



08/01/2016

Attn: Founding Board
Great Work Montessori School
[Address TBD]

To the members of the GWMS Founding Board:

This letter is to confirm that TGNA is in the process of purchasing property in Jefferson County Colorado (JeffCo) with the intent to build educational facilities matching the codes and standards of Jefferson County and the specific needs of Great Work Montessori School (GWMS) student capacity and curriculum. TGNA will continue to work closely with both GWMS and JeffCo to achieve these goals within the timing needed for GWMS opening and expansion. While master planning and development is already underway, should the project run into problems or delays TGNA is committed to providing temporary solutions to meet timing goals.

In further support of the GWMS mission, TGNA also intends to lease only the square footage needed by GWMS in any given year at a starting rate of \$8/sqft with a 1.5% annual increase to account for inflation. TGNA intends to maintain below market rates and ensure GWMS's ability to operate, but expects to review the rate annually prior to budget submission. These proposed conditions are contingent both on charter application approval and all other standard lease terms and conditions.

Sincerely,
Zach Burnett

A handwritten signature in black ink that reads "Zach Burnett".

TGNA

