



October 10, 2025

Jill Gregory
TWG Motorsports / Cadillac F1

Dear Jill,

Below you will find proposed terms for TWG Cadillac Formula 1 Team, LLC ("Tenant") to lease office space at Lake Pointe IV. M&J Wilkow and DRA Advisors ("Landlord") appreciate your consideration.

- 1. Landlord:** The building is owned by G&I IX MJW Lake Pointe III & IV LLC. M&J Wilkow and DRA Advisors are the controlling entities.
- 2. Tenant:** TWG Cadillac Formula 1 Team, LLC
- 3. Building:** Lake Pointe IV
8520 Allison Pointe Blvd
Indianapolis, IN 46250
- 4. Premises:** A portion of the 3rd Floor in Suite 350, approximately 21,548 Rentable Square Feet (RSF). Please see Exhibit A Demise Premise.
- 5. Lease Commencement:** November 1, 2025
- 6. Early Occupancy:** Provided such access by Tenant does not interfere with or delay Landlord's completion of the Tenant Improvements, Landlord shall provide Tenant non-exclusive access to the Premises, Building common areas, mechanical rooms, conduits, fifteen (15) days prior to the Lease Commencement Date for the purposes of staging Tenant's move-in, and installing telecom and data cabling and systems, furniture, equipment, signage, etc.
- 7. Term:** Nineteen (19) months
- 8. Rental Rate:** Month 1: Free
Months 2-12: \$19.50/RSF
Months 13-19: \$20.50/RSF

Tenant to repay 50% of each year during month 1 and 13.
- 9. Tenant Improvements:** Space to be delivered in as is condition, including all furniture that is currently in the Premises.

- 10. Signage:** Tenant will be provided with signage at the entrance to their suite as well as on the directory located in the Building's lobby at Landlords sole cost and expense. All graphics must be approved by Landlord.
- 11. Parking:** All parking is common and available on a first come first serve basis and at no cost to Tenants. Parking ratio shall be at 4/1,000 RSF leased.
- 12. Renewal Option:** After the expiration of the initial Term, Tenant shall be able to continue to occupy the Premises on a month to month basis.
- Landlord can show the space to other prospective tenants in the last 9 months of the term
- Landlord shall have a right to terminate Tenant lease with thirty (30) days notice for any reason.
- 13. Buildign Security and Access:** Normal business hours are between the hours of 8:00 A.M. and 6:00 P.M. Monday through Friday, and between the hours of 8:00 A.M. and 1:00 P.M. Saturday, but excluding Building holidays.
- Tenant shall be provided 24 hour, 7 days per week, 365 days access to the Building. Landlord shall provide Tenant key cards/FOBS.
- Tenant shall have the right to install a security system in the Premises at its sole cost. To be further defined in the lease document.
- 14. HVAC:** All after hours HVAC requests must be scheduled thru the management office. After hours HVAC charges are \$60.00/hour per floor.
- Hours of standard HVAC operation:
- 8am – 6pm daily M-F
- 8:00-1:00pm Sat.
- Off Sunday.
- 15. Assignment and Subelasing:** To be addressed in the lease document.

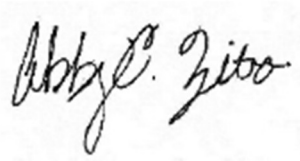
- 16. **Operating Expenses:** Tenant shall be responsible for paying its pro rata share of increases in building operating expenses and property taxes ("Operating Costs") above a 2026 Base Year. Operating Costs will be calculated on a grossed-up basis to reflect a building occupancy equal to ninety five percent (95%).
- 17. **Security Deposit:** One (1) months' rent
- 18. **Broker Representation:** Tenant is representing itself.

Landlord is represented by Abby Zito and Kevin Gillihan as Licensee of Jones Lang LaSalle Brokerage, Inc.
- 19. **Subject to Lease Execution:** **This Proposal is an invitation to commence negotiations with Tenant; it should not be considered a legally binding document in any way. Any agreement between Landlord and Tenant shall be subject to approval and execution of a formal lease document by Landlord and Tenant. Tenant reserves the right at any time to accept any proposal or to submit any proposal without further notice to you or any other potential Landlord or Sublandlord, and to withdraw from negotiations at any time for any reason.**

SIGNED & ACCEPTED: Signed by:
Laura Sturland
48772A27D9F34EA...

Company: TWG Cadillac Formula 1 Team LLC
Name: Laura Sturland
Title: Chief Financial Officer
Date: 10/23/2025

Thank you for your consideration of Lake Pointe IV. Feel free to reach out to us with any questions.



Abby Zito
Senior Vice President
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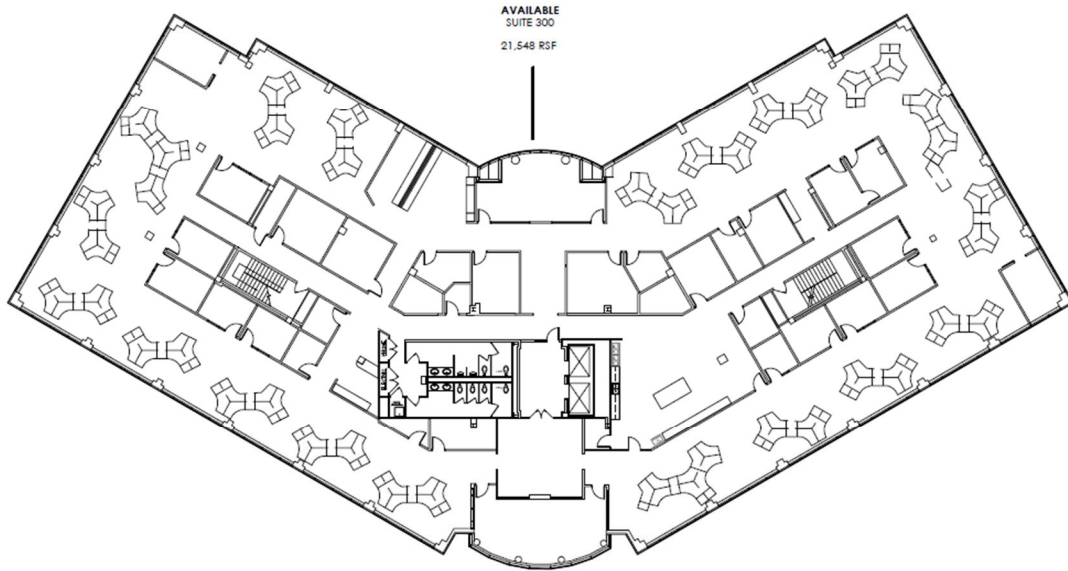


Kevin Gillihan
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Kevin.Gillihan@jll.com

Exhibit A

LEASING CONTACT:

KEVIN GILLIHAN
317-810-7355



schott
design
www.schotttdesign.com

SCALE: NOT TO SCALE
DATE: 06.29.23

THIRD FLOOR LAKE POINTE IV

8520 ALLISON POINTE BLVD.
INDIANAPOLIS, INDIANA

