



Letter of Intent for Property Lease

June 16, 2022

Mr. Kobi Benita
Executive Director
Emanuel Synagogue
160 Mohegan Drive
West Hartford, CT 06117

Re: Letter of Intent

Dear Mr. Benita,

The following represents a summary of The Children's Museum Inc.'s proposal to the Emanuel Synagogue regarding the lease of a portion of the property at 160 Mohegan Drive, West Hartford CT (the "Proposed Transaction"). This letter contains nonbinding provisions of understanding between the parties. Unless otherwise explicitly stated, it does not impose any legal obligations on either party.

The Proposed Transaction requires the approvals of both parties and the preparation, negotiation and executing of a lease setting forth the terms of the Proposed Transaction in further detail ("The Lease"). Before the Lease is negotiated and executed, we wish to confirm that we share an understanding of certain terms and conditions of the Proposed Transaction as follows.

1) PROPOSED TRANSACTION.

The Children's Museum Inc. will lease a portion of the building located at 160 Mohegan Drive, West Hartford, CT 06117 as follows:

- The first floor and entrance foyer of the south building previously used as a part of a preschool operation.
- The library space adjacent to the said space.
- A rental rate to be mutually agreed upon.
- A commencement date of on or before August 31, 2022.

2) EXPENSES. Each party is responsible for all of its own costs and expenses incurred in connection with the Proposed Transaction or this letter, whether or not the Proposed Transaction is consummated. Neither party will have any liability to the other party for any liabilities, losses, damages, costs, or expenses incurred by the party if negotiations between the parties are terminated as provided in section 3 below.

3) NONBINDING LETTER; WITHDRAWAL. This letter does not constitute a legal and binding obligation or agreement between the parties. Accordingly, either party to this letter may unilaterally withdraw from negotiation or dealing at any time for any reason at the withdrawing party's sole discretion by notifying the other party of the withdrawal in writing. If a party withdraws from dealing or negotiation before August 31, 2022, any obligation to negotiate and prepare the Lease or otherwise



deal with the other party will immediately terminate. The terms of any Lease executed by both parties shall control over any conflicting term set forth herein.

If the terms of this letter are acceptable to you, please sign in the space provided below and return it to the attention of the undersigned no later than July 3, 2022.

Best Regards,

The Children's Museum Inc.

By: Michael Werle

Michael Werle, Executive Director

Agreed to on 6/17/2022

Emanuel Synagogue

By: [Signature]

Name: Kenneth W. Sina, Title: President