

G&I IX MJW Lake Point III & IV LLC
c/o DRA Advisors LLC
220 East 42nd Street
New York, NY 10017

To Whom it May Concern:

G&I IX MJW Lake Point III & IV LLC, a Delaware limited liability company ("G&I"), is the owner and mortgagor of the property commonly known as Lake Pointe Center III, 8470 Allison Pointe Blvd, Indianapolis, Indiana and Lake Pointe Center IV, 8520 Allison Pointe Blvd, Indianapolis, Indiana (collectively, the "Property") and is the borrower with respect to the financing for such property in the original principal amount of \$13,815,000.00 (the "Financing").

DRA Growth and Income Master Fund IX LLC, a Delaware limited liability company ("DRA Growth") is a guarantor of the Financing upon terms and conditions set forth in a Recourse Carve-Out Guaranty (the "Guaranty").

G&I will execute a deed-in-lieu of foreclosure, conveying the property to the holder of the note evidencing the Financing (the "Holder"), or to the Holder's designee, upon the following conditions:

- 1) Borrower and Guarantor receive full releases of all obligations associated with the Financing including the Guaranty; and
- 2) the execution of mutually acceptable documentation of the transaction.

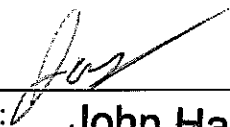
This offer shall remain open until [March 31, 2026].

Sincerely,

G&I IX MJW LAKE POINTE III & IV LLC, a
Delaware limited liability company

By: G&I IX MJW Lake Pointe JV LLC,
a Delaware limited liability company, its sole
member

By: G&I IX Investment Lake Pointe LLC,
a Delaware limited liability company, its managing
member

By: 
Printed Name: John Haaf
Title: Vice President

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