



# Letter of Intent

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July 16<sup>th</sup>, 2025

RE: BLI: 253355  
City, ST: Brownsburg, IN  
Address: SEC of Green St. & Northfield Dr.  
L/C: 131263  
County: Hendricks

This non-binding letter (Letter) sets forth the basic terms for a purchase contract (the “**Contract**”) with respect to the property located in Hendricks County at the address referenced above. All documents in this transaction (including the Contract) will be prepared on Tenant’s form documents.

1. **Purchaser:** McDonald's USA, LLC, a Delaware limited liability company or its nominee.
2. **Seller: Christian Brothers**  
Address: 17725 Katy Freeway, Houston, TX 77904  
Phone Number:  
E-Mail: Michael.suttle@cbac.com  
Seller's Federal Tax ID #: Will present at closing
3. **Premises:** Approximately 67,954 square feet with a frontage of 200 feet on Green St. See **Exhibit A**.
4. **Purchase Price:** \$ \$799,000
5. **Earnest Money:** Purchaser will deposit \$15,000.00 with the title insurance company as escrow agent within 30 days after Contract execution.
6. **Restrictive Covenant:** Seller will restrict all property, where they are the same owner as this property, within a two-mile radius from being a restaurant serves any hamburgers, cheeseburgers, chicken sandwiches or other beef and chicken products in sandwich form unless only one such item is on the restaurant’s menu.
7. **Zoning/Subdivision:** Already zoned and platted.
8. **Contingencies:** Purchaser shall have 240 days after the execution of the Contract (the Contingency Period) to review any due diligence reports or matters and to obtain all necessary permits and approvals. Purchaser shall have the right to extend the Contingency Period for 2 period(s) of 30 days. Each 30-day extension shall require an additional earnest money deposit of \$10,000/ each. At the time of the first extension being made, the earnest money shall all become non-refundable.
9. **Signage:** Purchaser will have the right to pursue entitlements to obtain the maximum amount of signage permitted on the Premises.
10. **Seller's Work:** This is an “as-is” sale. All utilities are at the site or in the right of way.
11. **Broker Commission:** Seller agrees to pay any real estate agent, broker, finder.

Name of Broker(s): Andrew Clifford of 7D Commercial Real Estate.

12. **Scope of this Letter/Non-Binding Effect:** The parties agree and understand that this Letter is intended to be, and will be construed only as, an understanding that summarizes the discussions between the parties. This



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Letter does not constitute a binding agreement, nor does it constitute a binding agreement to enter into an agreement, or an agreement to agree. The rights and obligations of the parties remain to be defined in the Contract. Even if a party changes its financial position or otherwise relies on the subject matter of this Letter, any such reliance will not be construed as the creation of an enforceable contract between the parties.

Sincerely,

Korey Robinson  
National Real Estate Manager  
McDonald's USA, LLC

Michael Suttle

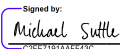
Signed by:  
*Michael Suttle*  
C2FE7191AAFF43C...

Chief Development officer

7/22/2025

Approved this 16<sup>th</sup> day of July, 2025.

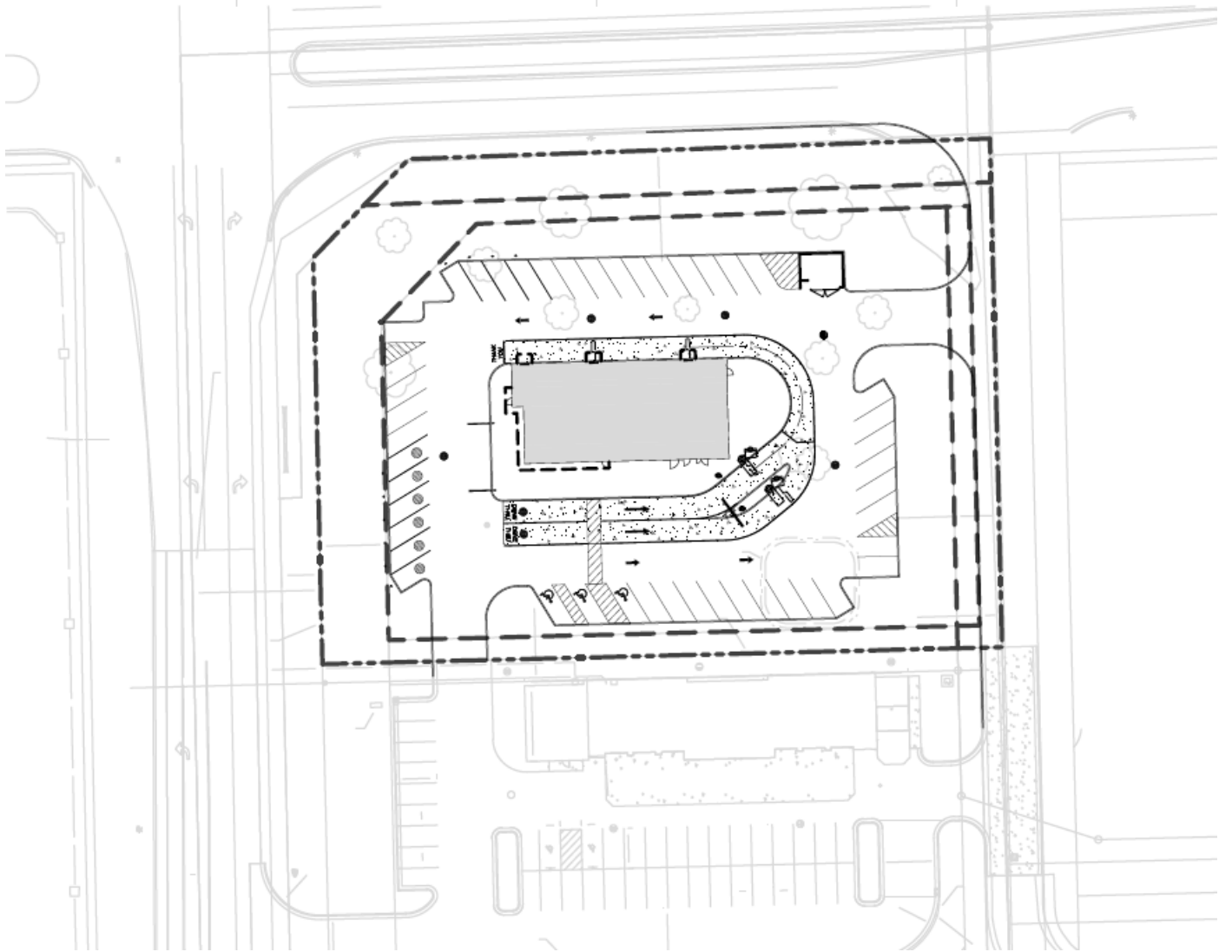
SELLER:

By:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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## Exhibit "A"



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## Exhibit "B"

### UTILITIES

**"AS-IS" delivery. All utilities are at the site or in the right of way.**