning a successful business and building strong connections in the local community.

The Fruita Silo will provide the perfect environment to help me expand Voyager Outdoors LTD and fully integrate into Fruita's thriving outdoor culture. We are excited to contribute to the growth of this community hub, and believe it will serve as a vital space where enthusiasts can gather and thrive.

Voyager Outdoors LTD plans to move into the property once the acquisition is complete, and we are eager to support your vision of transforming the Fruita Silo into a vibrant, community-driven space. This project aligns perfectly with our goals as a business owner, and we are confident it will offer the opportunities we've been seeking to grow our business and give back to the community.

Sincerely,

Michael Reed
Owner, Voyager Outdoors LTD



Rogue Moto
970-283-7776
September 26, 2024

Ryan Gaertner
585 B 20 Rd
Grand Junction, CO 81507

Dear Ryan Gaertner,

Rogue Moto is pleased to express our intent to lease space at 248 HWY 6 & 50, Fruita, CO, 81521 ("Fruita Silo") upon the successful acquisition of the property. As a company deeply connected to the outdoor and off-road community, we see great potential in the Fruita Silo as a central hub for enthusiasts like ourselves. We are excited to be part of your vision to create a community-driven location where outdoor enthusiasts can gather, collaborate, and thrive.

Rogue Moto plans to occupy space following the acquisition and will work closely with you to ensure that the property is developed into a dynamic and functional space for all involved. We are committed to enhancing the property, contributing to its growth, and helping it become the centerpiece of Fruita's outdoor lifestyle scene.

We are confident that our shared passion for off-road and outdoor culture will allow us to make the Fruita Silo an essential part of the community. Rogue Moto is excited about the opportunities this partnership will bring and looks forward to contributing to the success of the Fruita Silo.

Sincerely,

Alex Moore
Owner
Rogue Moto

A handwritten signature in black ink, appearing to read 'Alex Moore', with a stylized flourish at the end.

Element Outdoors
146 US 6
Fruita, CO
970-426-5577
September 25, 2024

Ryan Gaertner
585 B 20 Rd
Grand Junction, CO, 81507

Dear Ryan Gaertner,

We are writing to express Element Outdoors' intent to lease space at 248 HWY 6 & 50, Fruita, CO, 81521 ("Fruita Silo") following the successful acquisition of the property by you. Element Outdoors is a local Fruita business with a longstanding presence in the community and a track record of strong business performance. We are excited about the opportunity to participate in this project and believe that the property will become a key hub for the local off-road and outdoor community.

Upon the completion of your purchase, Element Outdoors agrees to enter into a formal lease agreement for a 12-month term. The lease will begin immediately upon acquisition, and we are fully prepared to take occupancy of the space. Our team is committed to working closely with you to improve the property, ensuring that it serves as a vibrant and functional space for both the businesses leasing space and the community at large.

Given our strong financial position and commitment to this project, we are confident in our ability to fulfill the terms of the lease and contribute to the success of the Fruita Silo as a community centerpiece for outdoor enthusiasts. We look forward to working together to make this vision a reality.

Sincerely,

Travis Lindley
Owner
Element Outdoors

A handwritten signature in black ink, appearing to read 'Travis Lindley', is written over the printed name and title.

Sparks Fly Studio Ltd.
146 US 6
Fruita, CO
970-270-6500
September 25, 2024

Ryan Gaertner
585 B 20 Rd,
Grand Junction, CO, 81507

Dear Ryan Gaertner,

Sparks Fly Studio Ltd. is excited to formally express our intent to lease space at 248 HWY 6 & 50, Fruita, CO, 81521 ("Fruita Silo") once the property acquisition is finalized. As a well-known and respected business within the Fruita community, we are committed to making the Fruita Silo a more desirable and active space, fostering the community spirit that our town is known for.

Upon the successful acquisition of the property by you, Sparks Fly Studio is prepared to enter into a lease agreement with immediate effect. We anticipate a mutually beneficial partnership and are enthusiastic about helping you develop the property into a central community hub. Our team is fully dedicated to improving and beautifying the space, ensuring that it remains a focal point for both local residents and visitors alike.

We are confident that our involvement in the Fruita Silo project will further solidify its status as a premier community space, and we look forward to supporting you in bringing this exciting vision to life.

Sincerely,

Tim Navin
Owner
Sparks Fly Studio Ltd.

A handwritten signature in black ink, appearing to read 'Tim Navin', with a large, sweeping flourish extending from the end of the signature.

Date: September 25, 2024

From:

J2Hundy Outfitters Ltd.
2035 Wrangler Way
Grand Junction, CO 81507

To:

Ryan Gartner
Fruita Silo's
252 US-6
Fruita, CO 81521

Dear Ryan,

I am writing on behalf of J2Hundy Outfitters Ltd. to formally express our intent to lease approximately 1,000 square feet of space at the Fruita Silo's, located at 252 US-6, Fruita, CO, for a period of 12 months, beginning upon the completion of your acquisition of the property. This letter serves as confirmation of our commitment to occupying the space and conducting business operations under the terms outlined below.

As a specialized business focused on fabricating and welding aftermarket off-road products for the 200 Series Toyota Land Cruiser, J2Hundy Outfitters Ltd. requires sufficient space and access to reliable electricity to power industrial equipment, welders, and tools safely. The 1,000 square feet we seek to lease will be utilized for the production of steel and aluminum components, enabling us to maintain and grow our operation.

Our business model ensures that we will generate the necessary income to meet the rental obligations beyond the first month, as our products are in demand by off-road enthusiasts across the region. With our proven track record and an expanding customer base, we are confident in our ability to cover the monthly rent and contribute positively to the overall success of the Fruita Silo's project.

By securing this lease agreement, J2Hundy Outfitters Ltd. will become a reliable tenant that contributes to the property's long-term value and commercial viability. We believe our operation will complement the other businesses that are part of the Fruita Silo's community and help foster economic growth in the area.

Please consider this letter as a firm commitment of our intent to lease space at the Fruita Silo's, which can be presented as part of your efforts to secure funding for the property purchase. We are eager to move forward with this partnership and are available to discuss any additional details as required.

Thank you for the opportunity, and we look forward to working with you.

Sincerely,

Chad & Maggie Personeus
Owners, J2Hundy Outfitters Ltd.
2035 Wrangler Way
Grand Junction, CO 81507