



COMMUNITY UPLIFT PARTNERSHIP

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Date: May 27, 2022

*RE: Coffee House & Community Engagement Space
7001 Colorado Blvd.
Commerce City, CO 80022*

Dear Mr. Scott McFadden

Community Uplift Partnership operates non-profit coffee houses in Adams County to provide young adult job and life skills training. Our coffee houses serve as training and community engagement centers for the local community.

We operate in Adams County and prioritize serving at-risk young adults (16-24) in Commerce City, Henderson, and Brighton Colorado.

Our mission is to strengthen young adults to overcome obstacles and challenges that limit them. Our coffee houses are places of employment and offer volunteer opportunities for our young people. In addition to employment, we offer leadership, mental health, & character development workshops for young adults. Our coffee houses become sources of support to a generation that has very little access to resources.

In addition to our young adult program, we create events and activities within our coffee house spaces to engage the community. We plan outdoor vendor markets, game nights, holiday celebrations, music, art events, and more to enhance and uplift community culture.

Our goal is to continue to expand in Commerce City and our intent is to continue to partner with new real estate developments that are revitalizing Commerce City.

Current understandings of a potential partnership with the development at 7001 Colorado Blvd. We are in agreement that this area is in need of convenience and food services, along with gathering areas for the community. Through this partnership, we can provide a wonderful amenity to the families in this area as well as job opportunities for the young adults in these family units.

PREMISES: Approximately 1000 square feet and outdoor patio space.

USE: CUP will use the premises to brew coffee and teas, and provide breakfasts, pastries, desserts, and other 'grab and go' items, with the intent of providing job training skills. This is not a full kitchen; no food prep takes place other than warming and serving. The premises will also be managed by CUP to plan and promote various events to engage the community.

LEASE: Rent is \$0. TBD Utilities (including gas, electric, sewer, and water), security cameras and equipment, and Trash removal. CUP agrees to provide cleaning, liability insurance, all payroll, and business licensing as required by law. CUP will commit to keeping the Premises, including all interior and exterior space, clean, neat, and orderly.

FUNDING: CUP requires a fully furnished and operational space – water, electrical, plumbing, counters, cabinetry, etc. All city permits and building permits are the responsibility of the landlord. CUP and source partners will collaborate on design and layout. In conjunction with partners, funding is sourced to purchase coffee equipment at cost and raise additional funds for start-up costs.

This letter, is not intended to be a legally binding agreement. Nothing contained herein shall be used or relied upon by either party hereto in any evidentiary manner, or otherwise, to subsequently attempt to demonstrate that the parties hereto have entered into any binding agreement or for any other purpose. It is the intent of the parties that no such legally binding agreement shall exist unless and until a formal and definitive lease and other documentation have been negotiated, drafted and approved by the respective parties and their legal counsel and executed and delivered by such parties. The availability of the proposed Premises is subject to prior leasing and/or existing encumbrances and this proposal is subject to withdrawal without prior notice.

While the parties may commence or continue negotiations relating to the proposed transaction described in this proposal, each party reserves the right to terminate such negotiations at any time, with or without cause and for any reason, without any liability to the other party.

Filling up & pouring out!

Regards,

A large, elegant, handwritten signature in black ink that reads "Maria Borrego". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

MARIA BORREGO
EXECUTIVE DIRECTOR

**We cannot always build the future for our youth,
but we can build our youth for the future.**

— Franklin D Roosevelt