

## EXHIBIT A

### December 2015 Option Agreement

The City will grant Movin' Out, Inc. or its assigns (the "Buyer") the exclusive option to purchase the Property on the following general terms and conditions:

- a. Purchase Price of \$390,000.
- b. The Buyer may exercise the option to purchase at any time prior to June 1, 2016 contingent upon
  - a. evidence that Buyer has received an allocation of affordable housing tax credits,
  - b. evidence that Buyer has all land use approvals necessary to construct the Affordable Housing Development including replacement space for the Bridge Lake Point Waunona Neighborhood Center,
  - c. evidence that such other financing as is necessary to construct the Affordable Housing Development including replacement space for the Bridge Lake Point Waunona Neighborhood Center is in place, and
- c. The parties agree to extend the option to purchase for a period of 12 months at such time as Buyer delivers notice and evidence that the Development has received an allocation of Affordable Housing Tax Credits from WHEDA.

### Loan Agreement.

At closing, the City shall accept a mortgage and note from the Buyer in the amount of \$390,000 for the purchase of the property (the "Acquisition Loan"). The Acquisition Loan will have a term of 30-years, an interest rate of 0% and shall be subordinate to all other forms of financing. The Acquisition Loan shall be payable in annual installments but only to the extent there is sufficient cash flow from the Affordable Housing Development.