

September 30, 2013

To: Krista Linke, Director of Community Development, Franklin, Indiana

From: Jeff McCabe, Ed Ryan, Mark Havens and Jim Dunbar

Subject: Purchase and renovation of property located at 55 West Madison Street, Franklin, IN.

We accept your offer to negotiate the purchase and renovation of the aforementioned property to include considerations from the Franklin Development corporation and the Franklin Redevelopment Commission. Given the significant amount of time and resources the four partners are willing to invest, along with a sincere interest in putting a full service restaurant and bar into the building, we are requesting a letter of intent be prepared that makes this an exclusive negotiation with no interference from outside sources. We very much appreciate this opportunity and we look forward to working with you.

Best regards

Jim Dunbar
Quaff ON! Brewing Co.
317-409-7841