September ____, 2026

Christian Ministry
of Lincoln County
PO Box 423
Lincolnton, NC 28092

RE: Letter of Intent to Exchange Properties
Exchange of the real estate of the City of Lincolnton,
at 410 Linden St. Lincolnton, NC 28092;
Parcel 01170
for the real estate of Christian Ministry of Lincoln County at
230 E Water St. Lincolnton, NC 28092; and 207 S. Poplar St.,
Lincolnton, NC 28092
Parcel: 00851 & 18520

Christian Ministry of Lincoln County:

We are pleased to submit the following proposal to exchange the City of Lincolnton's real estate located at 410 Linden St. Lincolnton, NC 28092, for your real estate located at 230 E Water St. Lincolnton, NC 28092; and 207 S. Poplar St., Lincolnton, NC 28092.

This Letter sets forth the intent to form a binding agreement between the City of Lincolnton, North Carolina, (hereinafter "City") and Christian Ministry of Lincoln County (hereinafter "Christian Ministry"), outlining the general terms and conditions under which the City will contract to exchange the above-described property with Christian Ministry. City and Christian Ministry have negotiated in good faith to reach mutually satisfactory terms that will address the areas outlined in this Letter and any other terms agreed upon by the City and Christian Ministry that shall be further delineated and detailed prior to the draft and execution of the parties written contract. During this period, Christian Ministry agrees it will negotiate exclusively with the City and no other parties. The Letter is not intended to constitute a complete statement of terms and conditions, but should set out the bulk of the framework and general terms and conditions agreed to by the parties for the drafting of the final contract by the parties respective counsel and allow the parties to begin in earnest with their respective due diligence with the understanding that they are incurring significant expenses in preparation for the final contract between the parties.

CITY OF LINCOLNTON'S REAL PROPERTY: The City of Lincolnton shall exchange to the Christian Ministry of Lincoln County its real property located at 410 Linden St. Lincolnton, NC 28092. Parcel identification number 01170. The property located on parcel 01170 shall be subject to the following covenant: all structures on the land, and the land itself, shall revert back to the City of Lincolnton in the event that the properties are no longer being used by Christian Ministry of Lincoln County member churches as a 501(c)(3) organization in furtherance of its charitable

purposes, or the properties are no longer being used for a public purpose in accordance with NCGS § 160A-279. If the Properties revert to the City, the City shall pay the Ministry the then current tax value of the 410 Linden 01170 minus $40,000.00 per year after the date of the contract. After 20 years from the date of the contract Christian Ministry of Lincoln shall have the right to seek counsel to have such covenant removed from the deed. The City of Lincolnton shall erect a structure on parcel 01170 at a cost of at least $2,200,000.00 for the project. The structure erected on parcel 01170 will be built to the specifications of the 20,000 sq. ft. schematic design project number 250523 by William F Curry Jr, will include paved parking with 50 - 70 parking spaces, truck turn around, and loading dock area. Also fencing around the entire property. A designated parking spot for a City of Lincolnton Police Officer shall be provided in the pursuit of the City's community policing model. Christian Ministry of Lincoln County shall make reasonable efforts to use the site in coordination with the Lincoln County Department of Social Services and any other charitable organization with similar public good goals. Any changes to the design will need to be agreed upon by both parties. The existing structure on the parcel shall include a new tar and gravel roof, provided at the expense of the City.

The existing structure on the parcel shall include a tar and gravel roof, provided at the expense of the City.

CHRISTIAN MINISTRY OF LINCOLN COUNTY REAL PROPERTY: The Christian Ministry of Lincoln County shall exchange to the City of Lincolnton its real property located at 230 E Water St. Lincolnton, NC 28092; and 207 S. Poplar St., Lincolnton, NC 28092. Parcel identification numbers 00851 and 18520.

The parties shall complete the full contract documenting the details of this property exchange within two (2) weeks of the date of this document.

ARBITRATION/MEDIATION OF DISPUTES:

Any controversy arising out of or relating to this Agreement, or the breach thereof, shall be settled by way or arbitration and/or mediation and judgment on the award rendered by the arbitrator(s) and/or mediator(s) may be entered in any court having jurisdiction thereof.

CLOSING FEES:

The City of Lincolnton shall be responsible for all closing fees.

CLOSING:

Closing shall occur on a mutually agreeable date, no later than thirty (30) days after the execution of the Contract.

If these terms are acceptable, please confirm, and we will proceed with preparing a purchase contract.

,_____ Date: _____
Chairman for Board of Christian Ministry of Lincoln County

Ed Hatley _____ Date: _____
Mayor of Lincolnton

Ritchie Haynes _____ Date: _____
Lincolnton City Manager

John M. Friguglietti Jr. _____ Date: _____
City Attorney