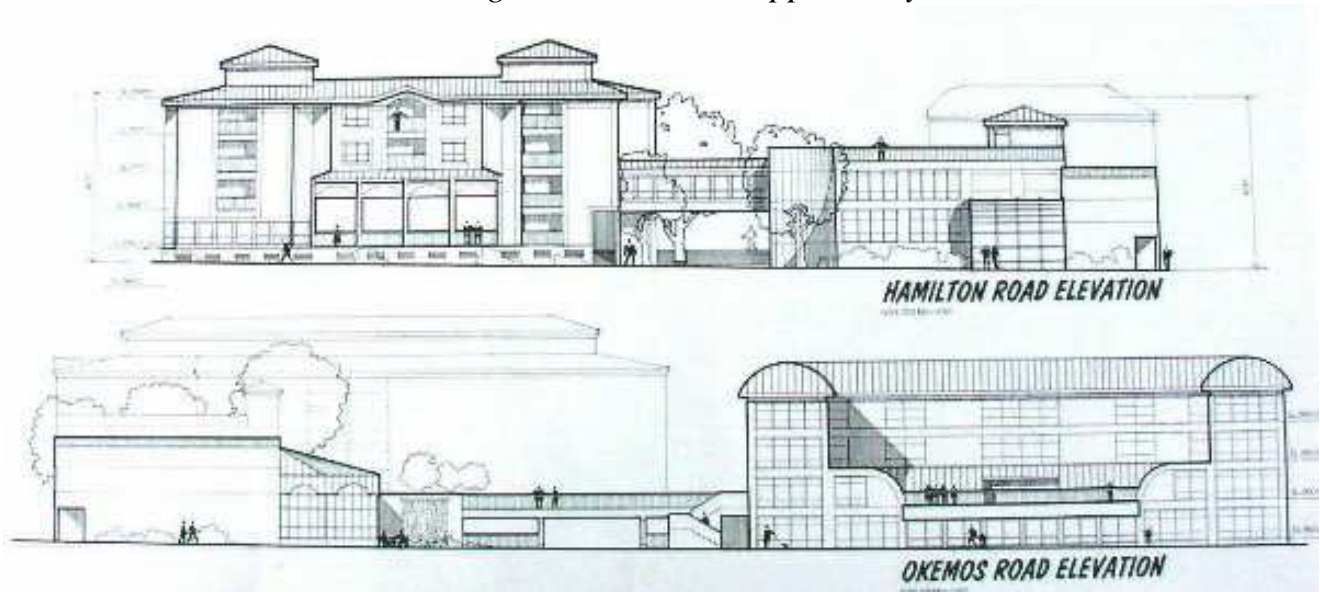


Meridian Arts & Culture Center
Leasing and Investment Opportunity



Vision: An economically and environmentally sustainable center for Arts and Culture

Mission: Create signature properties in Meridian Township that are LEED certified and affordable for artisans to operate in a live/work/teach/market environment. Offer broad educational opportunities and apprenticeships, innovative nontraditional arts, and space for performance art. Adopt an inclusive, multi-discipline approach to enhance the quality of life in the Township and greater Lansing area by encouraging the creatist in all of us. Schooling in the *Fun Arts* as well as Fine Arts should be included.

Immediate Goal: Acquire and develop the property currently occupied by Travelers Club Restaurant, White Bros. Music and the historic Dr. James Smiley house. If this site is not used, other locations will be evaluated. Preliminary plans are under consideration in the Township planning office and call for the creation of a \$10 million mixed-use development with 25 housing units on the upper floors and commercial uses on the ground floor.

Included in the plans are a Brewpub, a Coffee Shop and a full service Restaurant with parking levels above and below ground level. Other possibilities may include a teaching kitchen, dance studio, woodworking studio, musical instrument atelier, glass blowing, video or film production, a recording studio, DIY brewing, private tutoring, conference space, or whatever creative minds can imagine.

To move the project forward, prospective tenants are being sought and a coalition of partners organized to raise the initial \$1.2 million dollars needed to acquire the property and proceed with the development. A nonprofit entity, an LLC, or possibly both will be formed for the best tax advantages and grant opportunities. The minimum suggested investment pledge is \$5,000 in monetary exchange or in-kind professional services such as legal, architectural or site development. Construction will not begin until the project site plan is approved by the Township Board, tenants are found and financing is in place.

Copies of the plans for the Mixed-Use Development are available for inspection at the office of White Bros. Music (address below), and a preliminary Pro Forma is available on request.

For further tenant or investment information please call Will Tyler White at 517-349-3806, or email mrwhite@whitebrosmusic.com. Requests for the document required to submit a letter of interest will be promptly forwarded. Thank you for your interest in this exciting project!

Letter of Interest
Meridian Arts & Culture Center

Name: _____ Phone: _____

Address: _____ Email: _____

City, State, Zip: _____, _____, _____

On this date, the _____ of _____, _____ the party above signifies their interest in:

❖ **Leasing** a space for the purpose of _____

Square feet desired: _____ at a rate of \$ _____ per sq.ft. (current lease rate? Yes No)

For a monthly rent of \$ _____ (Square Feet X Rate = Monthly rent)

❖ **Investing** the sum of \$ _____ (spell out: _____)

for acquiring and developing properties in Meridian Township for the express purpose of creating a Meridian Arts & Culture Center.

The amount pledged is in the form of:

○ monetary exchange: _____

○ in-kind professional services (list): _____

The undersigned agree the proposed lease or amount pledged are contingent upon future circumstances which may change, and for which they cannot be held liable. If the project is not approved by December 31, 2011, letters of interest will be considered null and void.

By affixing their signatures, the parties listed above are not entering into a formal agreement but only stating for the record a strong interest in taking part in the venture should the proper circumstances present themselves as intended. If such becomes the case, and leasing or investment does become probable, the parties will be apprised of all facts and figures pertinent to the project with documentation as required by Michigan Blue Sky law and any applicable local or federal statutes.

Pledged by:

Printed name

Signature

Printed name

Signature

Witnessed by:

Printed name

Signature