

CONTRACT FOR PURCHASE AND SALE

This Contract made and entered into as of the Effective Date defined below, by and between:

SELLER: Hamilton County Development Authority

Address: 1153 US Highway 41 NW, Suite 4
Jasper, FL 32052

BUYERS: Mohammad and Aisha Iqbal

Address: 5110 US Highway 41 South
Jasper, FL 32052

1. **Property:** Seller agrees to sell, Buyer agrees to purchase the following described property:
 - a. Real Estate Description: Hamilton County Tax parcel 6030-000 at 104 Central Ave. NW, Jasper, FL 32052.
2. **Closing Date:** On or before February 28, 2026, or such earlier date as may be mutually agreed upon.
3. **Purchase Price:**

Payable as:

\$20,000

Binder Deposit:

Waived

Cash at Closing:

\$20,000.00

4. **Contract for Purchase and Sale contingent upon:** Buyer will have a THIRTY (30) day due diligence period wherein which to have any contractors/craftsmen of Buyer's choice and expense examine the Premises. Buyer acknowledges this contract to be executed with no expectations or obligations on the part of the Buyer for Seller to provide any additional funds, grants or otherwise.
5. **Effective Date:** The Effective Date above shall be THIRTY (30) day from last one of the Seller and Buyer has signed this Contract.
6. **Evidence of Title:** Within FIFTEEN (15) business days after the Effective Date, Buyers shall order and deliver to Seller an ALTA owner's title insurance commitment. Buyer shall deliver an updated title commitment to Seller on or before TEN (10) days prior to Closing.
7. **Examination of Title:** The Buyer shall examine said title commitment and accept the same, whereupon the transaction shall be concluded on the Closing Date. If title is not acceptable, Buyer shall furnish Seller a written statement specifying title

defects to be cured at Closing. If Seller is unable to deliver acceptable title to Buyer at Closing, Buyer may terminate this Contract.

8. **Survey:** Seller is in possession of prior surveys and shall provide same to Buyer upon Seller's execution of this Contract.
9. **Assignability:** This contract is unique to the parties involved and therefore not assignable.
10. **Prorations:** All taxes for the current year shall be prorated as of the Closing Date with Seller paying for the day of Closing.
11. **Conveyance:** Seller shall convey title to the property by statutory warranty deed, free and clear of all encumbrances and liens of whatsoever nature, except taxes for the current year, and except as herein otherwise provided. The Seller shall also deliver to the Buyer a lien and possession affidavit at Closing, sufficient to remove lien and possession exceptions from title insurance coverage.
12. **As-Is Property Condition:** Prior to the Effective Date, Seller has afforded the Buyer (or Buyer's agent) the opportunity to inspect the Property. The Buyer acknowledges prior inspection of the Property and accepts the Property "as-is" without complaint or petition to Seller. Seller will deliver the Property to Buyer at Closing in its present "as-is" condition. Seller makes no warranties as to the condition of the Property. By Accepting the Property "as-is", Buyer knowingly and willingly waives all claims against Seller for any defects in the Property.
13. **Restrictions, Easements, Limitations:** The Buyer shall take title subject to: zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; taxes for the year of closing and subsequent year.
14. **Expenses:**
 - a. Seller and Buyer agree to split the following expenses, each sharing ½ of the obligation at Closing:
 - i. State documentary stamp tax
 - ii. Title search
 - iii. Owner's title insurance policy premium
 - iv. Recording of the deed
 - v. Appraisal
 - b. Seller shall pay for the following expenses:
 - i. Costs associated with delivering clear title
 - ii. Seller's attorney's fee, if any
 - c. Buyer shall pay for the following expenses:
 - i. Survey, if any

ii. Buyer's attorney's fee, if any

15. **Destruction of Premises:** If any improvements located on the Property are damaged by fire or other casualty prior to Closing in excess of \$10,000.00, the Contract, at the option of either Buyer or Seller, shall terminate and the deposit shall be returned to Buyer. All risk of loss prior to Closing shall be borne by Seller.
16. **Date of Possession:** Buyer shall be given possession on the date of Closing.
17. **Escrow Deposit and Disbursement:** The Closing Agent is Dana Hill, whose address is Hill Law & Title, PLLC, 230 Court St SE., Live Oak, FL 32064-3205. The Closing Agent is authorized to release the Binder Deposit to Seller, if any, as of the day following the Effective Date. The Binder Deposit, if any, shall count towards Buyer's purchase price but shall be non-refundable but for Seller's breach.
18. **Disbursement of Closing Proceeds:** Disbursement of Closing Proceeds shall be made as of the date of Closing and Buyer shall deliver funds by wire transfer for the cash due at Closing.
19. **Failure of Performance/Waiver of Claims:** By entering into this Contract, Buyer and Seller willingly, knowingly, and voluntarily waive all rights to sue or claim any action for damages or other relief, including injunctive or declaratory relief, against one another in regards to the terms and conditions of this Contract. Both parties acknowledge they received the advice of separate counsel in waiving the above right and acknowledge this condition is additional consideration to the Contract. If a party fails to perform any provision of this Contract for any reason (the "Defaulting Party"), then the other party (the "Non-Defaulting Party") shall be entitled to terminate this Contract and receive the Binder Deposits as its damages and in full settlement of any claims. The Defaulting Party's failure shall act as it voluntary release of any claims against the Non-Defaulting Party for any damages, including claim for the retained Binder Deposit. Possession of the Binder Deposit shall be the sole remedy of the parties.
20. **Time of Acceptance:** Unless signed by both Buyer and Seller, and an executed copy delivered to all parties on or before February 28, 2026, this Contract is withdrawn and null and void. The Buyer's Binder Deposit, if any, shall be delivered to the Closing Agent on the same day Buyer signs the Contract or no greater than TWO (2) business days thereafter. Delivery of the Contract to the Closing Agent may be by hand-delivery or by email to dana@dehill.law with copy to both parties. Delivery of the Binder Deposit may be by hand-delivery or by wire transfer (incoming wire instructions to be provided by Closing Agent upon request).
21. **Time:** The computation of time periods herein shall include Saturdays, Sundays, and state or national legal holidays.

BUYER'S EXECUTION PAGE

THIS CONTRACT executed by Buyer this ____ day of _____, 2026.

By: _____
Mohammad Iqbal

By: _____
Aisha Iqbal

(This space intentionally blank. Signatures to follow.)

CONTRACT FOR PURCHASE AND SALE-

SELLER'S EXECUTION PAGE

THIS CONTRACT executed by Seller this ____ day of _____, 2026.

Hamilton County Development Authority

By: _____

Megan Carter, Board Chair

ECONOMIC DEVELOPMENT AGREEMENT

THIS ECONOMIC DEVELOPMENT AGREEMENT, (“Agreement”), is made and executed this _____ day of February, 2026, by **HAMILTON COUNTY DEVELOPMENT AUTHORITY**, a public corporation and body corporate and politic, created, organized and existing under the Laws of Florida, whose address is 1153 U.S. Highway 41, NW, Suite 4, Jasper, Florida 32052, (“HCDA”) and **MOHAMMAD IQBAL**, and **AISHA IQBAL**, whose address is 5110 US Highway 41 S., Jasper, Florida 32052 (“IQBAL”).

PREMISES FOR AGREEMENT

A. HCDA is prepared to and shall assist **MOHAMMAD IQBAL** and **AISHA IQBAL** in the effort to create a family restaurant located at 104 Central Avenue NW, Jasper, Florida 32052 (**Exhibit A**) to enhance the quality of life for the residents in the City of Jasper and Hamilton County. The real property is located in the City of Jasper, an incorporated area of Hamilton County, State of Florida, and may be referred to herein as “the Project.”

B. The general welfare of the citizens of the State of Florida (herein “State”), and the County, (herein the State and County being sometimes referred to collectively as the “Governments”), is inextricably related to the economic opportunities available to them, and it is the legitimate business and public policy of the Governments under Florida law to encourage, engender, promote, and support programs that provide impetus for economic development for the purpose of alleviating unemployment and promoting the State and local economy through the development of new businesses or expansion of existing businesses within the County and State.

C. The Hamilton County Development Authority (HCDA) is acting within the course and scope of its intended statutory purposes and its actions and all representations herein are subject to the availability of funds provided by the annual appropriation of the Florida Legislature.

D. IQBAL desires to create business in Hamilton County, Florida, through creation, development and operation of a family restaurant and, in order to induce HCDA to produce incentives set forth in this Agreement, IQBAL has made representations and warranties, attached hereto as **Exhibit B**, regarding the contribution by HCDA and, in order to assist IQBAL, HCDA has offered to convey to IQBAL property owned by HCDA located at 104 Central Avenue NW, Jasper, Florida 32052. The Parties intend to memorialize their respective obligations between them by entering into this Agreement.

E. The Parties acknowledge that the agreements and representations set forth herein are subject to further actions that the Parties must undertake to implement the incentives described in this Agreement, including, specifically, complying with all statutory and regulatory proceedings of the local, state and federal governments, as required. The subject property being conveyed to IQBAL by HCDA was advertised for purchase by HCDA conditioned on the prospective purchaser's ability to acquire the property and develop the real estate to economically benefit the City of Jasper, Hamilton County, and the State of Florida. The original Grantee did not consummate the purchase. Subsequently, HCDA was approached by IQBAL, local business owners with whom HCDA knows to be reputable and long-standing members of Hamilton County's business community. IQBAL submitted a proposal outlining an offer to purchase and develop the property owned by HCDA at 104 Central Avenue NW, Jasper, Florida

32052. A copy of the Hamilton County Property Appraiser's property record information on 104 Central Avenue NW, Jasper, Florida 32052 is attached hereto and incorporated herein as **Exhibit**

A. A copy of IQBAL proposal outlining their offer to purchase is attached hereto and also incorporated by the reference as **Exhibit B.**

F. The Parties recognize that the economy, including the workforce of Hamilton County, Florida, would greatly benefit from increased job opportunities and the creation and operation of IQBAL's family restaurant which will provide jobs and expand dining services in the City of Jasper and Hamilton County, including the potential for future economic development, increased sales tax, ad valorem tax, non-ad valorem assessments, and economic growth and revenues from business operations.

G. HCDA, in furtherance of its statutory duties, desires to assist IQBAL so as to sell to IQBAL for TWENTY THOUSAND (\$20,000.00), U.S. DOLLARS , for the benefit of the City of Jasper and Hamilton County the subject property.

H. IQBAL agrees to purchase and/or perform all items/services identified in IQBAL's economic development grant proposal, which is attached hereto as **Exhibit B** to this agreement and incorporated by reference herein.

NOW, THEREFORE, in consideration of the premises and the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, including the mutual covenants set forth herein, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties covenant and agree as follows:

1. **ECONOMIC DEVELOPMENT INCENTIVE.** In consideration for the promises set forth herein by IQBAL and so long as IQBAL is not in default under this Agreement, HCDA shall

provide IQBAL with the following economic development incentive:

a. Conveyance by HCDA of the property located at 104 Central Avenue NW, Jasper, Florida 32052 for IQBAL's family restaurant as outlined in IQBAL's grant proposal, **(Exhibit B)**.

2. **IQBAL COVENANTS.** IQBAL agrees with HCDA as follows:

a. IQBAL represents and warrants that they have all power, authority, corporate or otherwise to execute and deliver this Agreement and perform its obligations hereunder. IQBAL's execution, delivery and performance of this Agreement have been duly authorized by them individually, and this Agreement has been duly executed and delivered by signatories so authorized, and it constitutes a legal, valid and binding obligation of IQBAL.

b. IQBAL acknowledges that HCDA has relied upon the representations made by IQBAL regarding the Project in IQBAL's proposal **(Exhibit B)**.

c. IQBAL has represented the conveyance is absolutely necessary for the creation and development of its family restaurant in the City of Jasper, Hamilton County, Florida.

d. IQBAL and HCDA have not received any notice nor to the best of their knowledge is there any pending or threatened notice of any violation of any applicable laws, ordinances, regulations, rules, decrees, permits, or orders, which would materially and adversely affect their respective ability to perform under this Agreement.

3. **ADDITIONAL DOCUMENTS.** The Parties agree to execute and deliver such additional instruments and documents, including those specifically identified herein, provide such additional financial or technical information, attend such public hearings or meetings relating to the Project, and take such additional actions, as may reasonably be required from time

to time in order to effectuate the incentives contemplated by this Agreement.

4. **TIME.** The Parties agree to perform their respective obligations hereunder pursuant to the time frames described in this Agreement, including Exhibits, if any. The subject property shall revert back to HCDA, free of all liens and encumbrances if the proposal by IQBAL is not completed **by February 28, 2027**. This Agreement shall be referenced in the deed from HCDA to IQBAL and shall be incorporated into said deed and become an obligation of IQBAL. But for IQBAL proposal outlined in **Exhibit B**, HCDA would not have agreed to sell the subject property for less than its market value of \$111,121.00 as certified on the 2025 Certified Value by Hamilton County Property Appraisers Office. In the event of a reversion as outlined herein HCDA shall be entitled to any improvements made by IQBAL to the subject property free of any encumbrances or any claim to said property by IQBAL whatsoever.

5. **DEFAULT AND REMEDIES.** In the event a Party commits a material breach of this Agreement as determined in good faith by the Party to whom the commitment was due (the Breachee), the Breachee shall notify in writing the Party committing the breach (the Breacher). The Breacher shall have 15 days from receipt of such written notice to cure such breach or provide a plan for such cure to the reasonable satisfaction of the Breachee. In the event such cure or plan for cure is not provided within the 15-day cure period, then the portions of this Agreement pertaining to the Breachee's obligations may be terminated by the Breachee. No party shall be deemed to be in default for a delay or failure in performance under this Agreement deemed resulting, directly or indirectly, from acts of God, civil or military authority, acts of public enemy or terrorism, war, accident, fires, explosions, earthquakes, floods, or catastrophic failure of transportation or strikes or any similar cause beyond the reasonable control of any Party. In

the event a Party determines that it will not be able to fulfill its responsibilities in this manner described in this Agreement, the Party shall use its best efforts to give notice to the other Party. Such notice shall detail the responsibilities, which cannot be fulfilled, the reasons the responsibilities cannot be fulfilled, and the Party's proposal to cure the problem. In no event shall either Party be liable to the other for special, indirect, consequential or punitive damages, even if the Party has been advised that such damages are possible.

6. **OTHER INCENTIVES.** The specified listing of incentives herein is not intended to be and shall not be construed as a limitation IQBAL's right to obtain any other rights, privileges, or benefits for which it might qualify under general law and, except as otherwise provided herein, all incentives and benefits, whether conveyed herein or by general law, are intended to be cumulative.

7. **ASSIGNMENT.** The Parties agree that IQBAL may not assign its interests under this Agreement.

8. **OTHER.**

a. The representations, covenants and agreements of the Parties are subject to and contingent upon the mutual performance by the Parties hereunder.

b. No delay in any exercise or any omission to exercise any remedy or right shall impair any such remedy or right or be construed to be a waiver of any such remedy or right nor shall it affect any subsequent remedy or right of the same or a different nature. Every such remedy or right may be exercised concurrently or independently, and when and as often as may be deemed expedient by a Party.

c. If any one or more of the covenants or agreements provided in this Agreement on the part of any Party to be performed should be determined by a court of

competent jurisdiction to be contrary to law, such covenants or agreements shall be null and void and shall be deemed separate from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

d. IQBAL represents that it intends to comply with all federal, state and local laws, rules, regulations and ordinances governing the creation of its business and job creation outlined in Exhibit B.

e. The Agreement and all transactions contemplated hereby shall be governed by and construed in accordance with and enforced under the laws of the State of Florida, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules.

f. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

g. Except as otherwise provided herein, each of the Parties shall pay all fees and expenses incurred by it in connection with the transactions contemplated by this Agreement.

h. This Agreement shall be binding upon, inure to the benefit of and be enforceable by the Parties and their respective successor and permitted assigns.

i. Any covenant or agreement contained in this Agreement between any Party may be amended only by a written instrument executed by the Parties impacted. Any condition precedent to any Party's obligations hereunder may be waived in writing by such Party.

j. This Agreement contains the entire understanding of the Parties and this Agreement supersedes all prior agreements and understandings, oral and written, with such respect to this subject matter.

9. **LIMITATIONS ON LIABILITY.** Notwithstanding any other provision of this Agreement to the contrary, HCDA, as a political subdivision of the State of Florida, is bound by and does not waive the provisions of Chapter 768.28, Florida Statutes, or any similar provision of state law limiting liability.

10. **ATTORNEY FEES.** Each Party shall pay its own attorney fees incurred in connection with drafting and consummating the transaction of this Agreement. Should either party after default of the other file suit to enforce any provisions of this Agreement, then the prevailing party shall be entitled to collect from the other party its reasonable attorney's fees, including appellate fees and court costs.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first written above.

Signed, sealed and delivered
in the presence of:

**HAMILTON COUNTY DEVELOPMENT
AUTHORITY**

Witness

By: _____
Megan Carter, Chair

Print or Type Name

Date: _____

Witness

Print or Type Name

Jurat

State of Florida

County of _____

Sworn to (or affirmed) and subscribed before me via ___ physical presence OR ___ online notarizations this ___ day of _____, 20__.

By _____ who is personally known ___ OR produced identification ___

Type of identification produced _____

Notary Name (Printed)

Notary Signature

My Commission Expires

Notary Seal

Signed, sealed and delivered
in the presence of:

MOHAMMAD IQBAL

Witness

By: _____

MOHAMMAD IQBAL

Print of Type Name

Date: _____

Witness

Print or Type Name

Jurat

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me via ___ physical presence OR ___ online
notarizations this ___ day of _____, 20__.

By _____ who is personally known ___ OR produced identification ___

Type of identification produced _____

Notary Name (Printed)

Notary Signature

Notary Seal

My Commission Expires

Signed, sealed and delivered
in the presence of:

AISHA IQBAL

Witness

By: _____

AISHA IQBAL

Print of Type Name

Date: _____

Witness

Print or Type Name

Jurat

State of Florida
County of _____

Sworn to (or affirmed) and subscribed before me via ___ physical presence OR ___ online
notarizations this ___ day of _____, 20__.

By _____ who is personally known ___ OR produced identification ___

Type of identification produced _____

Notary Name (Printed)

Notary Signature

Notary Seal

My Commission Expires

Hamilton County, FL

EXHIBIT "A"

Property Damage Reporting Form

Start

Parcel Summary

Parcel ID 6030-000
 Location Address 104 CENTRAL AVE NW
 JASPER 32052
 Brief Tax Description 6 1N 14E THAT PART OF BLK A IN DB 32-223 ORB 128-212 ORB 133-195-196 ORB 628-55 ORB 641-110 ORB 793-326 ORB 940-192 CALDWELL
 SURVEY TOWN OF JASPER
 (Note: Not to be used on legal documents.)
 Property Use Code COUNTY IMP (8600)
 Sec/Twp/Rng 6-1N-14E
 Tax District City of Jasper (1)
 Millage Rate 22.3608
 Acreage 0.089
 Homestead N

[View Map](#)

Map



Owner Information

Primary Owner
[HAMILTON COUNTY DEVELOPMENT AUTHORITY](#)
 1153 US HWY 41 NW STE 4
 JASPER, FL 32052

Property Record Cards

2025 (PDF)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
003300 - NIGHT CLUB	3920	SF	0	0

Building Information

Type	NCLUB/BARS	Heat	AIR DUCTED
Total Area	3,840	Air Conditioning	CENTRAL
Heated Area	2,730	Bathrooms	0
Exterior Walls	COMMON BRK	Bedrooms	0
Roof Cover	BUILT-UP	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1951
Frame Type	MASONRY	Effective Year Built	1995
Floor Cover	CLAY TILE; HARDWOOD		

Extra Features

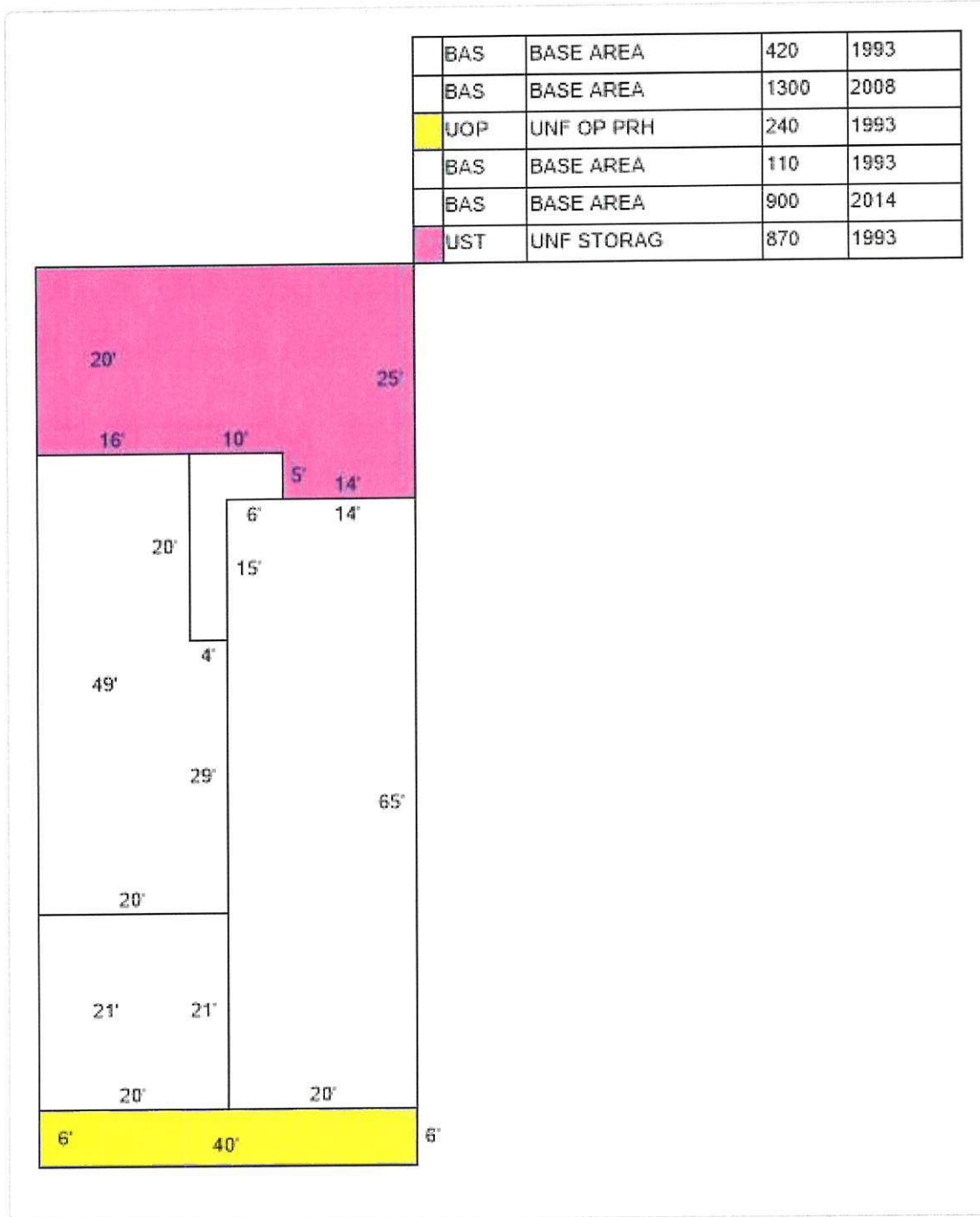
Code	Description	Length x Width	Area	Year Built
1110	CONCRETE	8 x 40 x	320	0

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified	2021 Certified
Building Value	\$105,376	\$109,010	\$91,379	\$87,972	\$82,516
Extra Features Value	\$504	\$364	\$364	\$320	\$243
Land Value	\$5,331	\$5,331	\$5,331	\$5,331	\$5,331
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$111,211	\$114,705	\$97,074	\$93,623	\$88,090
Assessed Value	\$111,211	\$106,781	\$97,074	\$93,623	\$88,090
Exempt Value	\$111,211	\$0	\$0	\$0	\$0
Taxable Value	\$0	\$106,781	\$97,074	\$93,623	\$88,090
Maximum Save Our Homes Portability	\$0	\$7,924	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sketches



Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	8/16/2024	\$1,050,000	MS	940/192	Unqualified	UNQUAL/FEDERAL/STATE/LOCAL GOV	Improved	GEDDES MARGIE F AS TRUSTEE OF MARGIE F GEDDES REVOCABLE TRUS	HAMILTON COUNTY DEVELOPMENT AUTHORITY
N	12/12/2016	\$60,000	WD	0793/0326	Unqualified	UNQUAL/SALE UNDER DURESS	Improved	OBEECO ENTERPRISES INC LLC	GEDDES MARGIE F AS TRUSTEE OF MARGIE GEDDES T
N	1/1/2005	\$100,000	WD	0628/0055	Qualified	QUAL/DEED EXAMINATION	Improved	JONES CHARLES	JONES KIM

RESTAURANT REDEVELOPMENT PROPOSAL

EXHIBIT " B "

Submitted by: Aisha Iqbal – Hamilton County Resident & Business Owner

SECTION 1 – PROJECT DESCRIPTION

Our menu will offer a variety of foods from around the world, including American, Spanish, Latin, European, Italian, Mediterranean, and South Asian-inspired dishes. The restaurant will include both dine-in and takeout service offering fresh pizza and subs. Breakfast service will include a variety of coffee (hot or cold), teas, freshly made donuts, and a selection of breakfast items. An on-site bakery will prepare cakes and baked goods daily. Local delivery and catering services will also be offered. All food items will be fresh and made daily in our kitchen and never frozen.

HOURS OF OPERATION

The restaurant will operate seven (7) days a week, with extended hours on Fridays and Saturdays.

SECTION 2 – FINANCIAL ABILITY

I have the financial resources available to complete all renovations and open the restaurant without outside assistance.

SECTION 3 – EXPERIENCE

I, along with my family, have owned and operated a wholesale meat business in Hamilton County for over 20 years. I also grew up working in my parents' diner-style restaurant. I am food-safety qualified and HACCP certified.

SECTION 4 – PROPERTY IMPROVEMENTS & INVESTMENT

All renovations will be completed at my expense. Based on professional estimates received, the roof repair is estimated at approximately \$30,000, and additional renovations are estimated at approximately \$100,000. These improvements include roof repair, electrical upgrades, kitchen modernization, interior renovations, safety and code compliance, and exterior improvements.

SECTION 5 – JOB CREATION

The restaurant will create 10 or more local jobs, including cooks, servers, cleaners, managers, delivery drivers, and support staff.

SECTION 6 – PURCHASE OFFER

I am prepared to offer \$20,000 for the purchase of the property. This offer reflects the current condition of the building and the substantial investment required to complete necessary repairs and renovations.

SECTION 7 – TERMS & COMMITMENT

I am willing to enter into a binding economic development agreement and am committed to the long-term operation of this business and to providing positive economic impact to Hamilton County.

ONE-PAGE PROJECT NUMBERS SUMMARY

Aisha Iqbal – Hamilton County Resident & Business Owner

KEY FINANCIAL FIGURES

Roof Repair Estimate: Approximately \$30,000

Total Renovation Investment: Approximately \$100,000

Total Private Investment: Approximately \$130,000

Proposed Purchase Offer: \$20,000

OPERATIONS & IMPACT

Days of Operation: 7 days per week

Extended Hours: Fridays & Saturdays

Jobs Created: 10+ local positions

Food Preparation: Fresh, made daily, never frozen

SUMMARY STATEMENT

This project represents a significant private investment into a vacant property, creating jobs, improving infrastructure, and providing long-term economic benefit to Hamilton County.



289 SW BEDENBAUGH LANE
LAKE CITY, FL 32025
(386) 365-5264 OR (386) 792-4061
KEVIN@PLUMBLEVELC.COM

Date: January 26, 2026

PROPOSAL SUBMITTED TO:

Name: Hamilton County Development Board
Address: 1153 Us Highway 41 Nw suite 4
City: Jasper
State: FL Zip Code: 32052

WORK TO BE PERFORMED AT:

Job Location: _____
Address: _____
City: _____ State: _____ Zip: _____
Date of Plans: _____

WE HEREBY PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR THE COMPLETION OF: Office Remodel

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF: \$15,200.00.

WITH PAYMENTS TO BE MADE AS FOLLOWS: Per Draw Schedule

ANY ALTERCATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS WILL BE EXECUTED ONLY UPON APPROVAL. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. ANY ALTERCATION ARISING FROM THIS CONTRACT IS TO BE PAID FOR BY THE HOMEOWNER.

OTHER COMMENTS:

*Demolition of existing ceiling grid and lights in conference room. New ceiling grid and (12) 2x2 light fixtures. Repaint existing walls in conference room. Price does not include plans or permitting, if required.

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

DATE ACCEPTED: _____

SIGNATURE: _____

SIGNATURE: _____

SIGNATURE: _____

RESPECTFULLY SUBMITTED BY: KEVIN L. BEDENBAUGH / PLUMB LEVEL CONSTRUCTION CO., LLC
CERTIFIED GENERAL CONTRACTOR #CGC1516042
CERTIFIED ROOFING CONTRACTOR #CCC1329482