

# Amond World, LLC Refrigerated Cold Storage Madera, California

## Letter of Interest

Date

Company

Re: Letter of Interest for Tenant to enter into a Long or Short Term Cold Storage Lease.

Dear

The purpose of this **non-binding** Letter of Interest is to outline the intent and interest of (Tenant) in a Short or Long Term Refrigerated Cold Storage Lease at the Amond World's Refrigerated Cold Storage Facilities in Madera, California.

Project	Two ±254,000 Sq. Ft. Refrigerated Cold Storage Facilities in a development totaling ±500,000 Sq. Ft. Refrigerated Cold Storage Warehouse located in Madera, CA
Parties	Amond World Refrigerated Cold Storage Facilities (Amond World, LLC.) and Tenant
Purpose	To Store, Short or Long Term for Raw Product Bins and/or finished Products on Pallets at Amond World Refrigerated Cold Storage Facilities.
Operations	Amond World, LLC will be the Operating Company and Sebastian/Integrity First will provide complete solutions, offering the best inventory and traceability solutions technology through its web-based system that securely automates record keeping, providing real-time inventory control and visibility, anytime, anywhere 24/7.
Financial Terms	<p>Each 48'x48"x52" bin of nuts (in-shell or shelled) would be charged \$40 fee on a month-to-month lease and \$16 fee every time the bin is moved (in or out). There will be a \$1.25 transfer fee for ownership per bin for inside products. There is one month minimum and no maximum term limit. Please check below the number of pounds you might have an interested in storing:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> 100 to 1,000 bins</li><li><input type="checkbox"/> 1,000 to 5,000 bins</li><li><input type="checkbox"/> 5,000 to 10,000 bins</li><li><input type="checkbox"/> 10,000 bins or more</li></ul> <p>Finished product storage of 2,000 lbs. bags, cartons and boxes on pallets will be charged a fee of \$44 per month and a \$16 fee every time the product is moved.</p> <p>Please indicate number of pallets for storage: _____</p>

2801 Airport Drive, Suite 202  
Madera, CA 93637

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Inventory Product Financing	Amond World Refrigerated Cold Storage will be offering Inventory Product Financing to all farmers who elect to store their nuts in the Amond World Refrigerated Cold Storage facilities. The terms of the Inventory Financing will be defined with each individual farmer depending of on the amount and term of storage. <input type="checkbox"/> Check box if you would like additional information.
Security and Amenities	<ul style="list-style-type: none"> <li>• Computerized Temperature Control for Accuracy and Energy Efficiency to Maintain a Temperature Between 32°F to 40°F 24/7</li> <li>• Tempering Room to bring almonds back to their optimum temperature before leaving the refrigerated cold storage to preserve the almond's highest quality.</li> <li>• Alarm Monitoring for Both High and Low Temperature Fluctuation 24/7</li> <li>• Monitored by - Fire Alarm Company and Security Alarm Company 24/7</li> <li>• Video surveillance 24/7</li> </ul>
Confidentiality	The Terms of this Letter of Interest shall remain confidential and shall not be discussed or disclosed to any third party other than an affiliate, potential partner, Counsel, other professional advisors or consultants for assistance in negotiating and concluding this potential transaction.

This Letter of Interest is **non-binding** on either party; however, the Tenant agrees in good faith to deal exclusively with **Amond World, LLC** upon the acceptance of this letter and during the time the agreement is being prepared.

If the foregoing terms are acceptable to the Tenant, please acknowledge by returning a signed copy of this letter.

Sincerely,

**Managing Partner  
Amond World, LLC**

Agreed and approved this \_\_\_\_ day of \_\_\_\_\_ 2023

**Amond World, LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

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