

NON BINDING LETTER OF INTENT

from Colleen (O'Neill) Salinger to the Town of Cornish, NH

In appreciation and with respect for the town and community of Cornish, New Hampshire, it is my intent to pledge the property known as the Cornish General Store, located at 226 NH Route 120, Cornish, NH 03745, including the triangular green space across the road (.3 acres), the building itself and the .570 acres it stands on; Tax Map 000018-Lot 000006 and Map 000018-Lot 000038, hereinafter referred to as the "Property", to the Cornish Community Initiative (CCI), a 501(C)3 non-profit organization, contingent on successful fund raising by the CCI for the building renovation for a new Cornish Library and Community Center and the written acceptance by the Town of Cornish of the conditions set forth below.

Once the CCI reaches the fund raising goal, I will donate, or cause to be donated, the Property to the CCI. The CCI will manage the renovation of the Property to create the new home of the Cornish Library and Community Center. Upon completion of the renovation, the CCI will then donate the renovated Property to the Town of Cornish for use as the new Cornish Library and Community Center.

The CCI expects to achieve its fund raising goal within five years of the affirmative vote for acceptance of the completed library gift at the March 2023 Cornish Town Meeting. If the funds are not raised by March 18, 2028, the offer will be terminated.

The Town of Cornish will have:
No cost to acquire the real estate.
No cost to renovate the building.

I intend this ultimately to be a charitable donation to the Town of Cornish through the CCI, provided the Town of Cornish agrees in writing on or before 3/31/2023 that:

1. The name of the building shall be the Cornish Library and Community Center.
2. The town will accept the future gift of the Property, converted for use as a public library and community center, from the Cornish Community Initiative (CCI).
3. The library will be open to the public a minimum of 15 hours/week, and more as needed, based on community interest and needs, as determined by the

Cornish Library Trustees, with the possible exception of weeks including federal holidays, and during emergencies.

4. In keeping with the current philosophy and policies of other public libraries, community space will be available during and after regular business hours for meetings, events and gatherings, for community groups, civic groups, educational groups and others, and available without bias to race, creed, ethnicity, sexual orientation, disabilities, and/or political party affiliation, with specific policies formed by the Cornish Library Trustees, per their responsibilities under NH law.

5. Cornish Aging in Place will be given consideration for basement storage of their handicap equipment community loan program.

6. It is understood that the town will be responsible for all costs associated with operating the public library and community center, including salaries etc, and maintenance of the property going forward.

7. Furnishings for the new library are not included in this gift.

This letter of intent is non-binding and will expire on March 31, 2023.

Colleen M. Salinger	date
301 Lang Road	
Cornish, NH 03745	

Note: The property is owned by Cornish Flat Enterprises, LLC,
Colleen M. Salinger, Sole Member
Cornish Flat Enterprises, LLC, is an entity of the Colleen M. Salinger Trust