

NON BINDING LETTER OF INTEREST TO LEASE
SPACE AT THE PROPOSED (TO BE BUILT) DRIVING CLUB GARAGES

February 5, 2021

To All Driving Club Members

Re: Letter of Interest to lease space(s) at the proposed Driving Club Garages

We are currently in discussion with the Road Atlanta and the NASCAR team regarding the proposed development of The Driving Club Garages (Garages). The proposed building development will be located on Road Atlanta's property directly behind the DCRA Clubhouse. We envision a motorsports garage complex that will feature a contemporary metal façade with 4 different layouts to support your needs for car storage, parts storage and workspace for your track cars and your motorsports collections. The Garages will be structure as individual or corporate leases with an initial term of 5 years with extension options. Currently we are anticipating that garage units will lease for between \$475 to \$1,900 per month depending on the size, type and location of the unit. This project is subject to Hall County requirements, Road Atlanta's ground lease; construction financing as well as a host of other issues; however, we feel confident that within 12 months of the ground lease being granted, we should be able to deliver the first phase of the Garages to our Motorsports Family at Road Atlanta.

It is anticipated that The Garages will provide the building and land and site improvements and the individual garages. The Garages will provide a basic buildout package include Garage doors: entry door(s); standard electrical; pre-wiring and other standard amenities (including security cameras on the exterior of the building) that will be detailed in the lease agreement. The lessee will be able to customize their space to their liking subject to guidelines to assure a consistent look and to maintain a safe environment for all tenants. All the units will have a height that will allow a lift to be placed for additional car storage. The tenants can add cabinetry and other fixtures to customize their garages. Some of the units as detailed in the attachment can accommodated a mezzanine level or a loft area.

The anticipated Phase 1 of the project will consist of Buildings A, B and C on the attached Master Plan. We are asking members to express their interest in the project by indicating below which type of unit(s) they would be interested in leasing. If you have a specific unit(s), please indicate this below, as well along with 2 alternatives units. We will try to accommodate all specific requests; however, it may be impossible to guarantee your exact unit do to an anticipated high demand for these units.

INDICATE BELOW YOUR INTERESTS (Please indicate number of Units):

_____ Standard Unit

_____ Luxury Unit

_____ Luxury Plus Unit

_____ Luxury Corner Unit

PLEASE INDICATE BELOW IF YOU HAVE A SPECIFIC UNIT (S) WHICH YOU BE INTERESTED (No guarantees but we will try to accommodate your indicated choices

First Choice _____ Indicate unit number from building A, B or C

Second Choice _____

Third Choice _____

No Preference _____

In order to reserve your spot, we are requesting a fully refundable one-time deposit of \$400 per interested party (one unit or multiple). This deposit will be paid through DCRA your member account. We are giving our membership first priority to pre-lease the units before we release any units to non-members so please send this form back as soon as possible to secure your unit in the first phase.

Name of Interested Member: _____

Signature: _____

Disclaimer:

The suggested terms, conditions and shown improvements herein are intended to serve as a proposed basis for the preparation of a lease agreement. It is expressly understood that the terms and conditions are not all inclusive but merely an outline of the basic terms to be incorporated into a binding lease between the parties. The attached facades, floor plan, site plan and master site plan are for illustration purposes only. Some of the shown improvements, may not be included in the final project. The master plans of The Garages are also subject to change prior to a binding lease. It is further expressed that neither Tenant or Landlord will be under a legally binding obligation to the other until a lease agreement acceptable to both parties has been prepared, negotiated and executed.