

October 17, 2023

Re: 51 S. Pearl St. 950 Sq Ft (Prior Tenant: Ballistic Shrimp)

Letter of Intent

The purpose of this Letter of Intent ("LOI") is to outline and memorialize certain of the general proposed terms and conditions under which, Beignet Bellies LLC or assignee ("Tenant") proposes to Lease from Albany County ("Landlord") a certain space and all improvements located at 51 S. Pearl St., Albany, NY (collectively, the "Premises"). Upon written acceptance of this proposal by you or on behalf of Landlord, both parties will proceed with good faith negotiations to negotiate a definitive Lease Agreement mutually satisfactory to both parties. This LOI is NOT binding on either Landlord or Tenant and will not create any legal rights or liabilities for or against either party, but instead outlines certain of the general proposed terms upon which Tenants proposes to enter into a definitive Lease Agreement. The specific terms and provisions governing the proposed Leasing of the Premises are to be contained in a definitive Lease Agreement which shall contain covenants, warranties, representations, and other terms customary to transactions of this size and nature. Landlord or Tenant shall not have any obligation or liability in connection herewith unless and until a mutually satisfactory definitive Lease Agreement is executed and delivered by the parties.

TENANT'S USE: The space will be used for preparing and selling a variety of sweet and savory foods.

TERM: 3 Years

Rentable Area: 950 Sq Ft, previously occupied by Ballistic Shrimp

LEASE COMMENCEMENT: As Soon As Possible

RENT COMMENCEMENT: Upon Lease Commencement

RENT: Years 1-3, \$17/sq ft (\$1,345.83/month) and \$2/sq ft common area maintenance (\$158.33/month) Total of \$1,504.16/month

Sincerely,

<i>Josita Walker</i>	dotloop verified 10/17/23 4:33 PM EDT ADZT-MOCL-TXKD-YWUF
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Josita Walker

My name is Josita Walker and I am the sole owner of Beignet Bellies LLC. I was born and raised by both my parents in Albany New York. I am a divorced mother of three and have always worked hard in life. I learned this from both of my parents who had very hard lives growing up in the south and who both migrated to Albany as teenagers for a better life. My parents have always taught me to be honest and to show love to everyone even if someone is doing you wrong. My dad who is on my logo, was a pastor for 43 years in Albany while my mom was the co-pastor. I have always strived to be my best knowing that I am not perfect. It has been a lifelong dream for me to own a brick-and-mortar business and I finally did it. I incorporated Beignet Bellies LLC in September of 2022 while out of work due to an injury on the job. I was not able to pursue to try to open the business because of my injury which led to surgery. So after my healing process I decided to open my café. My café idea came about after a trip to New Orleans last year and I wanted to bring Beignets North because in Albany we had none. I am always thinking out of the box and I love to be different.

So, I opened up my café August 8, 2023 at its present location at 247 New Scotland Avenue inside the Mobil gas station in Albany. I am looking to relocate my café to a better area where people can find me, where I'll have my own space and I will be able to make a profit.

I am hoping and praying that I am chosen for the space available, and I appreciate your time and consideration.

Sincerely,

Josita Walker
Beignet Bellies LLC
518-364-7027