

Offer to Purchase Real Estate

THIS OFFER TO PURCHASE REAL ESTATE (the "Offer")

IS MADE BY:

Spill-Free Inc., dba Toy Box of 579 Woodlawn Rd., Crossville, TN 38555
(the "Buyer")

OF THE FIRST PART

- TO -

City of Crossville of 392 North Main, Crossville, TN 38555
(the "Seller")

OF THE SECOND PART

Background

The Buyer wishes to submit an offer to purchase a certain completed home from the Seller under the terms stated below.

IN CONSIDERATION OF and as a condition of the Seller selling the Property and the Buyer purchasing the Property (collectively the "Parties") and other valuable consideration the receipt of which is hereby acknowledged, the Parties to this Offer to Purchase Real Estate agree as follows:

Real Property

- The legal description of the Property is as follows: The northern most ~~two acres~~ ^{3.7 AC RES} of useable parcel on Woodlawn Rd. Crossville, TN. Of tax map 87 Parcel 82.00., which includes the fixtures and improvements located on the Property except as provided for in this Offer. All property included within this Offer is referred to as the "Property".



RECEIVED

SEP 28 2020

Seller(s) initials: _____ Date: _____

Buyer(s) initials:  _____ Date: _____

Sales Price

\$92,500.00 *DL*

2. The total purchase price of ~~\$52,000.00~~ (the "Purchase Price") that is to be paid for the Property by the Buyer is payable as follows:

- a. The initial earnest money deposit (the "Deposit") accompanying this offer is \$_____. The Deposit will be paid by _____ on or before October 23, 2020. The Deposit will be held in escrow by _____ until the sale is closed, at which time this money will be credited to the Buyer, or until this Offer is otherwise terminated; and
- b. The balance of the Purchase Price will be paid in cash or equivalent in financing at closing unless otherwise provided in this Offer. The balance will be subject to adjustments.

Closing & Possession

3. The closing date will be on or be prior to October 30, 2020 (the "Closing Date") or at such other time agreed by the Parties, at which point the Buyer will take possession of the Property.

Conditions

4. The Buyer's obligation to purchase the Property is contingent upon the following enumerated condition(s):

- a. Closing cost and survey to be paid by purchaser.

Notices

5. All notices pursuant to this Offer must be written and signed by the respective party or its agent and all such correspondence will be effective upon it being mailed with return receipt requested, hand-delivered, or transmitted by facsimile as follows:

Seller(s) initials: _____ Date: _____

Buyer(s) initials: *DL* _____ Date: _____

Buyer

Name: Spill-Free Inc., dba Toy Box
Address: 579 Woodlawn Rd., Crossville, TN
38555
Phone: (931) 335-9025
Facsimile: _____

Seller

Name: City of Crossville
Address: 392 North Main, Crossville, TN
38555
Phone: (931) 484-5113
Facsimile: _____

Severability

- 6. If any term or provision of this Offer will, to any extent, be determined to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this Offer will not be affected and each unaffected term and provision of this Offer will remain valid and be enforceable to the fullest extent permitted by law.

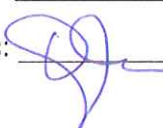
Interpretation

- 7. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Offer. Words in the singular mean and include the plural and vice versa. Words in the masculine gender mean and include the feminine gender and vice versa. Words importing persons include firms and corporations and vice versa.

Time of Essence

- 8. Time is of the essence in this Offer. Every calendar day except Saturday, Sunday or a U.S. national holiday will be deemed a business day and all relevant time periods in this Offer will be calculated in business days. Performance will be due the next business day if any deadline falls on a Saturday, Sunday or a U.S. national holiday. A business day ends at 5:00 p.m. local time in the time zone in which the Property is situated.

Seller(s) initials: _____ Date: _____

Buyer(s) initials:  _____ Date: _____

Buyer's Offer

This is an offer to purchase the Property on the above terms and conditions. The Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to acceptance by the Seller. If the Seller does not accept this offer from the Buyer by October 23, 2020, this offer will lapse and become of no force or effect.

Signature:  _____

Date: _____

By: Spill-Free Inc., dba Toy Box

Phone: (931) 335-9025

Address: 579 Woodlawn Rd., Crossville, TN
38555

Seller(s) initials:  _____ Date: _____

Buyer(s) initials: _____ Date: _____

