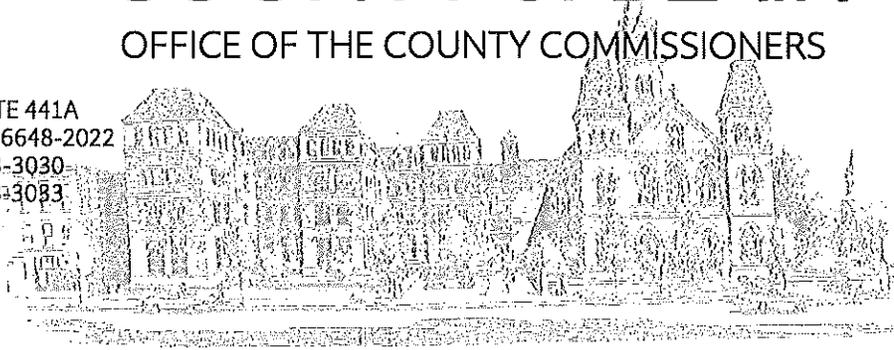


COUNTY of BLAIR

OFFICE OF THE COUNTY COMMISSIONERS

COURT HOUSE
423 ALLEGHENY ST STE 441A
HOLLIDAYSBURG PA 16648-2022
TELEPHONE (814) 693-3030
FAX NO. (814) 693-3083



DAVID KESSLING
President
AMY E. WEBSTER
Vice President
LAURA O. BURKE
Secretary
ALICIA TIRACAVE
Chief Clerk

October 23, 2025

Joe Williams
Senior Vice President of Operations
900 S Eisenhower Blvd.
Middletown, Pa 17057

RE: Letter of Intent to Purchase Parcels of Vacant Land

Dear Joe,

Please find below the terms of the offer to purchase these two parcels of land located on Dunnings Highway, Blair County, Pa.

Property: Dunnings Highway, Blair County, Pa
Parcel # 04.00-03..-023.00-000 containing 77 acres m/l
Parcel # 04.00-03..-023.04-000 containing 6.25 acres m/l

Improvements: Paving, fencing, and related site improvements as applicable

Seller : Pennsylvania Terminals Corp
900 S Eisenhower Blvd.
Middletown, Pa 17057

Buyer : County of Blair
423 Allegheny St.
Hollidaysburg, Pa 16648

Purchase Price: \$585,000

Earnest Money Deposit: \$50,000

Financing Contingency: None

Due Diligence Period: 120 Days to complete the following:

1. Wetland Assessment
2. Geotechnical Testing
3. Boundary / Topographic Survey
4. Utility Investigation
5. Phase I Environmental Site Assessment

Broker Disclosure: Keller Williams of Central Pa. (Seller's Broker) is the only Broker involved in this transaction. Seller's Broker shall be paid by seller.

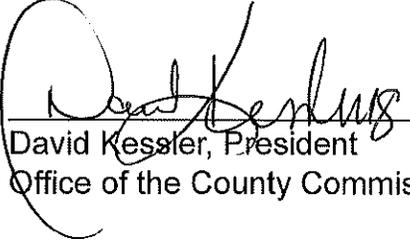
Time of Settlement: Settlement shall occur on or before February 28, 2026.

Confidentiality: Both parties agree to keep confidential all communications, contracts (including this letter of intent), and other non-public information related to this transaction.

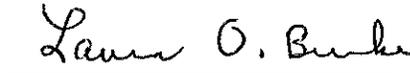
Exclusivity: Buyer and Seller agree to proceed on an "exclusive" basis. Accordingly, Seller's acceptance of this letter shall constitute an agreement by Seller to deal exclusively with Buyer and not solicit, encourage, entertain, or enter any discussions or negotiations with any other party during the negotiating and closing of property.

Nonbinding: This is a letter of intent only, not a binding agreement. Its purpose is to facilitate negotiations pursuant to a formal, binding sales agreement. It is further understood that party is bound to the above terms until said terms are included into a sales agreement, and said agreement is executed by Seller and Buyer.

Kevin Anderson
Keller Williams of Central Pa



David Kessler, President
Office of the County Commissioners



Laura O. Burke
Secretary



Amy E. Webster, Vice President
Office of the County Commissioners

Joe Williams, Sr. VP of Operations
Pennsylvania Terminals Corp