

AGREEMENT OF PURCHASE AND SALE

By and Between

LAFAYETTE CROSSING IV LLC

(as Seller)

And

MSP PROPERTIES OF PENNSYLVANIA, L.P.

(as Purchaser)

Dated: October 28, 2024

Relating to:

Sale and Purchase of Certain Property

Located in: Bridgeville, PA

Parcel Identification No. 0197-R-00030-0000-00

Allegheny County, State of Pennsylvania

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (this “**Agreement**”) is made and entered into as of the 28th day of October, 2024 (the “**Effective Date**”), by and between, MSP PROPERTIES OF PENNSYLVANIA, L.P., a Pennsylvania limited partnership (the “**Purchaser**”), and LAFAYETTE CROSSING IV LLC, a Pennsylvania limited liability company (the “**Seller**”).

WITNESSETH:

ARTICLE I

GENERAL

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ARTICLE II

**TITLE COMMITMENT AND SURVEY;
REVIEW AND INSPECTION BY PURCHASER**

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

[REDACTED]

ARTICLE III

**REPRESENTATIONS, WARRANTIES, COVENANTS
AND AGREEMENTS OF SELLER AND PURCHASER**

[Redacted text block]

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ARTICLE IV
THE CLOSING

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ARTICLE V

DAMAGE OR CONDEMNATION PRIOR TO THE CLOSING

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ARTICLE VI
DEFAULTS

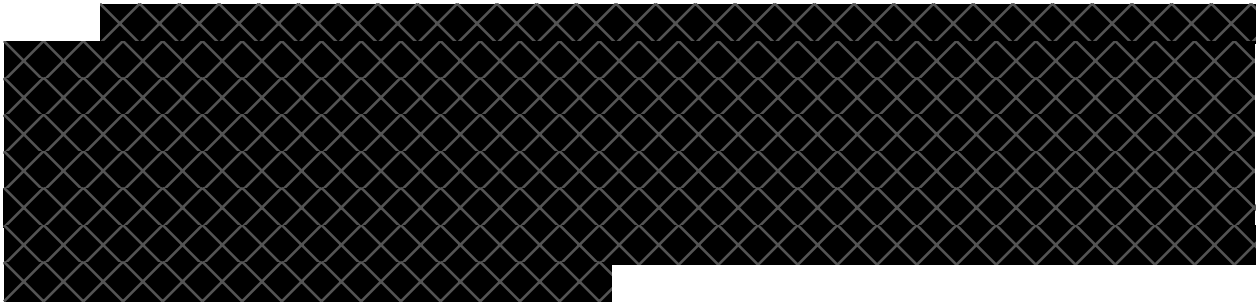
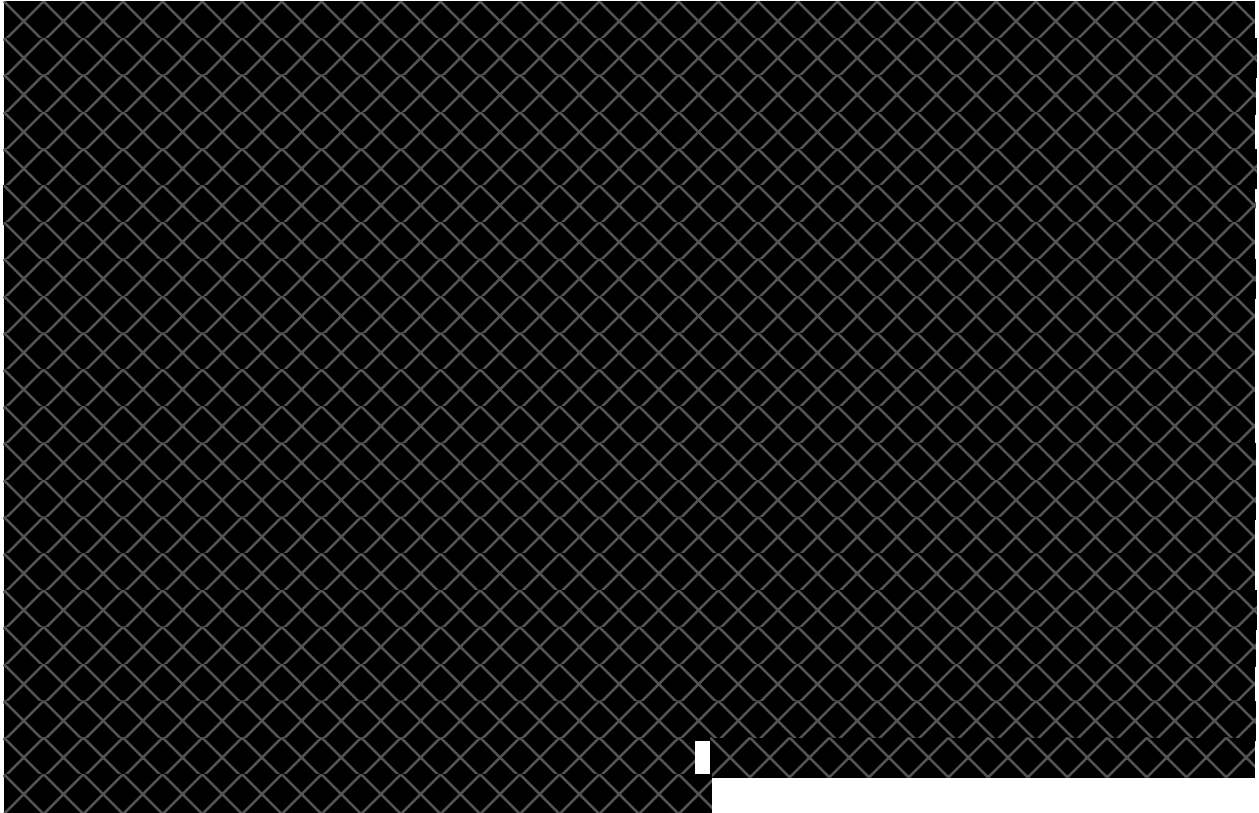
[Redacted]

[Redacted]

ARTICLE VII
MISCELLANEOUS

[Redacted]

[Redacted]



If to Purchaser, to: MSP Properties of Pennsylvania, L.P.
PO Box 2280
Cranberry Township, PA 16066
Attn: Mitchol S. Pappan

If to Seller, to: Lafayette Crossing IV LLC
c/o Metz Lewis Brodman Must O'Keefe LLC
444 Liberty Avenue, Suite 2100
Pittsburgh, PA 15222
Attn: Jon Altman

If to Title Company, to: Greater Pittsburgh Settlement Company
1207 Fifth Avenue
Pittsburgh, Pennsylvania 15219-6211
Attn: Phil Scolieri

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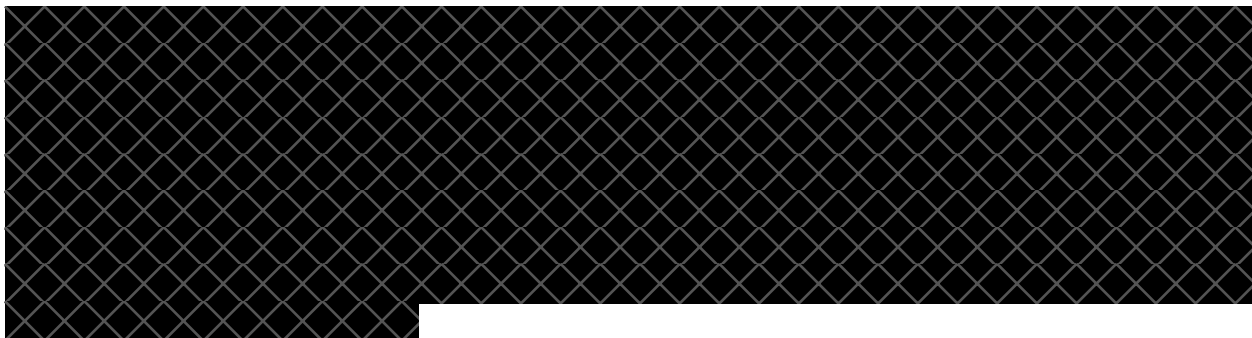
[Redacted]

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[Signature Page Follows]

IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement to be effective as of the Effective Date.

PURCHASER:

MSP Properties of Pennsylvania, L.P.,
a Pennsylvania limited partnership

By: MSP Development, LLC,
a Pennsylvania limited liability company,
its sole general partner;


By: 

Mitchol S. Pappan - Manager

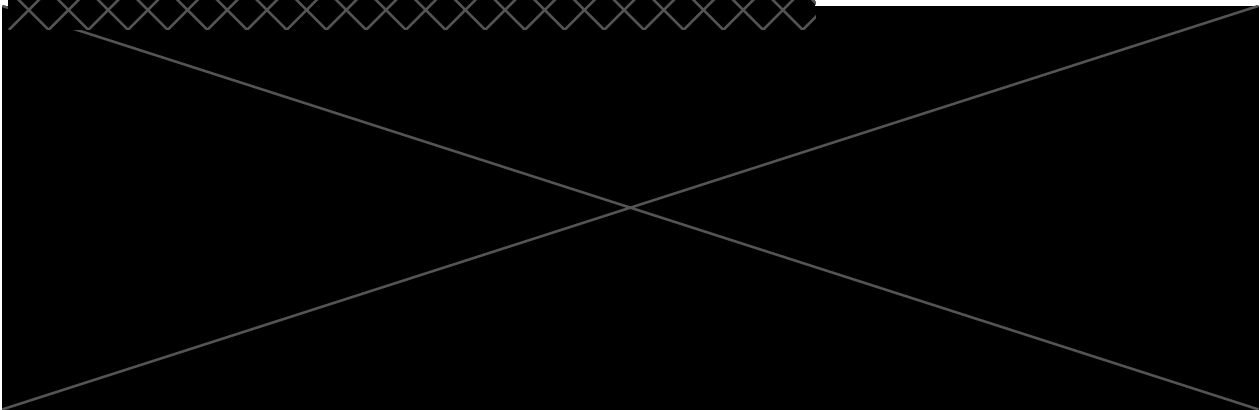
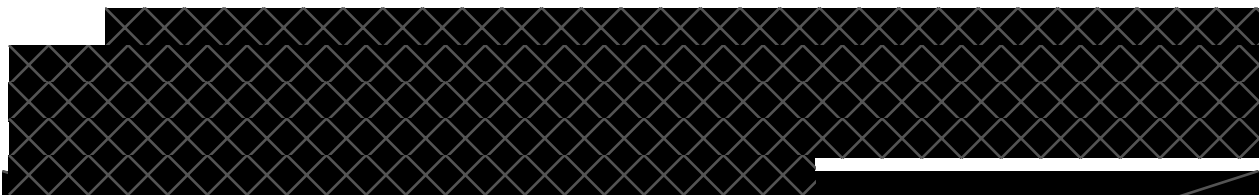
SELLER:

Lafayette Crossing IV LLC,
a Pennsylvania limited liability company

By: Lafayette Crossing Manager LLC,
a Pennsylvania limited liability company,
its sole manager

By: 

Name: Craig J. Cozza
Title: Authorized Signatory



SCHEDULE 1

Due Diligence Deliveries

1. Any written environmental reports, or results of studies or inspections.
2. A list of service contracts, maintenance records, warranties and guaranties relating to the Property and copies of each.
3. Copies of most recent Real Estate Tax bills plus tax assessments, any related notices and any information on the most recent tax protest or assessment appeal.
4. Copies of any unrecorded leases, licenses, easements, amendments or agreements affecting the Property.
5. Any written soil, engineering, geotechnical, property condition or other third party tests and/or reports.
6. Copies of all written agreements and correspondence with, to and from any governmental or quasi-governmental agency or insurance company relating to the Property (including, without limitation, any material written correspondence or notices regarding environmental matters, property condition or real estate tax matters or assessments).
7. Copies of title policies, surveys and plat maps.

Exhibit A

Depiction of the Land
(Outlined in Red)

EXHIBIT A – PARCEL MAP



Certificate Of Completion

Envelope Id: FD40B752BF544447BB4A51C9DBACFB22	Status: Completed
Subject: Complete with DocuSign: [Purchaser Executed] LCIV-MSP -- Purchase Agreement.pdf	
Source Envelope:	
Document Pages: 24	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator: Rachel Cunningham rcunningham@metzlewis.com
Enveloped Stamping: Enabled	IP Address: 208.103.115.186
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	

Record Tracking

Status: Original 10/28/2024 8:44:35 AM	Holder: Rachel Cunningham rcunningham@metzlewis.com	Location: DocuSign
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Signer Events

Craig Cozza
ccozza@cozzaenterprises.com
Managing Member
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Craig Cozza
ABC44CF47D2C4A9...
Signature Adoption: Pre-selected Style
Using IP Address: 24.154.250.39

Timestamp

Sent: 10/28/2024 8:49:22 AM
Viewed: 10/28/2024 11:02:15 AM
Signed: 10/28/2024 11:02:27 AM

Electronic Record and Signature Disclosure:
Accepted: 10/28/2024 11:02:15 AM
ID: c0fc24fd-e4a4-47b8-ba2b-97fd63ed6d82

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/28/2024 8:49:22 AM
Certified Delivered	Security Checked	10/28/2024 11:02:15 AM
Signing Complete	Security Checked	10/28/2024 11:02:27 AM
Completed	Security Checked	10/28/2024 11:02:27 AM
Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure