CONTRACT OF SALE

THIS CONTRACT OF SALE ("Contract") is made and entered into as of the _____ day of _____, 2025, between **Donelle Ratheal Wollman, as Trustee of the Donnelle Holbert Ratheal Revocable Trust dated September 10, 2001,** ("Seller"),and the **Clinton Industrial Authority, an Oklahoma Public Trust** ("Purchaser").

1. Sale Agreement; Property. Seller hereby sells to Purchaser and Purchaser hereby purchases from Seller, on the terms stated in this Contract, the certain real property located at:

SURFACE ONLY IN AND TO: The South Half of Lot 11 and all of Lot 12, Block 11 of Lancaster Addition, to the City of Clinton, Custer County, Oklahoma according to the recorded plat thereof;

And

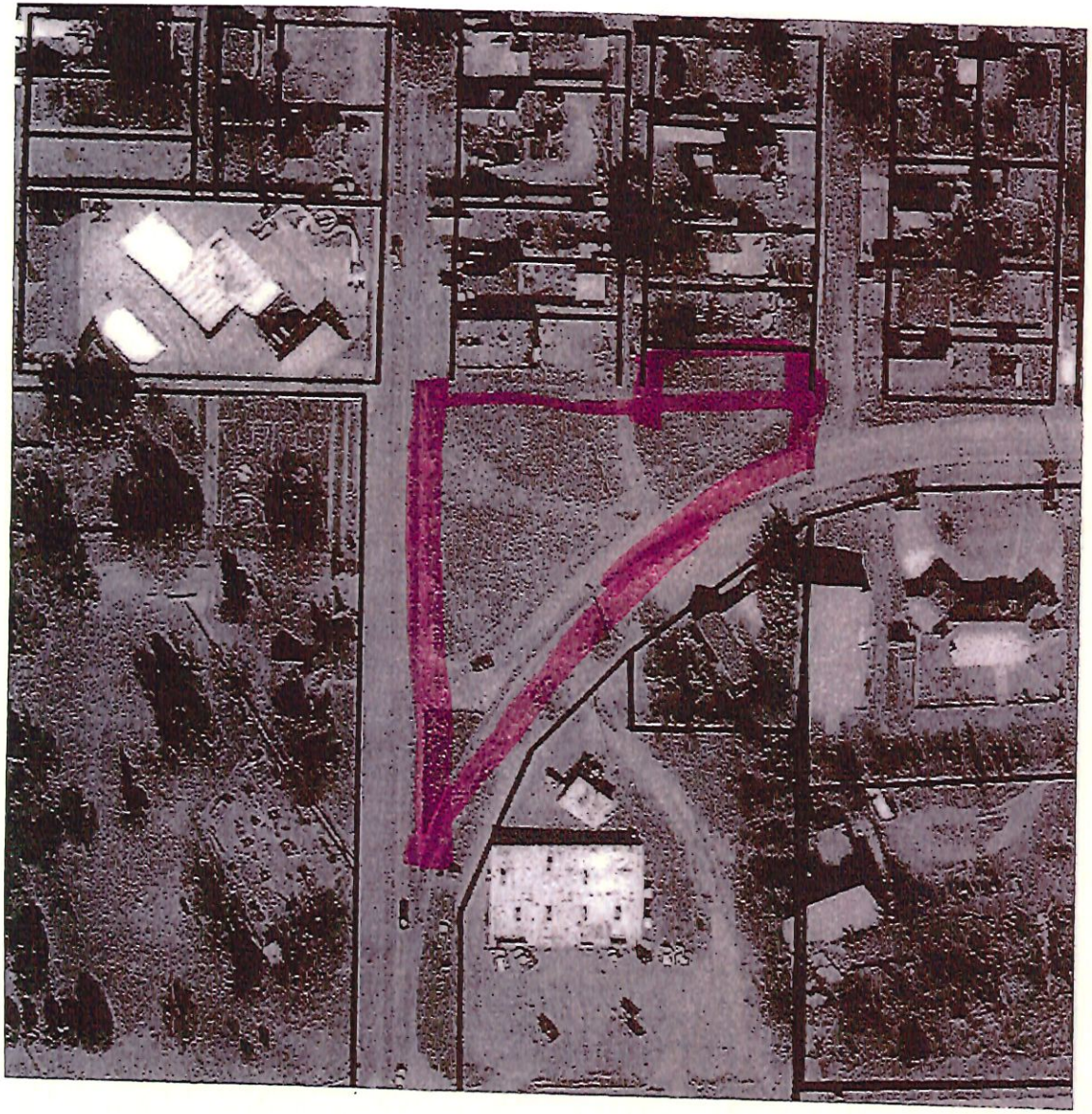
SURFACE ONLY IN AND TO: A parcel of land in the North Half of the Northwest Quarter of Section 23, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, being more particularly described by metes and bounds as follows: Beginning at a point 693 feet South and 1110 feet West of the Northeast corner of the Northwest Quarter of Section 23, being further known as the property corner of the Southeast corner of Block 11, Lancaster Addition to the City of Clinton, Oklahoma, according to the recorded plat thereof; thence Westerly along the South line of said Block 11 to a point in the center of South 10th Street, a distance of 330 feet; thence Southerly along the center of U.S. Highway 66 a distance of 455 feet to where U.S. Highway 66 (short cut) bears Northeasterly; thence Northeasterly along the center of U.S. Highway 66 (short cut) a distance of 532.5 feet to a point 71 feet South of the Southeast corner of Block 11, Lancaster Addition; thence Northerly a distance of 71 feet to the point of beginning,

(the "Property").

2. Purchase Price. Subject to the adjustments and prorations hereinafter described, the price ("Purchase Price") to be paid by Purchaser to Seller for the purchase of the Property is THIRTY FOUR THOUSAND SIX HUNDRED TWENTY EIGHT DOLLARS and 00/100 ($34,628.00). The Purchase Price will be paid in the following manner:

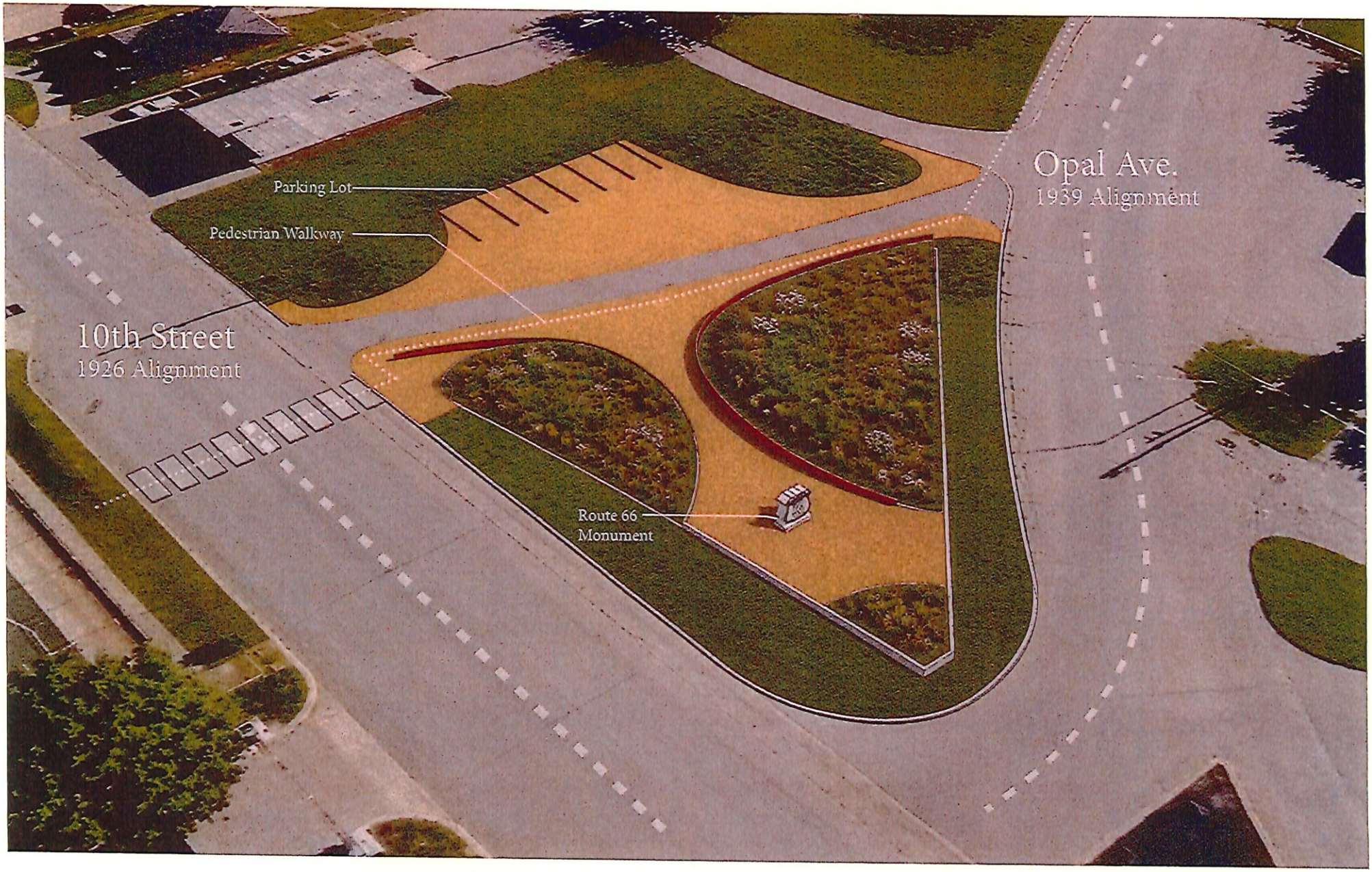
2.1 Earnest Money. At the time of Seller's execution of this Contract and delivery of same to Purchaser, Purchaser shall deposit the sum of One Hundred Dollars ($100.00) ("Earnest Money") in immediately available, current, United States funds with the Meacham Law Firm (the "Escrow Agent).

2.2 Payment at Closing. At Closing, Purchaser shall remit to Seller the balance of the purchase price.



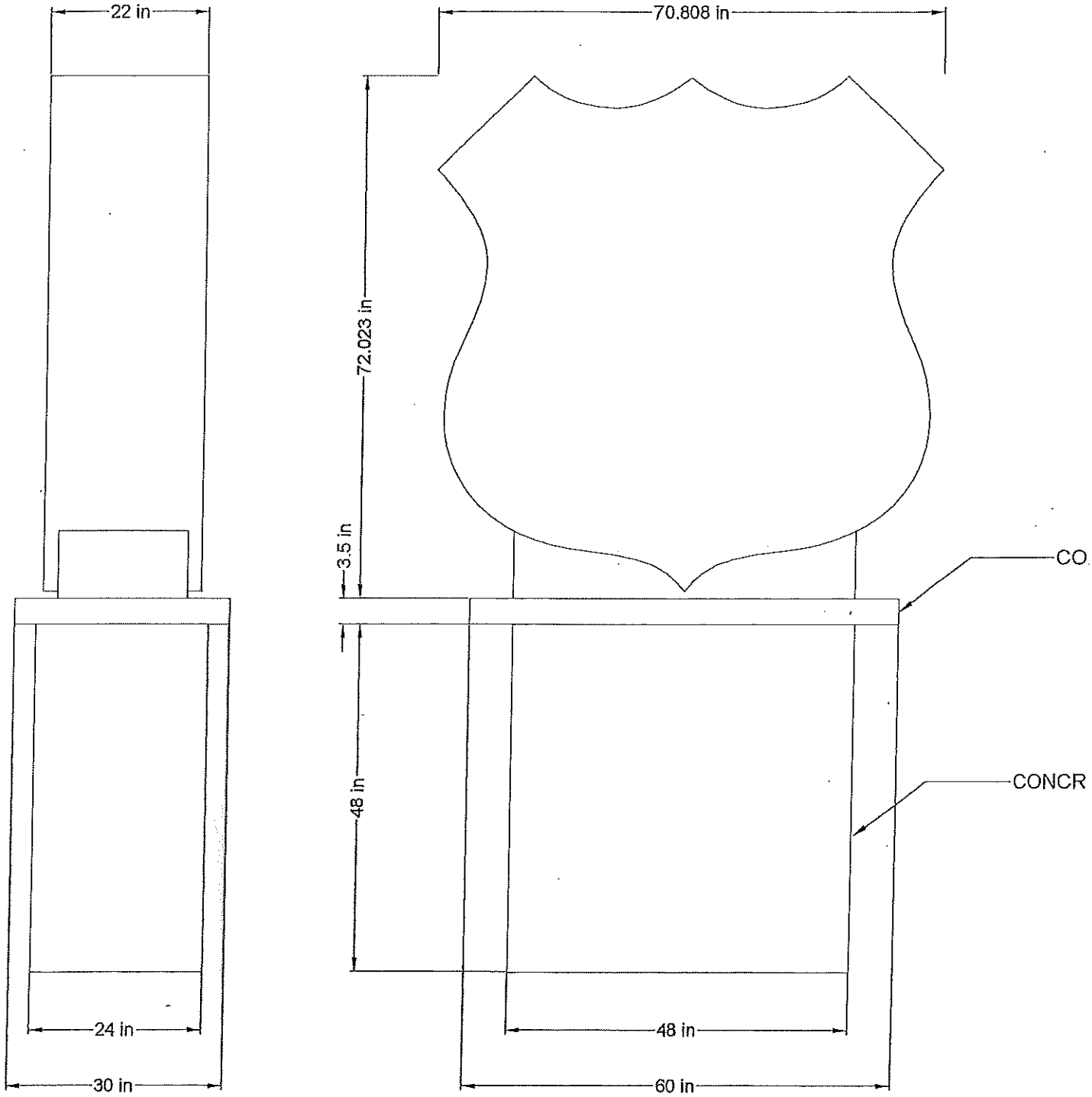
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Mother Road Junction | Clinton, OK


Parking Lot
Pedestrian Walkway
10th Street
1926 Alignment
Opal Ave.
1939 Alignment
Route 66
Monument


OKLAHOMA
US
66

BASE DIMENSIONS




MIAMI
OKLAHOMA
66