Wendy R. Brown
Managing Broker
SVN PureWest Real Estate
17 1st Ave E
Kalispell, MT 59901

Oct 9, 2026

RE: Offer on behalf of Flathead County to purchase the property located at 307 Nucleus Ave, Columbia Falls, MT 59912 for the Columbia Falls Branch of the Flathead County Library.

Kevin and Megan on behalf of the seller,

Per our conversations, I am pleased to present this proposal from the Library to purchase this property located at 307 Nucleus Ave. This proposal is intended to be a non-binding expression of interest only, describing the basic terms upon which the parties would be interested in pursuing a transaction pursuant to mutually acceptable PSA, to be negotiated and executed hereafter. We look forward to working with you to negotiate and close a mutually equitable transaction in a timely fashion.

Property:	307 Nucleus Ave, Columbia Falls, MT 59912
Sale Price:	$817,000.00
Purchaser:	Flathead County Library 233 1st Ave W Kalispell, MT 59901
Seller:	Super Big Skys LLC
Earnest Money:	The definitive purchase agreement will provide that Purchaser will deposit Earnest Money in the amount of $80,000.00 (the "Earnest Money Deposit") at Flathead Premier Title Company of Kalispell ("Title Company"), which shall be refundable to Purchaser if Purchaser

terminates the purchase agreement before the expiration of the Inspection Period.

Inspection Period: Purchaser shall have ninety (90) days to do its due diligence (the "Inspection Period").

Purchaser has one (1) option to extend the Inspection Period for thirty (30) days each (the "Extension Options"). Purchaser shall provide written notice to Seller prior to the expiration of the Initial Inspection Period and by depositing an additional $50,000.00 of additional earnest money (the "Additional Earnest Money") with the Title Company within one (1) business day after the expiration of the Initial Inspection Period.

Closing: Closing shall take place on or before thirty (30) days following the expiration of the Inspection Period (as it may be extended).

Survey and Title: Seller shall cause the Title Company to issue to Purchaser a title commitment for the issuance of an owner's title policy covering the Property (the "Title Commitment"), together with copies of all documents referenced as title exceptions in the Title Commitment, and Seller shall deliver to Purchaser Seller's existing ALTA or TLTA survey of the Property, duly locating all of the exceptions to title set forth in the Title Commitment (the "Survey"). Seller will be responsible only for payment of the premium for the standard form of owner's title policy. Purchaser shall pay the premiums charged for and costs associated with obtaining any endorsements or modifications to the standard policy form and for any loan policy or endorsements required by Purchaser's lender. Purchaser shall have 30 days following receipt of the Title Commitment, all title exception documents to make written objections to the state of title to the Property. Seller shall be responsible for releasing any monetary liens encumbering the Property on or prior to Closing.

Closing Costs:	Escrow fees and recording fees will be split equally by the parties. Purchaser will be responsible for any costs associated with Purchaser's financing related to the acquisition of the Property (if any).
Broker Commission:	Seller shall pay a commission to Wendy R. Brown at SVN PureWest Real Estate in the amount of 2.5% of the purchase price not including any credits.
Exclusivity:	Notwithstanding the otherwise non-binding nature of this proposal, (i) for the sixty (60) day period following Purchaser's receipt of Seller's acceptance of this proposal, Seller agrees not to market the Property, negotiate for or enter into a contract for the sale of or other disposition of the Property with any other party; and (ii) during such 30-day period, Purchaser and Seller agree to negotiate with one another, In good faith, to agree upon the terms and conditions of a definitive agreement, It being understood that such agreement shall incorporate the terms of this proposal. Notwithstanding the foregoing, if Purchaser breaks off negotiations (or terminates the definitive agreement) within such 30-day period, then Seller shall not be bound by this provision. Except as set forth In this paragraph, this proposal is not intended to be a binding agreement, and is subject to the preparation in good faith and mutual execution of a definitive purchase agreement, which will contain normal representations and warranties and such further terms and conditions as may be mutually acceptable to Purchaser and Seller.

This proposal is intended to be a non-binding offer which states terms and conditions upon which Seller will consider selling the Property to Purchaser. Neither party shall become legally bound in any manner,

notwithstanding this letter of intent or any subsequent negotiations or draft agreements, unless and until a formal purchase and sale agreement is executed and delivered to both parties.

Sincerely,

Board of Trustees, Flathead County Library

[Signature page follows this page]

PURCHASER:

Flathead County Library

By: _____

Name: _____

Title: _____

ACKNOWLEDGED AND AGREED TO this _____day of _____, 2024.

SELLER:

Super Big Skys LLC

By: _____

Name: _____

Title: _____

ACKNOWLEDGED AND AGREED TO this _____day of _____, 2024.