

STIFEL

October 25, 2022

Brad Vogelsmeier
Milhaus
460 Virginia Ave.
Indianapolis, IN 46203
brad.vogelsmeier@milhaus.com

Re: Underwriter/Placement Agent Engagement Relating to Potential Municipal Securities Transaction for Tax Increment Financing Revenue Bonds Related to a Mixed Use Project in the Town of Whitestown

Dear Mr. Vogelsmeier

Milhaus, on behalf of any affiliated entities and co-developers (the “Developer”), and Stifel, Nicolaus & Company, Incorporated (“Stifel”) hereby confirm they are engaged in discussions related to a potential issue of (or series of issuances of) municipal securities related to a mixed use project in the Town of Whitestown known as the Wrecks Project (the “Issue”) and to formalize Stifel’s role as underwriter or placement agent with respect to the Issue.

Engagement as Underwriter/Placement Agent

The Developer is aware of the “Municipal Advisor Rule” of the Securities and Exchange Commission (“SEC”) and the underwriter exclusion from the definition of “municipal advisor” for a firm serving as an underwriter or placement agent for a particular issuance of municipal securities. Developer hereby designates Stifel as an underwriter or placement agent for the Issue. Developer expects that Stifel will provide advice to Developer on the structure, timing, terms and other matters concerning the Issue.

If this engagement takes the form of a placement, Developer and Issuer will be asked to sign a Placement Agent Agreement substantially in the form prepared by SIFMA (<https://www.sifma.org/resources/general/municipal-securities-markets/#placer>).

Limitation of Engagement

It is the Developer’s intent that Stifel serve as an underwriter or placement agent for the Issue, subject to satisfying applicable procurement laws or policies, formal approval of the issuer of the securities (“Issuer”), finalizing the structure of the Issue and executing a bond purchase agreement or placement agent agreement, as applicable. While the Developer presently engages Stifel as the underwriter or placement agent for the Issue, this engagement letter is preliminary, nonbinding and may be terminated at any time by the Developer, without penalty or liability for any costs incurred by Stifel. Furthermore, this engagement letter does not restrict the Developer from selecting an underwriter/placement agent for the Issue other than Stifel or selecting an underwriting syndicate that does not include Stifel.

Confidentiality

Under the SEC’s “Municipal Advisor Rule,” the Developer might be classified as an “Obligated Person” if bonds are issued through a municipal conduit issuer. It is very important that the Developer keep this information confidential until the Developer executes this Engagement Letter with Stifel and our role is confirmed with the Issuer.

Disclosures Required by MSRB Rule G-17 Concerning the Role of the Underwriter or Placement Agent

The Issuer confirms and acknowledges the following disclosures, as required to be delivered to issuers by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019)¹:

The following G-17 conflict of interest disclosures are broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures.

1. **Dealer-Specific Conflicts of Interest Disclosures**

Stifel has not identified any actual or potential² material conflicts of interest.

2. **Transaction-Specific Disclosures: Disclosures Concerning Complex Municipal Securities Financing:**

Since we have not recommended a “complex municipal securities financing” to the Issuer or Developer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

3. **Standard Disclosures**

A. **Disclosures Concerning the Underwriter’s or the Placement Agent’s Role:**

- MSRB Rule G-17 requires an underwriter and a placement agent to deal fairly at all times with issuers, obligated persons, and investors.
- The underwriter’s primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The placement agent’s primary role in the transaction is to facilitate the sale and purchase of the securities between the issuer and one or more investors for which the placement agent will receive compensation in an arm’s-length commercial transaction with the issuer. The underwriter/placement agent has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter or the placement agent does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to our own financial or other interests.
- The Issuer or you may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.
- Under the federal securities laws, neither a municipal advisor, nor an underwriter, nor a placement agent has a fiduciary duty to the Developer.

¹ Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

² When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- The placement agent has a duty to use its commercially reasonable efforts to arrange the purchase of securities from the Issuer at a fair and reasonable price, but must balance that duty with its duty to arrange the sale of securities to investors at prices that are fair and reasonable.
- The underwriter or the placement agent will review the official statement for the securities, if any, in accordance with, and a part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.³

B. Disclosures Concerning the Underwriter's or the Placement Agent's Compensation:

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. The placement agent will be compensated by a fee agreed upon with the Issuer in connection with the private placement of the Issue. Payment or receipt of the underwriting/ placement agent fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Sincerely,

Stifel, Nicolaus & Company, Incorporated

By:  _____

Name: Andrew Lanam

Title: Director

³ Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter or placement agent is solely for purposes of satisfying the underwriter's or placement agent's obligations under the federal securities laws and such review should not be construed by you as a guarantee of the accuracy or completeness of the information in the official statement.

Developer accepts and acknowledges the foregoing.
Accepted and Executed
Milhaus Development LLC

By:  _____
30CF3CDFA5C447

Name: Tadd M. Miller

Title: Manager

Date: 10/31/2022

Issuer accepts and acknowledges the foregoing.
Accepted and Executed:

By: _____

Name: _____

Title: _____

Issuer Name: _____

Date: _____