PURCHASE AGREEMENT  
This Purchase Agreement (this “Agreement”) dated as of November 1, 2021 (the “Effective Date”), is made and entered into by and between Sugar House Commons, LLC, a Delaware limited liability company (the “Company”), and Cimarrona Capital, LLC, Tegron Holdings, LLC, Spring Creek Holdings, LLC, Xxxx Xxxxxx, as the Trustee of the Xxxx Xxxxxx Living Trust, Villandry, LLC and Little Grand, LLC (the “Buyers”).  
WHEREAS, the Company desires to sell all of the Membership Interests and the Buyers desire to purchase the Membership Interests in the Company on the terms and conditions set forth in this Agreement.  
NOW, THEREFORE, in consideration of the mutual agreements set forth herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as set forth below.  
1.Agreement of Purchase and Sale.  
1.1Purchase, Sale and Purchase Price. In consideration of the covenants herein contained, the Company hereby agrees to sell, and the Buyers hereby agrees to purchase all of the Membership Interests in the Company (the “Membership Interest”) for an amount equal to $510,000 (the “Purchase Price”).