November 15, 2023

CB-WLG Affordable Limited Partnership
Attn: Arun Agarwal, CEO
10404 Essex Court, Suite 101
Omaha, NE 68114

RE: NOTICE OF TERMINATION

To Whom It May Concern:

This Notice of Termination constitutes written notice of termination of the Purchase, Sale, and Development Agreement dated September 13, 2021, by and between the City of Council Bluffs, Iowa ("City") and CB-WLG Affordable Limited Partnership ("Developer") (the "Agreement").

The City sent a Notice of Default, dated October 12, 2023, to CB-WLG Affordable Limited Partnership by certified mail, return receipt requested. A copy of the Notice of Default is attached.

More than 30 days have passed since the delivery of the Notice of Default, and the Event of Defaults described in the Notice of Default have not been cured to the satisfaction of the City, nor has CB-WLG Affordable Limited Partnership provided reasonably satisfactory assurances to the City that the Events of Default will be cured.

Accordingly, the City hereby exercises its rights pursuant to the Agreement as follows:

1. **Pursuant to Section 10.2 of the Agreement, the City hereby declares the Agreement terminated in its entirety.**

2. **The City reserves any and all other remedies available to it.**

Dated this _____ day of _____, 2023.

CITY OF COUNCIL BLUFFS, IOWA

By: _____
Mayor Matt Walsh

[attach copy of the Notice of Default letter]