

## PURCHASE AND SALE AGREEMENT

This Agreement is entered into this 1<sup>st</sup> day of August, 2017 by and between EAGLE URBAN RENEWAL AGENCY ("EURA") and EAGLE RIVER, LLC ("SELLER") on the terms and conditions set forth herein.

1. Seller agrees to sell and EURA agrees to purchase the real property located in the EURA of Eagle, Ada County, Idaho and legally described as set forth in Exhibit "A" attached hereto (hereinafter "the subject property") for the sum of Fifty-Five Thousand Four Hundred Forty and No/100s Dollars (\$55,440.00) at closing.

2. All taxes and prepaid expenses by Seller shall be prorated as of the date of closing. All outstanding charges associated with the property that are based upon the period of time during Seller's ownership shall be paid in full by Seller so that EURA is not subject to any claims for payment that relate to the Seller's ownership of the property.

3. EURA and Seller each warrant and represent to the other that they have not had any dealings with any realtor, broker or agent in connection with the negotiations of this transaction and that neither has created a cost, expense or liability for any commission, compensation or charges claimed by a realtor, broker or agent.

4. Time is of the essence with respect to the obligations to perform under this Agreement. Risk of loss of the property shall pass from Seller to EURA at the time of closing.

5. The invalidity of any portion of this Agreement shall not affect the validity of any other portion thereof.

6. This Purchase and Sale Agreement is the entire Agreement between the parties and supersedes all prior memoranda, correspondence, conversations and negotiations.

*[Signature page follows]*

DATED This 9 day of Aug, 2017.

EURA OF EAGLE

  
Stan Bastian, Chairman

DATED This 1<sup>st</sup> day of August, 2017.

EAGLE RIVER, LLC

  
Charles Carlise, Manager