



June 17, 2022

Stride Academy Building Company

To Whom It May Concern:

Choice Bank ("Lender") is pleased to advise Stride Academy Building Company ("SABC") that Lender proposes to extend credit for SABC to acquire land and perform site improvements upon the terms and subject to the conditions set forth below and subject to the formal credit approval of Lender.

This proposal is subject to the negotiation and execution of definitive loan documents satisfactory to Lender. The loan documents will embody the structure, pricing, and other terms described below. They will also include provisions viewed by Lender and its counsel as appropriate for transactions of this type. Accordingly, it should be recognized that this letter is indicative, but not exhaustive, as to the terms and conditions that shall govern the proposed loan facilities.

(FOR DISCUSSION PURPOSES ONLY, NOT A COMMITMENT TO LEND)

	STRIDE Academy Building Company Land Acquisition Loan
Borrower	STRIDE Academy Building Company
Loan Amount	Up to the lesser of 65% LTV or \$970,000
Purpose	Purchase, site work for Stearns County Parcel ID #82.51188.0105 (approximately 11.88 acres of undeveloped land)
Interest Rate	<ul style="list-style-type: none"> Fixed for 5 years at the Federal Home Loan Bank of Des Moines Fixed Rate Advances 5 Years ("FHLB-5") + 1.80% Based on the FHLB-5 now in effect plus the margin stated above the 5-year fixed rate would be 5.46% as of June 17, 2022
Fee	1%
Term	5 years
Amortization	25 years
Payment	<ul style="list-style-type: none"> Monthly based on amortization schedule described above
Collateral	<ul style="list-style-type: none"> 1st Mtg. and Assign of Rents on Stearns County Parcel ID #82.51188.0105 UCC filing on all business assets of Stride Academy (subordinated to bondholder with exception of first \$250,000 on general education funding which Choice Bank will have 1st position on)
Guarantor	<ul style="list-style-type: none"> Stride Academy
Pre-Payment Penalty	<ul style="list-style-type: none"> 5% year 1, 4% year 2, 3% year 3, 2% year 4, 2% year 5



In addition to the foregoing, reasonable financial reporting and loan covenants will be in place that are agreeable to all parties.

Borrower to pay all costs associated with closing the loan including -- but not limited to – appraisal, title, attorney’s fees and all other 3rd party fees. In the event costs are incurred and the loan does not close the Borrower will still be responsible for these costs.

If the general loan terms and conditions terms described above are agreeable, then please indicate Borrower’s acceptance by signing below and returning the accepted loan proposal to the Bank.

Please feel free to share feedback with me through office phone at 952-837-0662 or by email at j.elden@bankwithchoice.com.

Very truly yours,

Jeff Elden

Jeff Elden
Vice President

Accepted and agreed to this _____ day of June, 2022:

Borrower’s Authorized Representative