

**Seller**

City of Rock Springs  
502 Main Street  
Rock Springs, WY 82901

October 20, 2025

**Buyer**

Jeremy Millet  
180 N 1000 E  
Mapleton, UT 84664

**RE: Letter of Intent to Purchase – 502 Main Street, Rock Springs, WY 82901**

This Letter of Intent (“LOI”) sets forth the general terms and conditions under which Jeremy Millet (the “Buyer”) proposes to purchase the property located at 502 Main Street, Rock Springs, Wyoming 82901 (the “Property”), owned by the City of Rock Springs (the “Seller”). This LOI is intended as a non-binding expression of interest, except as otherwise stated herein.

**1. Purchase Price**

The total purchase price for the Property shall be Four Hundred Thousand Dollars (\$400,000), to be paid in full at closing in cash. Closing costs shall be split equally between Buyer and Seller (50/50).

**2. Due Diligence Period**

Buyer shall have a sixty (60) day due diligence period commencing upon the full execution of a definitive Purchase and Sale Agreement (“PSA”) and delivery of all requested due diligence materials. During this period, Buyer may conduct inspections, review financials, title, surveys, and perform any other customary investigations.

**3. Closing**

The closing of the transaction shall occur within ninety (90) days following the mutual execution of the PSA, subject to the satisfaction or waiver of all contingencies.

**4. Earnest Money Deposit**

Upon execution of the PSA, Buyer shall deposit Four Thousand Dollars (\$4,000) in earnest money with the Title Company (TBD). This deposit shall be fully refundable during the sixty (60) day due diligence period. Following the expiration of the due diligence period, the earnest money shall become non-refundable except in the event of Seller default or as otherwise provided in the PSA.

**5. Contingencies**

The transaction shall be contingent upon: - Buyer's satisfactory completion of due diligence; - Clear and marketable title.

**6. Confidentiality**

Both parties agree to keep the terms of this LOI and any subsequent negotiations confidential, except as required by law or as needed to their respective advisors, lenders, or investors.

**7. Non-Binding Agreement**

This LOI is intended solely as a basis for further discussion and does not constitute a binding contract to consummate the proposed transaction. Except for the confidentiality provision above, neither party shall have any obligation to the other unless and until a formal PSA has been executed by both parties.

We look forward to working together to move this transaction forward in good faith. Please indicate your acknowledgment and acceptance of these preliminary terms by signing below.

Sincerely,

Jeremy Millet

By: Erin Moore

communityunitedut@gmail.com

Signature (Authorized Representative): *Erin Moore* dotloop verified  
10/19/25 11:51 PM EDT  
ARDT-OVQD-6RNB-CRR5

Buyer: *Jeremy Millet* dotloop verified  
10/20/25 7:07 AM MDT  
QWRD-JYQV-QL0M-C67H

Jeremy Millet

Acknowledged and Agreed:

Seller: \_\_\_\_\_

Name: City of Rock Springs

Title:

Date: \_\_\_\_\_