

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF CONNECTICUT
HARTFORD DIVISION**

In re:

THE NORWICH ROMAN CATHOLIC
DIOCESAN CORPORATION,

Debtor.

Chapter 11

Case No: 21-20687 (JJT)

May 8, 2023

SALE PROCEDURES

Set forth below are the sale procedures (the “Sale Procedures”)² to be employed with respect to the proposed sale (the “Sale”) of in connection with the sale of property at 1593 Route 32, Montville, Connecticut (the “Property”). It is contemplated that the Sale will be implemented by hearing after an auction (the “Auction”) and the corresponding entry into a purchase and sale agreement with a Successful Bidder (as defined below) according to these Sale Procedures.

I. Important Dates.

Delivery of Sale Notice (Two Days After Judge Signs Order)	May 10, 2023
Bid Deadline	May 26, 2023 at 4:00 p.m. (ET)
Auction	June 2, 2023 at 10:00 a.m. (ET)
Objection to Sale	June 5, 2023 at 4:00 p.m. (ET)
Sale Hearing	June 7, 2023 at 11:00 a.m. (ET)

II. Approval of Sale Procedures.

On May 8, 2023, the Bankruptcy Court entered an order approving these Sale Procedures (the “Sale Procedures Order”), in furtherance of the Sale. The Bankruptcy Court has jurisdiction with respect to any dispute that may arise with respect to these Sale Procedures. These Sale Procedures set forth the process (the “Bidding Process”) by which the Debtor is authorized to conduct the Auction for the Sale of the Property.

III. Marketing Process.

A. Advertising.

The Debtor has utilized www.bkassets.com to preview the essential term of the Sale Notice under the website's "On Sale Soon" portal since on or about April 7, 2023. The Debtor will also publish the Sale Notice in the New London Day and with the media outlets controlled by New England Business Media, LLC (NEBM), a leading provider of regional business (including real estate) news and information in Hartford and New Haven, Connecticut and with www.bkassets.com.

B. Auction Qualification Process.

To be eligible to participate in the Auction, each offer, solicitation or proposal (each, a "Bid"), and each party submitting such a Bid (each, a "Bidder"), must be determined by the Debtor, in consultation with the Official Committee of Unsecured Creditors (the "Committee"), to satisfy each of the following conditions:

- (1) **Deposit:** Each Bid must be accompanied by a deposit in the amount of 10 percent (10.0%) of the Bid's proposed purchase price to a non-interest bearing escrow account to be identified and established by the Debtor (the "Deposit").
- (2) **Terms:** A Bid must include (a) a cover letter outlining the primary terms of the Bid, any affiliation or connection to the Debtor, any Committee members, including any insiders or affiliates of the foregoing; (b) a purchase and sale agreement (an "PSA") marked up against the form provided by the Debtor (the "Form PSA"); (c) a real property lease (the "School Lease") marked up against the form lease provided by the Debtor regarding the lease for a portion of the Property to St. Bernard's School of Montville, Inc. (the "Form Lease"); and (c) such other transaction documents as determined by the Bidder are necessary to consummate the Sale (collectively, the "Transaction Documents"). The Debtor may waive any of the above requirements, after consultation with the Committee, for good cause shown. The Form PSA and Form Lease are attached hereto as **Bidding Procedures Ex. A** and **Bidding Procedures Ex. B**, respectively.
- (3) **Corporate Authority:** Written evidence reasonably acceptable to the Debtor, in consultation with the Committee, demonstrating appropriate corporate authorization to consummate the Sale; *provided, however*, that, if the Bidder is an entity specially formed for the purpose of acquiring the Property at the Auction, then the Bidder must furnish written evidence reasonably acceptable to the Debtor, in consultation with the Committee, regarding the identity of the principal(s) of the Bidder and proof of the approval of the transaction by the equity holder(s) of such Bidder.

- (4) **Proof of Financial Ability to Perform:** Written evidence that the Debtor, in consultation with the Committee, reasonably concludes demonstrates that the Bidder has the necessary financial ability to consummate the sale transaction and payment of the purchase price in cash and provide adequate assurance of future performance under all contracts. Such information should include, *inter alia*, the following:
- (a) contact names and numbers for verification of financing sources; and
 - (b) evidence of the Bidder's internal resources, proof of any debt or equity funding commitments that are needed to close the transaction, and any such other form of financial disclosure or credit-quality support information or enhancement demonstrating that such Bidder has the ability to close the transaction; *provided, however*, that the Debtor shall determine, in its reasonable discretion, in consultation with the Debtor's advisors and the Committee, whether the written evidence of such financial wherewithal is reasonably acceptable, and shall not unreasonably withhold acceptance of a Bidder's financial qualifications.
 - (c) **Proposed Use of the Property:** Written evidence reasonably acceptable to the Debtor, in consultation with the Committee, reflecting the Bidder's intended use of the Property, including that the Bidder shall include in the Form PSA representations and warranties disclosing such use.
- (5) **Contingencies:** A Bid may not be conditioned on obtaining financing or any internal approval, or on the outcome or review of due diligence, but may be subject to the accuracy in all material respects at the closing of specified representations and warranties set forth in the PSA.
- (6) **Irrevocable:** A Bid must be irrevocable through the Auction; *provided, however*, that if such Bid is accepted as the Successful Bid or the Backup Bid (as defined herein), such Bid shall continue to remain irrevocable, subject to the terms and conditions of the Sale Procedures.
- (7) **Disclaimer of Fees:** By submitting its Bid, each bidder is agreeing to refrain from and waive any assertion or request for reimbursement on any basis analogous to a break-up fee, expense reimbursement, termination fee, or any other similar form of compensation, including pursuant to section 503(b) of the Bankruptcy Code.
- (8) **Amount of Bid:** Any Bid submitted must propose a purchase price equal to or greater than \$6.5 million.

- (9) **Bid Deadline:** The Debtor must receive a Bid in writing, on or before May 26, 2023 at 4:00 p.m. (prevailing Eastern Time) or such later date as may be agreed to by the Debtor (the “Bid Deadline”). Bids must be sent to the following by the Bid Deadline to be considered: counsel for the Debtor, Ice Miller and Robinson & Cole LLP, and counsel for the Committee, Zeisler & Zeisler, P.C.

A Bid received from a Bidder before the Bid Deadline that meets the above requirements shall constitute a “Qualified Bid,” and such Bidder shall constitute a “Qualified Bidder.”

IV. Auction.

If more than one Qualified Bid is received by the Bid Deadline, the Debtor will conduct the Auction. Prior to the commencement of the Auction, the Debtor, in consultation with the Committee, shall determine the highest and best Qualified Bid(s) received. This determination may take into account any factors the Debtor, in consultation with the Committee, reasonably deems relevant to the value of the Qualified Bid(s) to the estate, including, *inter alia*, the following: (a) the amount of the consideration; (b) the ability of the Qualified Bidder(s) to close the Sale; (c) the proposed closing date and the likelihood, extent and impact of any potential delays in closing; (d) any purchase price adjustments; (e) the impact of the transaction on any actual or potential litigation; (f) the terms of the School Lease and (g) the net consideration to be received by the Debtor’s estate (collectively, the “Bid Assessment Criteria”). If no Qualified Bid is received by the Bid Deadline, the Debtor may determine not to conduct the Auction.

The Auction shall take place at 10:00 a.m. (prevailing Eastern Time) on **June 2, 2023, at 10:00 a.m. (E.T.)** at the offices of Robinson & Cole, 280 Trumbull Street, Hartford, Connecticut 06106, or such later time on such day or other place as the Debtor shall notify all Qualified Bidders. The Auction shall be transcribed or videotaped, and shall be conducted according to the following procedures:

A. The Debtor Shall Conduct the Auction.

The Debtor and its professionals shall direct and preside over the Auction. Only Qualified Bidders, or their representatives or agents, may submit Bids or Overbids (as defined below) at the Auction. At the start of the Auction the Debtor shall describe the terms of the highest and best Qualified Bid(s) received (the “Auction Baseline Bid(s)”).

All Bids made thereafter shall be Overbids, and shall be made and received on an open basis, and all material terms of each Overbid shall be fully disclosed to all Bidders who have submitted Qualified Bids. The Debtor shall maintain a transcript of all bids made and announced at the Auction, including the Auction Baseline Bid(s) and all Overbids.

B. Terms of Overbids.

An “Overbid” is any Bid made at the Auction subsequent to the Debtor’s announcement of the Auction Baseline Bid(s); provided that the first Overbid must be a minimum of **\$50,000** over the Auction Baseline Bid(s). The Debtor shall retain the right to modify the bid increment requirements for each round at the Auction. Additional consideration in excess of the amount set forth in the Auction Baseline Bid(s) shall only include cash.

(1) Remaining Terms are the Same as for Qualified Bids.

Except as modified herein, an Overbid must comply with the conditions for a Qualified Bid set forth above; *provided, however*, that the Bid Deadline shall not apply. Any Overbid must remain open and binding on the Bidder until and unless the Debtor accepts a higher Overbid.

(2) Announcing Overbids.

The Debtor shall announce at the Auction the material terms of each Overbid.

(3) Consideration of Overbids.

The Debtor reserves the right, in its reasonable business judgment to make one or more adjournments in the Auction to, among other things: facilitate discussions between the Debtor and individual Qualified Bidders; allow individual Qualified Bidders to consider how they wish to proceed; and give Bidders the opportunity to provide the Debtor with such additional evidence as the Debtor, in its reasonable business judgment and after consultation with the Committee, may require to evaluate any Overbid.

(4) Round-Skipping Prohibited.

Round-skipping, as described herein, is explicitly prohibited. To remain eligible to participate in the Auction, in each round of bidding, (i) each Qualified Bidder must submit a bid in such round of bidding that is a higher or otherwise better offer than the immediately preceding bid submitted by a Qualified Bidder in such round of bidding and (ii) to the extent a Qualified Bidder fails to bid in such round of bidding or to submit a bid in such round of bidding that is a higher or otherwise better offer than the immediately preceding bid submitted by a Qualified Bidder in such round of bidding, as determined by the Debtor in its reasonable business judgment (in consultation with the Committee), such Qualified Bidder shall be disqualified from continuing to participate in the Auction.

C. No Collusion.

Each Qualified Bidder participating at the Auction will be required to certify in writing at the Auction that it has not engaged in any collusion with respect to the Sale or bidding (including that it has no agreement with any other Bidder or Qualified Bidder to control the price).

D. Backup Bidder.

Notwithstanding anything in the Sale Procedures to the contrary, if an Auction is conducted, the party with the next highest or otherwise best Qualified Bid at the Auction, as determined by the Debtor in the exercise of its business judgment shall be required to serve as a backup bidder (the “Backup Bidder”). The Backup Bidder shall be required to keep its initial Bid (or if the Backup Bidder submitted one or more Overbids at the Auction, its final Overbid) (the “Backup Bid”) open and irrevocable until the earlier twenty five (25) days after the date of the Sale Hearing (the “Outside Backup Date”) or the closing of the transaction with the Successful Bidder. Following entry of the Sale Order, if the Successful Bidder fails to consummate an approved transaction because of a breach or failure to perform on the part of such Successful Bidder, the Debtor may designate the Backup Bidder to be the new Successful Bidder, and the Debtor will be authorized, but not required, to consummate the transaction with the Backup Bidder without further order of the Bankruptcy Court. In such case, the defaulting Successful Bidder’s Deposit, if any, shall be forfeited to the Debtor’s estate. The closing date to consummate the transaction with the Backup Bidder shall be no later than ten (10) calendar days after the date that the Debtor provide notice to the Backup Bidder that the Successful Bidder failed to consummate a sale and that the Debtor desires to consummate the transaction with the Backup Bidder. The Deposit, if any, of the Backup Bidder shall be held by the Debtor until the earlier of two (2) business days after (a) the closing of the Sale with the Successful Bidder and (b) the Outside Backup Date; *provided, however*, that in the event the Successful Bidder does not consummate the transaction as described above and the Debtor provides notice to the Backup Bidder, the Backup Bidder’s Deposit shall be held until the closing of the transaction with the Backup Bidder. If the Backup Bidder fails to consummate a transaction in accordance with the above conditions and timeframe, the Deposit of the Backup Bidder shall be forfeited to the Debtor’s estate.

E. Additional Procedures.

The Debtor may announce at the Auction additional procedural rules that are reasonable under the circumstances (*e.g.*, the amount of time to make subsequent Overbids) for conducting the Auction so long as such rules are not inconsistent with these Sale Procedures.

F. Consent to Jurisdiction as Condition to Bidding.

All Qualified Bidders at the Auction shall be deemed to have consented to the core jurisdiction of the Bankruptcy Court and waived any right to a jury trial in connection with any disputes relating to the Sale Procedures, the Auction or the construction and enforcement of any Transaction Documents.

G. Closing the Auction.

The Auction shall continue until there is only one or more Qualified Bid(s) that the Debtor determine in its reasonable business judgment is the highest or best Qualified Bid(s) at the Auction (the “Successful Bid” and the Bidder submitting such Successful Bid, the

“Successful Bidder”). In making this decision, the Debtor shall consider the Bid Assessment Criteria. The Auction shall not close unless and until all Qualified Bidders have been given a reasonable opportunity to submit an Overbid at the Auction to the then-existing Overbid, and the Successful Bidder has submitted fully executed Transaction Documents memorializing the terms of the Successful Bid.

VI. Sale Hearing.

The Sale Hearing will be conducted on **June 7, 2023 at 11:00 a.m.** (prevailing Eastern Time). The Sale Hearing will be held at United States Bankruptcy Court for the District of Connecticut, Abraham Ribicoff Federal Building 450 Main Street, 7th Floor, Hartford, Connecticut 06103.

Any objection to the sale of the Assets to the Successful Bidder or BackUp Bidder must be in writing, filed with the Court, and be served so that it actually received no later than **4:00 p.m. (prevailing Eastern Time) on June 5, 2023** (the “Sale Objection Deadline”). Objections shall be served on: (a) Counsel to the Debtor: Ice Miller, 1500 Broadway, 29th Floor, New York, NY 10036; Attn: Louis DeLucia, Esq. and Robinson & Cole LLP, 280 Trumbull St., Hartford, CT 06106, Attn: Patrick Birney, Esq.; (b) the Office of the United States Trustee for the District of Connecticut, 150 Court Street, Room 302, New Haven, CT 06510, Attn: Steven E. Mackey, Esq. (Steven.E.Mackey@usdoj.gov); and (c) Counsel to the Official Committee of Unsecured Creditors: Zeisler & Zeisler, PC, 10 Middle St Floor 15, Bridgeport, CT 06604, Attn: Eric Henzy, Esq; and (d) Counsel to any Qualified Bidders.

VII. Return of Deposit.

The Deposits of all Qualified Bidders shall be held in one or more non-interest-bearing escrow accounts by the Debtor, but shall not become property of the Debtor’s estate except as set forth in the Sale Procedures Order or the PSA at the close of the Sale, as set forth therein. The Deposit of the Backup Bidder shall treated in accordance with Section IV(D) above.

VIII. Reservation of Rights.

The Debtor reserves its rights, in its reasonable business judgment in a manner consistent with its fiduciary duties that will best promote the goals of the bidding process, to modify these Sale Procedures or impose, at or prior to the Auction, additional customary terms and conditions on the sale of the Property, including, without limitation:

(a) extending the deadline set forth in these Sale Procedures; (b) adjourning the Auction at the Auction and/or adjourning the Sale Hearing in open court without further notice; (c) reopening the Auction to consider further Bids or Overbids; (d) adding procedural rules that are reasonably necessary or advisable under the circumstances for conducting the Auction (*e.g.*, the amount of time to make subsequent overbids, whether a non-conforming Bid constitutes a Qualified Bid); (e) canceling the Auction; and (f) rejecting any or all Bids or Qualified Bids.

Bidding Procedures Ex. A
(Form PSA)

PURCHASE AND SALE AGREEMENT
(Approximately 113.19 acres in Montville, CT)

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (the “Agreement”) is made as of this day of _____, 2023, by and between The Norwich Roman Catholic Diocesan Corporation, a religious corporation organized under the laws of the State of Connecticut (the “Seller” or “Debtor”), whose address is 201 Broadway Norwich, Connecticut 06360 and [], or its Assigns (the “Purchaser”) whose address is _____, Connecticut 06

RECITALS

A. The Debtor is the owner of the land and all Improvements thereon located in Montville, Connecticut, known as 1593 Route 32, MBL 041-003-000 consisting of approximately 113.19 acres and as more particularly described on **Exhibit A** annexed hereto. The final legal description to be mutually agreed upon by the Purchaser and the Seller.

B. On July 15, 2021, the Debtor filed a voluntary bankruptcy petition pursuant to Chapter 11 of the Bankruptcy Code in the Bankruptcy Case.

C. On March 31, 2023, the Debtor filed the Sale Motion seeking entry of an order authorizing the Debtor, among other things, to conduct a sale the Property including approving procedures with respect thereto.

D. In accordance with the Sale Motion, the Debtor now desires to sell the Property on the terms and conditions contained in this Agreement, including obtaining the Final Sale Order, which provides relief pursuant to sections 105, 363, and 365 of the Bankruptcy Code and Rules 4001, 6004, 6006 of the Bankruptcy Rules authorizing the transactions contemplated hereunder.

E. Purchaser desires to acquire Seller’s fee interest in the Property from Seller and Seller desires to transfer its fee interest in the Property to Purchaser, free and clear of all liens, claims and interests pursuant to the Sale Motion and Final Sale Order.

NOW, THEREFORE, in consideration of the mutual covenants and representations herein contained, Seller and Purchaser agree as follows:

ARTICLE 1.
DEFINITIONS

1.1 In this Agreement, and in the Exhibits and Schedules attached hereto, and unless otherwise defined in the recitals or otherwise herein, the following words and phrases shall have the following meanings:

“**Amendment**” means an amendment, renewal, supplement, modification, expansion, restatement, extension, or any other change or revision.

“**Appurtenance**” means all easements, covenants, restrictions, tenements, rights, and appurtenances benefiting or appertaining to the Property and the land lying in the streets and roads in front of and adjoining the Property.

“**Assumed Contracts and Leases**” means contracts and leases listed on **Exhibit E** to be assumed and assigned to the Purchaser under Bankruptcy Code § 365. Any Contract and/or Lease not listed on **Exhibit E** shall be rejected by the Debtor under Bankruptcy Code § 365.

“**Auction**” has the meaning set forth in the Sale Motion.

“**Backup Bidder**” has the meaning set forth in the Bidding Procedures.

“**Bankruptcy Case**” means the case styled *In re: The Norwich Roman Catholic Diocesan Corporation*, Case No. 21-20687.

“**Bankruptcy Code**” means title 11 of the United States Code, §§ 101 *et seq.*

“**Bankruptcy Court**” means the United States Bankruptcy Court for the District of Connecticut.

“**Bankruptcy Rules**” means the Federal Rules of Bankruptcy Procedure.

“**Bidding Procedures**” means the procedures contained in the Sale Motion related to, among other things, the conduct of a sale process for the Property.

“**Bill of Sale**” means the document attached hereto as **Exhibit B**.

“**Business Day**” means any day other than (a) a Saturday or Sunday, (b) a federal or State of Connecticut banking holiday.

“**Closing**” means the closing of the transactions contemplated under this Agreement.

“**Closing Date**” shall have the meaning set forth in Section 6.1.

“**Contracts**” means all agreements of the Debtor.

“**Deposit**” means the ten (10%) of the purchase price set forth in Section 2.1 that was deposited by the Purchaser at the time it tendered a Qualified Bid (as that term is defined in the Bidding Procedures).

“Deposit Refund” means return of the Deposit to Purchaser without offset, recoupment or reduction of any kind.

“Development Rights” means all rights of Seller, if any, to the air space above the Land, and all zoning entitlements, development rights and appurtenances accruing to the Property under, or by reason of, any applicable zoning ordinance or other laws.

“Encumbrances” means any and all liens, mortgages, deeds of trust, security agreements, security interests, options, rights of purchase or first refusal, rights-of-way, restrictive covenants, reservations, judgments, Leases, subleases, licenses, assignments, restrictions, or other encumbrances affecting title to the Property.

“Existing School Lease” means the oral lease of a certain portion of Property between the Seller and School which shall be terminated upon execution of the New School Lease and Closing.

“Final Sale Order” means a final, non-appealable order of the Bankruptcy Court approving the Sale Motion that is not subject to a valid stay.

“Governmental Entity” means the United States, the State, the County, the Town, or the City where the Property is located and any other State in which a party to this Agreement is incorporated or organized.

“Improvements” means all buildings, structures, and improvements located on the Land

“**Land**” means the real property more particularly described on **Exhibit A** attached hereto.

“**Lease**” means all leases, rental agreements, occupancy agreements, subleases, or other agreements which permit or authorize the use and occupancy of the Property, together with any and all, if any, guaranties, security deposits, or other security for performance of a Tenant’s obligations thereunder, all Amendments and/or other agreements forming a part thereof.

“**Legal Proceeding**” means any litigation, arbitration, administrative proceeding, or other legal proceeding of any kind.

“**Licenses and Permits**” means all building and other certificates, licenses, permits, and approvals granted by any Governmental Entity pertaining to the ownership or operation of the Property by Seller.

“**Local Rules**” means the local bankruptcy rules for the United States Bankruptcy Court for the District of Connecticut.

“**New School Lease**” means the lease that shall be entered into between Purchaser and the School, which shall become effective immediately after the Closing Date, in the form attached hereto as **Exhibit C**.

“**Permitted Encumbrance**” means an Encumbrance as defined in Section 4.2 hereof accepted by the Purchaser and expressly listed on **Exhibit E**.

“**Person**” means an individual person, a corporation, limited liability company, partnership, trust, joint venture, proprietorship, estate, association, Governmental Entity or other incorporated or unincorporated enterprise, entity, or organization of any kind.

“**Personal Property**” means equipment, machinery and other personal property of every nature and description owned by Seller and located on the Property as set forth in **Exhibit G**.

“**Plans**” means any environmental “Phase I” or other environmental reports prepared by third parties at the direction of Seller or a Tenant in connection with the Property or any portion thereof, which are in Seller’s possession or control. “**Property**” means the Land and the Improvements, and Seller’s interest in all Appurtenances, Personal Property (if any), Development Rights, Contracts, Licenses and Permits, Plans, and Warranties and Guaranties.

“**Rejected Contracts and Leases**” means all Contracts and Leases not expressly included on **Exhibit E**.

“**Sale Motion**” means the motion filed in the Bankruptcy Court by the Debtor at Docket No. 1225 seeking approval of this Agreement and authority to sell the Property under Section 363 of the Code.

“**School**” means St. Bernard’s School of Montville, Inc. “**Successful**

Bidder” has the meaning set forth in the Sale Motion.

“**Tenant**” means any person or entity having rights to use or occupy portions of the Property, including the School, all of which are collectively referred to herein as the “Tenants”.

“Termination Deadline” means 5:00 p.m. (Connecticut Time) on [____], 2023.

“Title Company” means Chicago/Commonwealth and Fidelity National.

“Warranties and Guaranties” means all unexpired warranties and guaranties running to the benefit of Seller in connection with the operation of the Property, if any.

1.2 Unless specified to the contrary, references to Sections, Exhibits and Schedules mean the particular Section, Exhibit or Schedule in or to this Agreement, all of which Exhibits and Schedules are made a part hereof for all purposes the same as if set forth herein verbatim; it being expressly understood that if any Exhibit attached hereto which is to be executed and delivered at Closing contains blanks, such Exhibit attached hereto shall be deemed completed in the form executed.

1.3 Wherever used in this Agreement:

1. the words “include” or “including” shall be construed as incorporating, also, “but not limited to” or “without limitation”;
2. the word “day” means a calendar day unless otherwise specified;
3. the word “party” means each of Seller and Purchaser;
4. the word “law” (or “laws”) means any statute, ordinance, resolution, regulation, code, rule, order, decree, judgment, injunction, mandate, or other legally binding requirement of a Governmental Entity; provided, however, only the partnership, corporate or limited liability company laws, as applicable, of a State other than Connecticut shall be deemed to be “laws” under this Agreement; and
5. each reference to “\$” or “dollars” means United States dollars.

1.4 Certain other words and phrases are defined or described elsewhere in this Agreement.

ARTICLE 2.
PURCHASE AND SALE

2.1 Purchase and Sale. Subject to the terms and conditions of this Agreement, Seller in consideration of the Purchase Price (defined below), hereby agrees to sell and convey to Purchaser, and Purchaser hereby agrees to purchase from Seller, the Seller's right, title and interest in the following:

The Property, all rights, privileges and easements appurtenant to the Property, all development rights and entitlements relating to the Property, all water, wastewater and other utility rights relating to the Property, and any and all easements, rights-of-way, adjacent streets, walls, alleys and other appurtenances used in connection with the beneficial use and enjoyment of the Property;

All of either Seller's right, title and interest in and to any and all (i) warranties, guaranties and beneficial indemnities currently in force and effect with respect to the Property, (ii) licenses, permits, certificates of occupancy, agreements, utility contracts, or similar documents relating to the Property, and (iii) design contracts, plans, drawings, specifications, surveys, engineering reports, environmental reports and other third-party reports pertaining to the physical characteristics of the Property; and

All of either Seller's right, title and interest in and to any insurance proceeds or awards for damages to the Property resulting from any taking in eminent domain and/or from any fire or other casualty.

ARTICLE 3.
PURCHASE PRICE

3.1 Purchase Price. Subject to the prorations and adjustments described elsewhere in this Agreement, the total purchase price (the "Purchase Price") for the Property shall be [].

3.2 Payment of Purchase Price. The Purchase Price shall be paid by Purchaser to Seller as follows:

- (a) The Deposit that the Purchaser tendered at the time of the submission of its Qualified Bid (as that term is defined in the Bidding Procedures) shall be applied toward the Purchase Price at Closing and shall otherwise be paid or applied in accordance with this Agreement and Final Sale Order. The Deposit shall not be subject to any lien, attachment, trustee process or any other judicial process of any creditor of Seller or Purchaser. If the Deposit is not timely deposited, this Agreement shall automatically terminate ab initio and shall be of no force or effect. The Deposit Refund shall occur as more fully set forth in this Agreement including, without limitation, as provided in Section 10.2 regarding Seller's default under this Agreement.

- (b) Upon Closing, by wire transfer drawn by and upon a federally regulated or state-chartered bank, the proceeds of which are immediately available, the sum of \$[insert final bid price here, less Deposit Amount].
- (c) The Escrow Agent shall hold the Deposit pursuant to the following:
- (i) Escrow Agent shall hold the Deposit in a non-interest bearing trust account until the Closing (as hereinafter defined), or until this Agreement is sooner terminated as provided herein and shall pay over or apply the Deposit in accordance with the terms of this Agreement. At the Closing, the Deposit shall be paid by Escrow Agent to Seller.
 - (ii) If for any reason the Closing does not occur and either party makes a written demand upon Escrow Agent for payment of the Deposit, which demand shall specify the reason the Closing did not occur, Escrow Agent shall deliver a copy of the written demand to the other party. If Escrow Agent does not receive a written objection to the proposed payment from the other party within ten (10) Business Days after receiving such notice, Escrow Agent is hereby authorized to make such payment. If Escrow Agent does receive written objection within such ten (10) Business Days, or, if for any other reason, Escrow Agent in good faith shall elect not to make such payment, Escrow Agent shall continue to hold the Deposit until otherwise directed by written instructions from both parties to this Agreement or a final judgment of the Bankruptcy Court. In such event, the parties agree to diligently pursue a resolution of the dispute regarding the Deposit.
 - (iii) Seller and Purchaser understand and agree that Escrow Agent's duties under this Agreement are purely ministerial, and that Escrow Agent's sole duty shall be to act in accordance with the express terms of this Agreement. Escrow Agent may act in reliance upon any writings or signatures believed by it, in good faith, to be genuine and may assume that any person purporting to give any writing, notice or instruction in connection with the provisions of this Agreement have been authorized to do so.
 - (iv) Notwithstanding anything contained herein to the contrary, if, for any reason, Escrow Agent becomes involved in any formal or informal dispute, litigation or arbitration relating hereto, Escrow Agent is hereby authorized to withdraw as Escrow Agent and to deposit the Deposit with the Bankruptcy Court. Upon the withdrawal of Escrow Agent, Escrow Agent shall be fully relieved and discharged of any further duties as Escrow Agent.

- (v) Seller and Purchaser hereby jointly and severally agree to indemnify Escrow Agent and hold Escrow Agent harmless from any losses, liabilities, claims, damages, costs, or expenses, including without limitation attorney's fees and litigation costs, suffered, or incurred by Escrow Agent in connection with the performance of Escrow Agent's duties hereunder.

3.3 Liabilities Not Assumed. Purchaser shall not assume or become responsible for any debts, liabilities, contract obligations, expenses, duties, obligations or claims of any nature whatsoever of Seller (and Seller shall continue to be solely and fully responsible therefor) (collectively, the "Excluded Liabilities"), other than liabilities arising after the Closing.

ARTICLE 4.
DELIVERY OF DOCUMENTS, CONDITIONS
OF TITLE AND PERMITTED ENCUMBRANCES

4.1 Within seven (7) Business Days after a fully executed counterpart of this Agreement is delivered to Purchaser (except as otherwise provided), Seller shall deliver (except as otherwise provided) the following information and documents to Purchaser:

- (a) Copies of statements in Seller's possession of the ad valorem, intangible and other real and personal property taxes, special and general assessments, school taxes, water, and sewer charges against the Property.

- (b) The most recent surveys of the Property in Seller's possession, if any, (collectively, the "Survey"). Any updated surveys required in connection with Purchaser's acquisition of the Property shall be ordered and paid for by Purchaser.

- (c) Copies of any unrecorded written agreements with utility companies or any other entity, in Seller's possession or control, and copies of any unrecorded easements in Seller's possession.

- (d) Copies of all Leases, Lease files, Licenses and Permits, Plans, and Warranties and Guaranties related to the Property in Seller's possession.

- (e) The most recent title commitments and title policies for the Property in Seller's possession.

- (f) Copies of all Plans.

4.2 Within ten (10) Business Days after the date of this Agreement, Purchaser shall cause the Title Company to deliver to Purchaser and Seller: (a) a current Commitment for an ALTA Owner's Policy of Title Insurance issued by the Title Company (the "Title Policy"), whereby said Title Company commits to issue its Title Policy written in accordance with this Agreement (the "Commitment"); and (b) copies of all instruments shown as exceptions on the Commitment. The Commitment shall describe the Property; shall list Purchaser as the prospective named insured; shall show as the policy amount the Purchase Price; and shall contain the commitment of the Title Company to insure Purchaser's fee interest in the Property upon the Closing. The Commitment shall show the status of the title of the Property and all exceptions that would appear in the Title Policy. Any items or exceptions to title which are accepted or waived in writing or deemed to have been accepted or waived by Purchaser pursuant to the terms of this Agreement, are Permitted Encumbrances. For the avoidance of doubt, any Encumbrance other than a Permitted Encumbrance, including any Encumbrance or ownership interest of the School in the Property shall be disallowed or otherwise deemed invalid by the Final Sale Order.

ARTICLE 5. **CONDITIONS TO CLOSING**

5.1 Conditions to Obligations of Purchaser. The obligations of Purchaser to execute and deliver the applicable Closing Documents (as defined in Section 6.2) and to pay the Purchase Price shall be subject to the satisfaction of each of the following conditions at or prior to the Closing, unless otherwise specified:

- (a) Title to the Property shall be free of Encumbrances other than Permitted Encumbrances and except as otherwise provided herein.

- (b) Seller shall have executed (where applicable) and delivered the Closing Documents to be executed and delivered by Seller.

- (c) All of the representations and warranties of Seller contained in this Agreement shall have been true and correct in all material respects when made, and shall be true and correct in all material respects on the Closing Date with the same effect as if made on and as of such date.

- (d) Seller shall have performed, observed, and complied in all material respects with all covenants, agreements, and conditions required by this Agreement to be performed, observed, and complied with on Seller's part prior to or as of the Closing Date.

- (e) Entry of a Final Sale Order and Court Approval (as defined in Section 5.3).

- (f) Purchaser shall have received the Commitment for the Title Policy, which shall be consistent with this Agreement, including Section 4.2

5.2 Conditions to Obligations of Seller. The obligations of Seller to execute and deliver the applicable Closing Documents and to perform Seller's other obligations at the Closing under this Agreement are and shall be subject to the satisfaction of each of the following conditions at or prior to the Closing:

(a) Purchaser shall have delivered the Purchase Price to Seller at the Closing pursuant to the terms of this Agreement.

(b) Purchaser shall have executed (where applicable) and delivered the Closing Documents to be executed and delivered by Purchaser.

(c) Entry of the Final Sale Order.

(d) Seller having obtained the approval of sale by the bishop and the Holy See as provided for Canon Law 1291et seq. Purchase shall cooperate with Seller in obtaining all approvals as required by Canon Law 1292. In the event that one of the above conditions precedent in Section 5.2(a)-(b) to the obligations of Seller shall not occur on or by the Closing Date and the occurrence of such condition is not waived by Seller, then upon written notice from Seller to Purchaser delivered on or prior to the Closing Date, this Agreement shall terminate, and within five (5) Business Days the Deposit Refund shall occur, and neither party shall have any further obligation to the other. In the event that the condition precedent in Section 5.2(c) to the obligations of Seller shall not occur on or by the Closing Date, the Purchaser is not in default hereunder and the occurrence of such condition is not waived by Seller, then upon written notice from Seller to Purchaser delivered on or prior to the Closing Date, this Agreement shall terminate, and within five (5) Business Days the Deposit Refund shall occur, and neither party shall have any further obligation to the other. Seller's acceptance of the Purchase Price at Closing shall signify that all conditions to Seller's obligations to close the transaction contemplated in this Agreement have either been fulfilled by Purchaser or waived by Seller, subject only to such matters as may be specifically stated in this Agreement to survive the Closing. In the event that the condition precedent in Section 5.2(d) to the obligations of Seller shall not occur on or by the Closing Date, the Purchaser is not in default hereunder and the occurrence of such condition is not waived by Seller, then upon written notice from Seller to Purchaser delivered on or prior to the Closing Date, this Agreement shall terminate, and within five (5) Business Days the Deposit Refund shall occur, and neither party shall have any further obligation to the other. Alternatively, Seller shall have an additional thirty (30) day time period to obtain the required approvals under Canon Law 1292. Seller's acceptance of the Purchase Price at Closing shall signify that all conditions to Seller's obligations to close the transaction contemplated in this Agreement have either been fulfilled by Purchaser or waived by Seller, subject only to such matters as may be specifically stated in this Agreement to survive the Closing.

5.3 Fiduciary Out Clause. If Seller reasonably determines in good faith based upon the advice of outside counsel that continued performance under this Agreement would be inconsistent with the exercise of its fiduciary duties under applicable law, then Seller shall provide notice of such determination to the Purchaser within five (5) Business Days after the date thereof and, thereafter, Seller may terminate this Agreement upon return to Purchaser the amount being held in escrow.

ARTICLE 6. **CLOSING**

6.1 Closing. The Closing will take place remotely via the exchange of electronic documents and signatures by electronic mail (or wet signatures, as required for the Real Estate) on the date that is within one (1) Business Day of the entry of the Final Sale Order ("Closing Date"), time is of the essence as to the Closing Date.

6.2 Seller's Obligations at Closing. At the Closing, Seller shall deliver to Purchaser possession of the Property free from any rights of possession of anyone whomsoever, including Tenants or other occupants, except as a condition of closing, the Purchaser shall enter into the New School Lease

with the School as Tenant, and shall deliver to Purchaser, as applicable, the following documents (the “Closing Documents”):

(a) a quit claim deed (herein so called), in form and substance reasonably satisfactory to Purchaser, as applicable for the Real Property, conveying fee simple title in the Real Property to Purchaser, subject only to Permitted Encumbrances;

(b) counterparts of a Bill of Sale, if applicable (herein so called), in form and substance as set forth on **Exhibit B** attached hereto, duly executed by Seller, conveying the Personal Property, Development Rights, Contracts, Licenses and Permits, Warranties and Guaranties and Plans owned and transferable by Seller for the Property to Purchaser;

(c) customary affidavits executed by Seller as the Title Company shall reasonably require in order to omit from the Title Policy all exceptions for (i) mechanic’s and materialman’s liens for work conducted by Seller, and (ii) Tenants.

(d) good and immediately available funds in the amount due Purchaser under the proration provisions of Article 7 below; provided, however, at the election of Seller, such sums may instead be credited against the Purchase Price to be paid by Purchaser to Seller under Section 6.3 below;

(e) a certificate of an officer of Seller, reflecting the authorization of (i) the actions to be taken by Seller under this Agreement and (ii) the execution and delivery of this Agreement, the Closing Documents and all other documents required to be executed and delivered by Seller pursuant to this Agreement;

(f) originals (or photocopies certified by Seller to be true and complete if originals are not available) of Contracts, Licenses and Permits, Plans and Warranties and Guaranties, if any, in Seller’s possession;

(g) any State and local transfer tax or other forms required to be filed in connection with the sale of the Property or the recording of the quit claim deed, together with sufficient funds to pay said transfer taxes;

(h) a closing statement prepared by Seller, as reasonably approved by Purchaser, reflecting the Purchase Price and all adjustments and proration provided for herein (the “Closing Statement”), executed by Seller;

(j) an affidavit of Seller certifying that Seller is not a ‘foreign person,’ as defined in the federal Foreign Investment in Real Property Tax Act of 1980, and the 1984 Tax Reform Act, as amended; and

(k) the New School Lease, duly executed by Purchaser and Tenant.

6.3 Purchaser’s Obligation at Closing. At Closing, Purchaser shall deliver to Seller through the Title Company, as applicable, the following:

(a) the balance of the Purchase Price by wire transfer of immediately available funds to the account of Seller after credit for all applicable credits and proration;

(b) executed counterparts of the Bill of Sale, if any, originally executed by Purchaser;

(c) counterparts of the Closing Statement, executed by Purchaser; and

6.4 Closing Costs. Except as otherwise expressly provided herein, Purchaser shall pay (i) all sales taxes on personal property, if any, (ii) the title premiums and the cost of any endorsements to the Title Policy required by Purchaser, if any, and the search and examination fees, (iii) Purchaser's share of prorations, (iv) the cost of updating the Survey, if required by Purchaser and (v) all recording charges (other than for discharges of mortgages). Seller shall pay (i) Seller's share of prorations, and (ii) all applicable state, city and county deed stamp tax, excise, documentary stamp, conveyance, and transfer taxes. Except as otherwise provided herein, each party shall pay its own attorneys' fees.

6.5 Allocation of Purchase Price. Seller and Purchaser shall reasonably cooperate with each other to allocate the Purchase Price to the Land and Improvements, the Personal Property, and such other components constituting the Property to be conveyed herein.

ARTICLE 7. **PRORATIONS**

7.1 The following shall be apportioned and adjusted between Seller and Purchaser as of 11:59 p.m. (Connecticut time) the day preceding the Closing Date:

(a) Any water and sewer rents and charges; vault taxes or charges, elevator inspection charges (if any) and other like and similar municipal taxes and charges, each on the basis of the fiscal year or other period for which assessed, and apportioned upon the basis of the actual number of days in such year or period;

(b) Any electric, gas, steam and other public utility charges for services furnished to the Property on the basis of the actual number of days in any period covered by the charge being apportioned (except that no apportionment shall be made for any of such items as are furnished and charged by the applicable utility company directly to Tenant under any Leases).

7.2 LEFT INTENTIONALLY BLANK.

7.3 LEFT INTENTIONALLY BLANK.

7.4 The apportionment (if any) of utility charges shall be made upon the basis of charges shown on the latest available bills of such utilities. The charges shown on such available bills for periods prior to the Closing Date shall be paid by Seller, and for the period from the date of each such last available utility bill to the Closing Date an apportionment shall be made based on the amount charged for the period covered by such last available bill. Seller will use all reasonable efforts to cause the respective utility companies to read its meters or fix its charges to the Closing Date, in which event Seller shall pay such charges, when billed, to the Closing Date and Seller's accounts with the utility companies will be cancelled, and Purchaser shall open new accounts with the utility companies and pay such charges from and after the Closing Date and/or promptly reimburse Seller for any such charges paid by Seller for any period subsequent to the Closing Date.

7.5 If any item covered by this Article cannot be apportioned because the same has not been (or cannot be) fully ascertained on the Closing Date, or if any error has been made with respect to any apportionment, then such item shall be apportioned (or corrected, as applicable) as soon as the same is fully ascertained and shall be paid promptly thereafter by the appropriate party.

7.6 LEFT INTENTIONALLY BLANK.

7.7 In the event either Purchaser or Seller shall owe the other any money as a result of the terms of this Article 7 (whether at Closing or thereafter), then the party owing such money shall pay the other party such money promptly, as soon as the amount is finally determined.

7.8 This Article 7, and all rights and duties of the parties hereunder, shall survive the Closing for 180 days.

ARTICLE 8. **REPRESENTATIONS AND WARRANTIES**

8.1 **Representations and Warranties of Seller.** Seller represents and warrants to Purchaser as follows, which representations and warranties shall be true and correct as of the date hereof and as of the Closing Date:

(a) Seller has sole, good and marketable fee simple title to the Property.

(b) The Property is sufficient for the continued conduct of the School's educational mission after the Closing in substantially the same manner as conducted prior to the Closing and constitutes all of the Property necessary to conduct the School's educational mission as currently conducted. Each structure and fixture on the Property is, to the Knowledge of Seller, structurally sound with no known structural defects, and in good operating condition and repair (normal wear and tear excepted).

(c) Subject to entry of the Final Sale Order and such other authorization as is required by the Bankruptcy Court or Canon Law, Seller has the requisite capacity, power and authority, and has taken all action necessary to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement. This Agreement has been duly executed and delivered by Seller. Subject to entry of the Final Sale Order and such other authorization as is required by the Bankruptcy Court and Canon Law, this Agreement constitutes a legal, valid and binding agreement of Seller, enforceable against Seller in accordance with its terms.

(d) Upon the entry of the Final Sale Order and receipt of the request approvals under Canon Law, the execution and delivery of the Closing Documents will not (A) violate any provision of the articles of organization of Seller; (B) violate, conflict with or result in a breach or termination of, or give any other party the right to terminate, or constitute a default under the terms of, any agreement to which Seller is a party or by which it is bound; (C) violate any judgment, order, injunction, award or decree of any Governmental Entity against or binding upon Seller or upon the Property or business of Seller; or (D) constitute a violation by Seller of any applicable law or regulation to which Seller is subject.

(e) **FIRPTA.** Seller is not a foreign person within the meaning of Section 1445(b) (2) of the Internal Revenue Code of 1986, as amended.

(f) **Litigation.** There is no action, suit, investigation or proceeding pending against or, to the knowledge of Purchaser, threatened against Purchaser before any governmental authority which in any manner challenges or seeks to prevent, enjoin, materially alter or materially delay the Transactions.

(g) **Use of Property.** The Purchaser intends to use the Property after Closing as follows: [insert description of use of Property].

(h) **School Lease.** The Purchaser shall enter into the New School Lease at the Closing and honor the terms and conditions of the New School Lease post-Closing.

(i) **No Outside Reliance; Investigation.** Purchaser acknowledges and agrees that the representations and warranties made by Sellers to Purchaser in Section 8.1 (as qualified by the express terms and conditions (including limitations and exclusions) of this Agreement) (the “Express Representations”) are the sole and exclusive representations, warranties and statements of any kind made to Purchaser and on which Purchaser may rely in connection with the Transactions. Purchaser acknowledges and agrees all other representations, warranties and statements (other than the Express Representations) of any kind or nature expressed or implied, whether in written, electronic or oral form, in each case, made or provided by Seller, its advisors or any other person are disclaimed by Seller. Purchaser acknowledges and agrees that in making its decision to enter into this Agreement and all agreements and instruments in connection herewith and to consummate the transactions contemplated hereby and thereby it (i) has been afforded the opportunity to ask questions of and receive answers from the Seller or the School, (ii) has conducted its own independent investigation of Seller and the School, and has not relied on any representation, warranty or other statement by Seller, the School or any other Person on behalf of any Seller or the School, other than the Express Representations and (iii) has relied solely upon its own investigation and the Express Representations.

(j) **Outside Reliance; Investigation.** NEITHER PURCHASER, NOR ANY OTHER PERSON HAS MADE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, OF ANY NATURE WHATSOEVER, RELATING TO PURCHASER IN CONNECTION WITH THE TRANSACTIONS CONTEMPLATED HEREBY, OTHER THAN PURCHASER’S EXPRESS REPRESENTATIONS.

8.3 Survival. None of the representations or warranties of Seller set forth in this Agreement, or in any other agreement or certificate executed in connection with, or delivered pursuant to, this Agreement shall survive the Closing. Other than the requirements of further assurances and actions specifically identified to be taken post-Closing, all other covenants of Seller shall expire upon Closing. All representations and warranties of Purchaser shall survive the Closing for a period of twelve (12) months, and any other covenants of Purchaser shall expire upon Closing. This Section 8.3 shall not limit any covenant or agreement of any Party which, by its term, contemplates performance after the Closing, but only to the extent such covenants and agreement are to be performed, or prohibit actions, subsequent to the Closing.

ARTICLE 9.
RISK OF LOSS

9.1 Risk of Loss. Until the transfer of title and possession on the Closing Date, the risk of loss by fire or other casualty to the Property shall be borne by Seller who shall keep the Property insured against such loss to the full extent of the fair insurable value thereof. In the event of any such loss prior to the Closing, Purchaser may elect to either rescind this Contract with a consequent payment of the Deposit Refund or to accept the proceeds of any insurance proceeds received by Seller and to perform under the terms of this Agreement.

9.2 Condemnation. If, prior to the Closing, an action is initiated to take the Property by eminent domain proceedings or by deed in lieu thereof (a "Condemnation"), Seller, upon receipt of written notice of such action from any Governmental Entity, shall immediately give Purchaser written notice of such Condemnation, Purchaser shall have the right to (a) terminate this Agreement, in which event the Deposit Refund shall occur within five (5) Business Days or (b) consummate the Closing, in which latter event all of Seller's assignable right, title and interest in and to the award of the condemning authority shall be assigned to Purchaser at the Closing and there shall be no reduction in the Purchase Price.

ARTICLE 10.
DEFAULT

10.1 Permitted Termination. If this Agreement is terminated by either party pursuant to a right expressly given to it hereunder (a "Permitted Termination"), neither party shall have any further obligation to the other party except as expressly provided in the Agreement.

10.2 Default Remedies of Purchaser.

(a) Seller shall be in default hereunder if through no fault of Purchaser, Seller shall fail to Close on the sale of the Property on or before the Termination Date.

(b) In the event of a default by Seller under this Section 10.2, then provided Purchaser is not in default hereunder (and provided Purchaser has notified Seller of the specific nature of such default and allowed Seller a ten (10) Business Day period to cure such default (the "Remedy Period")), Purchaser may, at Purchaser's sole option on or prior to Closing, either (i) terminate this Agreement by written notice delivered to Seller at or prior to the Closing, in which event the Deposit Refund shall occur within five (5) Business Days and thereafter neither Seller nor Purchaser shall have any obligations to the other under this Agreement, except as specifically set forth herein, or (ii) obtain specific performance of Seller's obligations hereunder pursuant to a motion to enforce the Final Sale Order.

10.3 Default Remedies of Seller.

(a) Purchaser shall be in default hereunder if Purchaser shall fail to meet, comply with, or perform in any material respect any covenant, agreement, or obligation on its part required, and Purchaser fails to cure such breach or failure within ten (10) Business Days after written notice from Seller of such breach.

(b) In the event of a default by Purchaser under Section 10.3(a), then Seller may terminate this Agreement by written notice delivered to Purchaser at or prior to the

Closing, in which event Seller shall retain the Deposit, it being agreed between Purchaser and Seller that such sum shall be liquidated damages and the sole and exclusive remedy for Seller for a default by Purchaser hereunder because of the difficulty, inconvenience and uncertainty of ascertaining actual damages for such default and thereafter neither Seller nor Purchaser shall have any obligations to the other under this Agreement, except as specifically set forth herein.

ARTICLE 11.
SELLER'S PRE-CLOSING OBLIGATIONS

11.1 Operations. Seller hereby agrees and covenants that from the date hereof through the Closing or earlier termination of this Agreement:

(a) Seller shall not, without the prior written approval of Purchaser, enter into any Contract or lease with regards to the Property that will be binding on Purchaser or the Property after the Closing except a Contract or lease in the ordinary course of business of the Property provided that any such Contract or lease in any event can be terminated upon 30 days' notice without payment or penalty.

(b) Seller shall not consent to any zoning changes of the Property without the prior written consent of Purchaser.

(c) Seller shall maintain its current liability insurance for the Property.

(d) Seller shall not sell or otherwise encumber the Property.

(e) Seller will not alter the physical condition of the Property in any material respect.

ARTICLE 12.
BROKERS

12.1 The parties hereby agree and acknowledge that there is no agent or broker involved in the transaction contemplated under this Agreement and no other agent(s) or broker(s) showed the Property to Purchaser or participated in the sale of the Property.

ARTICLE 13.
BANKRUPTCY MATTERS

13.1 Bankruptcy Court Approval.

(a) Seller is the debtor and debtor in possession in the Bankruptcy Case. As soon as practicable the Debtor shall file papers with the Bankruptcy Court identifying the Purchaser as the Successful Bidder and seeking approval of a process to obtain authority to sell the Property pursuant to a sale under Section 363 of the Code. Accordingly, the Bankruptcy Court shall have approved this sale for this purchase to proceed. For the avoidance of doubt, the transaction contemplates the entry of Bidding Procedures and, ultimately, the entry of a Final Sale Order, which shall include findings that 1) the Purchaser is a good faith purchaser for value, and 2) the sale and purchase of the Property is free and clear of all claims, encumbrances, and interests. The parties shall also seek for the Final Sale Order to provide a waiver of the 14 day stay period under Bankruptcy Rule 6004(h) and that the terms and conditions of the Final Sale Order will be immediately effective and enforceable upon its entry. Unless Purchaser unilaterally extends the date for Court Approval, if Court Approval does not occur by May __, 2023, this Agreement shall terminate, and within five (5) Business Days the Deposit Refund shall occur, and neither Party shall have any further obligation to the other, except those that specifically survive termination of the Agreement.

(b) Seller and Purchaser each acknowledge that this Agreement and the sale of the Property by Purchaser are subject to Bankruptcy Court approval. Purchaser acknowledges that to obtain such approval, Seller must demonstrate that it has taken reasonable steps to obtain the highest and otherwise best offer possible for the Property, and that such demonstration will include giving notice of the transactions contemplated by this Agreement to creditors and other interested parties as ordered by the Bankruptcy Court, and, if necessary, conducting the Auction.

(c) Final Sale Order. Purchaser agrees that it will take such actions as are reasonably requested by Seller to assist in obtaining entry of the Final Sale Order, including furnishing affidavits or other documents or information for filing with the Bankruptcy Court for the purposes, among others, of demonstrating that Purchaser is a “good faith” purchaser under Section 363(m) of the Bankruptcy Code.

(d) Bidding Procedures. Purchaser agrees and acknowledges that Seller, including through its respective legal and financial advisors, is and may continue soliciting inquiries, proposals, or offers from third parties for all or any part of the Property, and are and may continue discussing and negotiating such inquiries, proposals or offers and providing information to Third Parties in connection therewith, as contemplated by the Bidding Procedures.

If to Purchaser:

With copies to:

14.2 Entire Agreement. This Agreement embodies the entire agreement between the parties relative to the subject matter hereof, and there are no oral or written agreements between the parties, nor any representations made by either party relative to the subject matter hereof, which are not expressly set forth herein. The parties hereto do not intend to confer any benefit hereunder on any Person other than the parties hereto.

14.3 Amendment. This Agreement may be amended only by a written instrument executed by the party or parties to be bound thereby.

14.4 Headings. The captions and headings used in this Agreement are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Agreement.

14.5 Governing Law. This Agreement shall be governed and construed by the internal laws of the State of Connecticut.

14.6 Successors and Assigns. This Agreement shall bind and inure to the benefit of Seller and Purchaser and their respective successors and permitted assigns.

14.7 Invalid Provision. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement; and, the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Agreement.

14.8 Multiple Counterparts; Electronic Signatures. This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) agreement; in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart with each party's signature. Further, this Agreement may be executed by facsimile or by portable document format (.pdf) signature, such that execution of this Agreement by facsimile or by portable document format (.pdf) signature shall be deemed effective for all purposes as though this Agreement was executed as a "blue ink" original.

14.9 Construction. The words "herein" "hereof" "hereunder" and other similar compounds of the words "here" when used in this Agreement shall refer to the entire Agreement and not to any particular provision or section. Whenever used in this Agreement, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Marginal notes are inserted for convenience only and shall not form part of the text of this Agreement. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared the same.

14.10 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

14.11 Time of Essence. Seller and Purchaser hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation, and provision hereof and that failure to timely perform any of the terms, conditions, obligations or provisions hereof by either party shall constitute a material breach of and a non-curable default under this Agreement by the party so failing to perform.

14.12 No Joint Venture. This Agreement shall not create a partnership or joint venture relationship between Purchaser and Seller.

14.13 Assignment. Purchaser shall have a right to assign this Agreement to any entity which directly or indirectly, controls, is controlled by or under common control with Purchaser (an "Affiliate"), or to a Qualified Intermediary as part of a 1031 transaction. Any such assignment to Purchaser's Affiliate shall release Purchaser from its duties, liabilities, or obligations under this Agreement.

14.14 Timing. If the final date of any period which is set out in any provision of this Agreement falls on a Saturday, Sunday, or legal holiday under the law of the United States or the State of Connecticut, in such event, the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the date first written above.

SELLER:

SELLER NAME
THE NORWICH ROMAN CATHOLIC
DIOCESAN CORPORATION

By: _____
Name:
Title:

PURCHASER:

PURCHASER NAME

By: _____
Name:
Title: Member

Bidding Procedures Ex. B.

(Form Lease)

LEASE

THIS AGREEMENT made as of the ____ day of _____, 2023 between _____, a _____ having a principal office at _____ (hereinafter, the "Lessor"), and SAINT BERNARD SCHOOL OF MONTVILLE, INCORPORATED, a Connecticut corporation having an office at 1593 Norwich-New London Turnpike, Uncasville, Connecticut (hereinafter called the "Lessee").

WITNESSETH:

The Lessor hereby leases to the Lessee and the Lessee hires and rents from Lessor, the buildings, land and improvements more particularly described in **Schedule A** attached hereto and hereby incorporated by reference, situated at 1593 Norwich-New London Turnpike, Uncasville, Connecticut and known as Saint Bernard School (the "School") located on a parcel of land containing 42.9 acres more or less (such land and improvements, hereinafter called the "Leased Premises"). The Leased Premises abuts an additional 69.8 acres of land, more or less, owned by Lessor but not leased to Lessee, as more particularly shown on **Schedule A** (such abutting parcel, hereinafter, the "Lessor's Additional Property").

The parties hereto covenant and agree as follows:

1. TERM OF LEASE

The term of this Lease shall be for a period of ten (10) years, commencing as of _____, and ending on the earlier of midnight on _____ or six (6) months following the last day the Leased Premises operates as a Roman Catholic school or such other purposes as are customary or proper to a Catholic, nonprofit school (the "Intended Use").

Each party hereto agrees, upon the demand of the other party, to execute and deliver to the other party a Notice of Lease in the form and executed in the manner required by Section 47-19 of the Connecticut General Statutes, as amended.

2. RENEWAL TERMS

The Term of this Lease shall automatically be renewed for one (1) additional term of ten (10) years from the original Lease expiration date hereof (the "First Renewal"), unless written notice of Lessee's intention not to renew the Lease term is given to the Lessor by the Lessee at least one (1) year prior to the expiration of the original term. It is provided, however, that the automatic renewal provision shall not apply if the Lessee is in default as of the effective date of such renewal provided that the Lessor shall notify the Lessee that the Lease has been terminated by reason of such default. The First Renewal of this Lease shall be upon all the terms and conditions as set forth herein for the initial term. In the event that the Lease is extended for the First Renewal, all references contained in this Lease to the term hereof, whether by number of years or number of months, shall be construed to refer to the original term hereof, as extended aforesaid, whether or not specific reference thereto is made in this Lease.

On or before the date that is three years prior to the expiration of the First Renewal, Lessor shall request notice of Lessee's intent to request a further extension. If Lessee responds seeking an extension, Lessor shall negotiate in good faith and offer an extension with terms based on the needs of Lessee at that time, taking into account the School's financial condition, physical condition, and enrollment.

3. COVENANT TO PAY RENT

For the term hereunder, Lessee agrees to pay and Lessor agrees to accept as rental the sum of ONE (\$1.00) DOLLAR per annum, payable on the first day of _____ following the date hereof, and on each anniversary date thereafter. Payments shall be rendered to, the Lessor

4. ASSIGNMENT AND SUBLETTING

Lessee shall not mortgage or assign this Lease, or sublease the Leased Premises or any part thereof.

5. USE OF PREMISES

During the term of the Lease, the use of the Leased Premises shall be limited to the Intended Use.

6. LESSOR'S RIGHT TO ENTRY

Lessee agrees that Lessor and Lessor's agents and other representatives shall have the right, without abatement of rent, to enter into and upon the Leased Premises, or any part thereof, at any time, to access Lessor's Additional Property or for the purpose of examining the Leased Premises or for making such repairs or alterations to the Leased Premises as may be necessary for the safety and preservation thereof; provided, however, that such access, examinations, repairs or alterations shall be so made as to cause a minimum of interference with the operation of the Lessee's business conducted in the Leased Premises. Lessor shall have the right to enter the Leased Premises at any time in the event of an emergency.

7. REPAIRS, ALTERATIONS AND ADDITIONS

Lessee agrees to keep the Leased Premises in good order, condition and repair at its own expense, including cleaning, vacuuming, dusting, trash removal and other janitorial services. Lessee shall be responsible for ordinary, routine maintenance and repairs to the grounds, and to the heating, cooling, electrical and plumbing systems of the buildings located on the Leased Premises. In addition, Lessee shall be responsible for replacing any such system or for any major capital expenditures to the physical plant of the Leased Premises (each, a "Major Repair"), but subject to the limitations set forth below.

- a. If any such Major Repair with a total cost over \$100,000 becomes advisable at any point during the final five (5) years of the Term, as may have previously been extended, Lessee shall have the right, at its option, to make the Major Repair, or, provided it remains in compliance with applicable law and all reasonable safety standards, to not make the Major Repair, but to continue to perform needed maintenance and upkeep for the final period of

the Term and to then surrender the Premises in its then "as is" condition with respect to such identified, but not completed, Major Repair.

- b. In the case where Lessee or Lessor determines that this maintenance course of action for a Major Repair with a total cost over \$100,000 by Lessee is not reasonably possible or advisable from a safety or legal compliance perspective, Lessor shall, at its expense, make the Major Repair. Upon completion of such Major Repair, Lessee shall, by way of reimbursement, pay to Lessor an annualized amount equal to the cost of the Major Repair, amortized out over the useful life of such Major Repair.

Lessee shall never pay to Lessor more than the actual and reasonable cost of the Major Repair. Each such annual payment shall be due and payable on or before December 31st of year during the Term (as may be extended, as applicable) from and after the date such work is completed, pro-rated for any partial year period. Lessee shall have no obligation to reimburse Lessor with respect to any unamortized amount remaining upon the expiration of the Term,

In the event that Lessee has opted for (a) above, but thereafter, the parties reach agreement on an extension/renewal with a term of at least seven (7) years, Lessee shall then be obligated, at its expense, promptly following the effective date of the agreement extending the Term for such minimal length, to complete such Major Repair at Lessee's expense, acting in a commercially reasonable manner.

In the event prior to such extension/renewal agreement, the Major Repair has already been addressed in accordance with (b) above, Lessee will continue to make such payments in accordance with the terms and limitations described above during the applicable period of the renewal/extension Term.

Lessee shall not have the right to make any alterations to the Leased Premises, including any ground-disturbing activities, without first obtaining the written approval of the Lessor. Lessee shall submit plans and specifications to Lessor and shall obtain Lessor's prior written approval of each repair or replacement costing in excess of \$10,000, which approval shall not be unreasonably withheld or delayed. Lessee agrees to indemnify and hold Lessor harmless from and against any claims for damage to persons or property resulting from Lessee's performance of any such alterations or repairs to the Leased Premises, and Lessee further agrees to obtain all required consents for the performance of such alterations, replacements, or repairs from the governmental or other regulatory authorities having jurisdiction thereof, and to carry Workers' Compensation Insurance. At any time during the term of this Lease, Lessee may remove from said Leased Premises all personal property and fixtures which were placed by it in or upon said Leased Premises, whether nailed or screwed or otherwise fastened to the Leased Premises as identified on **Schedule B**, which shall be updated by Lessee from time to time. If the Lessee shall leave any such fixtures or personal property at the Leased Premises at the termination of its occupancy, Lessor shall have the right either to take ownership thereof or to remove the same at the expense

of the Lessee. Any damage or disfigurement to the walls, ceilings or floors caused by such removal (whether by Lessor or by Lessee) shall be repaired by the Lessee, at Lessee's expense.

8. LESSEE'S COVENANT TO REPAIR

Except as otherwise expressly provided herein to the contrary, Lessee covenants to make all necessary repairs and replacements to the roof, the structural and exterior portions of all buildings and the grounds of the Leased Premises, and to the heating, cooling, electrical and plumbing systems, for the entire term of this Lease, including routine maintenance of the buildings and grounds, as provided elsewhere in this agreement. Routine maintenance to the heating, cooling, plumbing, lighting and electrical systems shall be the responsibility of the Lessee.

9. INSURANCE

a. The Lessee will, throughout the term of this Lease, provide and keep in force a public liability insurance policy covering the Leased Premises against all liability claims and demands for injuries to persons or loss of life, and damage to property arising out of the occupancy, maintenance or use of the Leased Premises with commercially reasonable deductibles in the amount of not less than \$1,000,000.00, and in an amount of not less than \$10,000,000 excess liability umbrella coverage, if such coverages are available, or if not in as great a dollar amount of coverage as possible, with an insurer(s) reasonably satisfactory to the Lessor, which policy or policies shall name the Lessor as an additional insured.

b. The Lessor shall, throughout the term of this Lease, carry insurance on the Leased Premises, insuring against fire and the perils included in standard extended coverage in an aggregate amount which shall be not less than one hundred per cent (100%) of the full replacement value thereof. For such periods as this lease shall remain in effect, and during any renewals thereof, the Lessee agrees to reimburse the Lessor for the cost of the premiums for such fire and extended coverage insurance on the Leased Premises.

c. Lessee shall obtain and keep in force during the term of this Lease a policy or policies of insurance covering loss or damage to Lessee's personal property, inventory, trade fixtures and furniture, and personal property of others, providing protection against all in the amount of their full replacement cost (i.e., the cost to replace without deduction for depreciation). Lessor is not responsible for Lessee's personal property, inventory, trade fixtures and furniture, and personal property of others within the Lessee's care, custody or control.

At or prior to the commencement date of this Lease, the parties shall provide each other with certificates of insurance certifying that all insurance required to be carried under the terms of this Lease is in full force and effect and bearing the endorsement that the other party shall receive not less than thirty (30) days' prior written notice of the expiration or other termination thereof and no policy for any such insurance will be canceled or materially changed without at least thirty (30) days prior written notice to the other party.

Notwithstanding anything stated in this lease to the contrary, Lessor and Lessee, for themselves and for their respective insurers, do hereby mutually release each other from any and all claims, demands, actions and causes of action that each may have or claim to have against the other

(including, but not in limitation of the foregoing, all rights of subrogation accruing to any insurers of the parties) for loss of or damage to the property of the other, whether real or personal, caused by or resulting from any risk covered by fire or extended coverage insurance required to be carried under this lease, based on coverage for 100% replacement cost, without regard for any deductible amounts, without regard for whether such insurance is then in effect, and notwithstanding that any such loss or damage may be due to or result from the negligence of either of the parties or their respective officers, employees, or agents.

All policies of property insurance required to be carried by either party under this Section shall include a clause or endorsement whereby such party's insurer waives all right of subrogation, and all rights based upon an assignment from its insured, against the other party, its officers, employees, agents, and invitees, and in the case of Lessee, their officers, employees, agents, and invitees, in connection with any loss or damage thereby insured against. If any policy of insurance requires the agreement of a party's insurer as a condition to the effectiveness of this mutual waiver of subrogation, such party agrees to make a commercially reasonable effort to obtain such agreement.

d. In the event that construction is in process at any time on a substantial improvement on the Leased Premises, the Lessee shall carry fire and extended coverage with so-called builder's risk coverage in completed value form on the improvement during the course of construction. For such periods as this lease shall remain in effect and during any renewals thereof, the Lessee agrees to reimburse the Lessor for the cost of the fire and extended coverage and/or builder's risk coverage on construction improvements.

e. Lessee will deliver to the Lessor certificates of such policies, which certificates shall indicate the coverages herein required, and certificates of renewals, at least ten (10) days before the expiration dates of said policies.

f. The Lessee shall insure its own fixtures, equipment and other personal property owned by it and used in the operation of its business, in such amounts as it shall deem advisable.

10. CONDITION OF PREMISES

The Lessee agrees that it has inspected the Leased Premises and leases the same "as is" at the commencement of this Lease, and further acknowledges that neither Lessor, nor any person acting on Lessor's behalf, has made any representation or warranty to Lessee with respect to the condition of the Leased Premises or its suitability for Lessee's use thereof, upon which Lessee has relied, except as expressly set forth in this Lease. Lessor shall have no obligation to perform any repair, replacement, or maintenance work to the Leased Premises during the term of this Lease.

11. COMPLIANCE WITH LAWS

During the term hereof, Lessee shall, at its expense, comply with all statutes, laws, ordinances, rules, orders, regulations and requirements of the federal, state and municipal governments applicable to conditions existing by reason of Lessee's use and occupancy of the Leased Premises.

12. FIRE AND OTHER CASUALTY

a. If the Leased Premises or any portion thereof is damaged by fire or other casualty, then, except as provided below, the damage shall be promptly repaired by Lessor with and to the extent of insurance proceeds provided pursuant to Paragraph 9 in a manner reasonably consistent with the Intended Use of the Leased Premises, with Lessee having reasonable rights to approve the design aspects of any applicable restoration work. Until such repairs and restoration are completed, Rent shall be equitably abated to the extent that damage to the Leased Premises materially and adversely interferes with the conduct of Lessee's school operations. Lessor shall notify Lessee (the "Casualty Notice") in writing within fifteen (15) days of the occurrence of such damage when the damage is reasonably expected to be repaired. If (i) such damage to the Leased Premises shall materially and adversely interfere with the conduct of Lessee's operation of its school as reasonably determined by Lessee, and the estimated repair/restoration period is in excess of one hundred twenty (120) days after the occurrence of such casualty, then in such event Lessee may, by written notice to Lessor within forty-five (45) days after the date of such casualty, terminate this Lease as of the date of occurrence of such damage. If such damage can be repaired within one hundred twenty (120) days and Lessor fails to repair or restore such damage within such period, then Lessee may terminate this Lease, by giving thirty (30) days' prior written notice to Lessor, in addition to all other remedies Lessee may have under this Lease, at law or in equity.

b. If Lessee does not terminate this Lease as set forth above, Lessor shall complete the repair and restoration of such damage as soon as reasonably possible, and if Lessor fails to complete such repair and restoration in any case within one hundred eighty (180) days following the date of loss, then Lessee may terminate this Lease, by giving thirty (30) days' prior written notice to Lessor, in addition to all other remedies Lessee may have under this Lease, at law or in equity.

c. If the Leased Premises is damaged by fire or other casualty during the final two (2) years of the Term (provided Lessee has not otherwise exercised its right to renew, as permitted herein), and (i) the estimated repair/restoration period is in excess of one (1) year, and (ii) the cost to repair such damage is in excess of fifty percent (50%) of the replacement cost of the damaged improvements, then Lessor may, by written notice to Lessee within forty-five (45) days after the date of such casualty, terminate this Lease. Upon such termination, Lessee shall be entitled to remain in the Leased Premises for not longer than six (6) months subsequent to such termination.

13. CONDEMNATION

a. If the Leased Premises or any material part thereof shall be taken under the power of eminent domain for any public or quasi-public improvement or use, and taking which serves to make continued use and occupancy of the Leased Premises no longer reasonably possible, the term of this Lease shall terminate as of the date when the possession of the Leased Premises shall be required for such use or purpose.

b. In the event of any such taking under the power of eminent domain, Lessor shall be entitled to and shall receive the entire award without deduction for any estate hereby vested in

Lessee, but the Lessee shall have, and hereby reserves. the right to receive such compensation as may be available to it for the value of Lessee's trade fixtures and equipment.

14. DEFAULT

a. This Lease and the term and estate hereby granted are subject to the limitation that:

(i) Whenever Lessee shall default in payment of any installment of rent on any day upon which the same ought to be paid, and if such default shall continue for ten (10) days following Lessee's receipt of written notice that the same is overdue; or

(ii) Whenever Lessee shall do, or permit anything to be done, contrary to any of the covenants, agreements, terms or provisions of this Lease, or shall fail in the keeping or performing of any of the covenants, agreements, terms or provisions of this Lease, which on the part or behalf of Lessee are to be kept or performed, other than the payment of rent, and Lessee shall fail to remedy the same within thirty (30) days after Lessor shall have given to the Lessee notice specifying the same, or, if such complained of condition is not curable within such period, and Lessee shall fail to commence to take steps to remedy the same within such period, or having so commenced, shall thereafter fail to proceed diligently to remedy the same; or

(iii) Whenever an involuntary petition shall be filed against the Lessee under any bankruptcy or insolvency laws or under the reorganization provisions of any law of like import, or a receiver of Lessee, or for the property of Lessee, shall be appointed without the acquiescence of Lessee and such situation or condition shall continue and shall not be removed by Lessee within ninety (90) days after the happening of any such event; or

(iv) Whenever Lessee shall make an assignment of the property of Lessee for the benefit of creditors or shall file a voluntary petition under any bankruptcy or insolvency law, or whenever any court of competent jurisdiction shall approve a petition filed by Lessee under the reorganization provisions of the United States Bankruptcy Code or under the provisions of any law of like import; or

(v) Whenever Lessee shall desert, abandon, or not use the Leased Premises for the Intended Use (it being acknowledged by Lessor that Lessee's failure to open for business during the months of June, July and August, or any portion thereof, shall not constitute abandonment or desertion of the Leased Premises); then, regardless of and notwithstanding the fact that Lessor has or may have some other remedy under this Lease or by virtue thereof, or in law or in equity, Lessor may give to Lessee a notice (herein called the "second notice") of intention to end the term of this Lease, specifying a date not less than fifteen (15) days thereafter, and upon the giving of the second notice, this Lease and the term and estate hereby granted shall expire and terminate upon the day so specified in the second notice, as fully and completely and with the same force and effect as if the day so specified were the date hereinbefore fixed for the expiration of the term of this Lease, and all rights of the Lessee hereunder shall expire and terminate, but Lessee shall remain liable for damages as hereinafter provided.

b. In the event that this Lease shall be terminated as hereinabove provided, or by judicial proceedings, or if the Leased Premises shall be abandoned by Lessee, Lessor may, without notice, re-enter the Leased Premises, either by force or otherwise, and remove the Lessee's effects and hold the Leased Premises as though this Lease had not been made, and Lessee hereby waives the service of notice of intention to re-enter or to institute legal proceedings to that end.

In case of any default, re-entry, expiration and/or dispossession by summary proceedings or otherwise: (i) the rent shall become due thereupon and be paid up to the time of such re-entry, dispossession and/or expiration; (ii) Lessee or the legal representatives of Lessee shall also pay Lessor, as liquidated damages for the failure of Lessee to observe and perform said Lessee's covenants herein contained, any deficiency between the rent hereby reserved and/or covenants to be paid and the amount of any rents collected on account of the lease or leases of the Leased Premises for each month of the period which would otherwise have constituted the balance of the term of this Lease. The failure of Lessor to re-let the Leased Premises or any part or parts thereof shall not release or affect Lessee's liability for damages. In computing such liquidated damages, there shall be added to the said deficiency such reasonable expenses as Lessor may incur in legal expenses, attorneys' fees, brokerage fees and a reasonable amount for keeping the Leased Premises in good order. Any such liquidated damages shall be paid by the Lessee upon demand of the Lessor and any suit brought to collect the amount of the deficiency shall not prejudice in any way the rights of Lessor to collect the amount of any deficiency. Lessor, at Lessor's sole cost and expense and at Lessor's option, may make such alterations, repairs, replacements and/or decorations in the Leased Premises as Lessor, in Lessor's sole judgment, considers advisable and necessary for the purpose of maintaining the Leased Premises; and the making of such alterations, repairs, replacements and/or decorations shall not operate or be construed to release Lessee from liability hereunder as aforesaid. In the event of a breach by Lessee of any of the covenants or provisions hereof, Lessor shall have the right of injunction and the right to invoke any remedy allowed at law or in equity as if re-entry, summary proceedings and other remedies were not herein provided for. Mention in this Lease of any particular remedy shall not preclude Lessor from any other remedy at law or in equity.

c. In the event that (i) Lessor, for any reason, other than by reason of any default by Lessee, fails to fulfill any covenant or provision of this Lease on its part to be performed, and (ii) such failure materially and adversely interferes with the conduct of Lessee's business conducted from the Leased Premises, as reasonably determined by Lessee; and (iii) such failure is not remedied within five (5) business days after Lessor receives actual notice of such failure, then (x) rent shall be abated as of the date of such failure until such failure is remedied; and (y) Lessee shall have the right, but not the obligation, to remedy Lessor's failure and charge Lessor for the reasonable cost of such remedy, which charges shall be payable by Lessor within ten (10) days of Lessee's demand therefor. Without limiting whatever rights and remedies may be available to Lessee arising from such default, and upon Lessor's failure to pay the same, Lessee shall have the right to credit such cost against any future installments of rent until such cost is fully recouped by Lessee. In addition, if such failure is not remedied within thirty (30) days after Lessee shall have given Lessor written notice of such failure, then Lessee shall have the right to terminate this Lease by giving Lessor written notice.

15. UTILITIES

a. Lessee shall pay for heat to the Leased Premises.

b. Lessee shall provide for the removal of snow and ice from the Leased Premises, and Lessee shall pay for the usage charges for use of water and sewer provided at the Leased Premises.

c. Lessee shall pay for electricity furnished to the Leased Premises and maintenance within the Leased Premises, including replacement of all light bulbs and fluorescent light bulbs within the Leased Premises. Lessee shall pay any and all utilities other than those mentioned herein which are provided at the leased premises.

16. WAIVER

No waiver of any provisions of this Lease shall be effective unless in writing, signed by the waiving party. One or more waivers of any covenant or condition by Lessor or Lessee shall not be construed as a waiver of a subsequent breach of the same or any other covenant or condition, and the consent or approval by Lessor to or of any act by Lessee requiring Lessor's consent or approval shall not be construed to waive or render unnecessary Lessor's consent or approval to or of any subsequent similar act by Lessee.

17. INTERPRETATION

Whenever used herein, and the context so requires, the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders. The paragraph headings used herein are for reference and convenience only. The words "re-enter" and "re-entry", as used herein, are not restricted to their technical legal meaning. The word "term" shall mean and include the term of this Lease and any extensions thereof, unless the context indicates otherwise. The terms of this lease shall be governed by and interpreted under the laws of the State of Connecticut.

18. ENTIRE AGREEMENT

No oral statement or prior written matter shall have any force or effect. Lessee and Lessor agree that they are not relying on any representations or agreements other than those contained in this Lease. This Lease shall not be modified, except by a writing, subscribed by all parties, nor may this Lease be canceled by Lessee, except with the written consent of Lessor, unless otherwise specifically provided herein.

19. SURRENDER OF LEASED PREMISES

Upon the expiration of the term hereof, Lessee shall surrender the Leased Premises to Lessor in as good order and condition as at the commencement of the term, reasonable wear and tear, damage by fire or other casualty excepted and subject to the terms and conditions of Section 7 hereof.

20. WAIVER OF LESSOR'S LIABILITY

Lessee acknowledges that Lessor shall not be liable to Lessee for any losses incurred by Lessee due to the condition of the Leased Premises during the term of this Lease, including, but not limited

to, loss of business due to the uninhabitability of the Leased Premises, damage to fixtures or personalty owned by Lessee from any cause whatsoever, including water damage, or injury to persons occurring within the Leased Premises or any area within the exclusive control of the Lessee. Lessee shall, at its option obtain insurance to cover Lessee with respect to any such losses or injuries.

21. QUIET ENJOYMENT

Lessor covenants that so long as Lessee pays the rent reserved in this Lease and performs and observes all of the other covenants and provisions hereof, Lessee shall quietly enjoy the Leased Premises as herein provided for the term hereof. Lessor maintains a right of ingress and egress across the Leased Premises, in a manner which will not unreasonably interfere with the Intended Use. Notwithstanding any other provision in this Lease, Lessor may use the Leased Premises on dates and times that do not conflict with Lessee's Intended Use upon the consent of Lessee, which shall not be unreasonably withheld, delayed or conditioned.

22. INDEMNITY

The Lessee shall save Lessor harmless and indemnify Lessor from all injury, loss, claims or damage to any person or property while on the Leased Premises, unless caused by the willful acts or omissions or gross negligence of Lessor, its employees, agents, licensees or contractors. On occasions that Lessor uses the Leased Premises with the consent of Lessee, Lessor shall indemnify Lessee from all injury, loss, claims or damage to any person or property while on the Leased Premises for such occasions, unless caused by the willful acts or omissions or gross negligence of Lessee, its employees, agents, licensees or contractors.

23. MECHANICS LIENS

Lessee will have no authority, express or implied, to create or place any lien or encumbrance of any kind or nature whatsoever upon, or in any manner to bind the interests of Lessor in the Premises or to charge the rentals payable hereunder for any claim in favor of any person dealing with Lessee, including those who may furnish materials or perform labor for any construction or repairs and nothing contained in this Lease will be construed as a consent on the part of the Lessor to subject the estate of the Lessor to liability under the Construction Lien Law of the State of Connecticut, it being expressly understood that the Lessor's estate will not be subject to liens for improvements made by Lessee and each such claim will affect and each such lien will attach to, if at all, only the leasehold interest granted to Lessee by this instrument. Lessee covenants and agrees that it will pay or cause to be paid all sums legally due and payable by it on account of any labor performed or materials furnished in connection with any work performed on the Premises on which any lien is or can be validly and legally asserted against its leasehold interest in the Premises or the improvements thereon and that Lessee will save and hold Lessor harmless from any and all loss, cost or expense based on or arising out of asserted claims or liens against the leasehold estate or against the right, title and interest of the Lessor in the Premises or under the terms of this Lease. Lessee agrees to give Lessor immediate written notice if any lien or encumbrance is placed on the Premises.

Notwithstanding any provision of this Lease relating to improvements, additions, alterations, repairs or reconstruction of or to the Premises, Lessee and the Lessor each agree and confirm that: (i) Lessor has not consented nor will Lessor ever consent to the furnishing of any labor or materials to the Premises that would or may result in any mechanic's or materialman's lien attaching to Lessor's interest in the Premises; (ii) Lessee is not the agent of Lessor for the purposes of any such improvements, additions, alterations, repairs or reconstruction; and (iii) except as expressly provided herein, Lessor has retained no control over the manner in which any such improvements, additions, alterations, repairs or reconstruction are accomplished, and has made no agreement to make or be responsible for any payment to or for the benefit of any person furnishing labor or materials in connection therewith. No one furnishing labor or materials to or for Lessee's account will be entitled to claim any lien against the interest of Lessor in the Premises and such entities will look solely to Lessee for the satisfaction of any such claims. If, notwithstanding the foregoing, any mechanics' lien is recorded against the Leased Premises by anyone with whom Lessee has hired to provide labor or materials, Lessee, within thirty (30) days after notice of the filing thereof, will cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise.

24. NOTICES

Except as any statute relating to summary process may otherwise require, any notice or demand which, under the terms of this Lease or under any statute, must or may be given or made by the parties hereto, shall be in writing and shall be given or made by Certified Mail, Return Receipt Requested, addressed to the respective parties, as follows:

TO THE LESSEE:

Saint Bernard School
1593 Norwich-New London Turnpike
Uncasville, CT 06382

TO THE LESSOR:

Such notice or demand shall be deemed to have been given or made when deposited, postage prepaid, in the United States Mail. The above addresses may be changed at any time by giving thirty (30) days' prior written notice as above provided.

25. RIGHTS OF HEIRS, SUCCESSORS AND ASSIGNS

The covenants, conditions and agreements contained in this Lease shall bind and inure to the benefit of the Lessor and the Lessee and their respective heirs, successors and assigns, but neither

Lessor nor Lessee shall be bound hereby or liable hereunder unless and until this Lease shall have been executed and delivered by both Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

Signed and Delivered

In the Presence of:

BY: _____

Its _____

SAINT BERNARD SCHOOL OF MONTVILLE,
INCORPORATED

BY: _____

Its _____

STATE OF CONNECTICUT:

: ss., _____

COUNTY OF _____ :

On this, the ____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of _____, a _____, and that she/he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said company by herself/himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand.

Commissioner of the Superior Court

Notary Public

My Commission Expires:

STATE OF CONNECTICUT:

: ss., _____

COUNTY OF _____ :

On this, the ____ day of _____, 2023, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of Saint Bernard School of Montville, Incorporated, a corporation, and that she/he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand.

Commissioner of the Superior Court

Notary Public

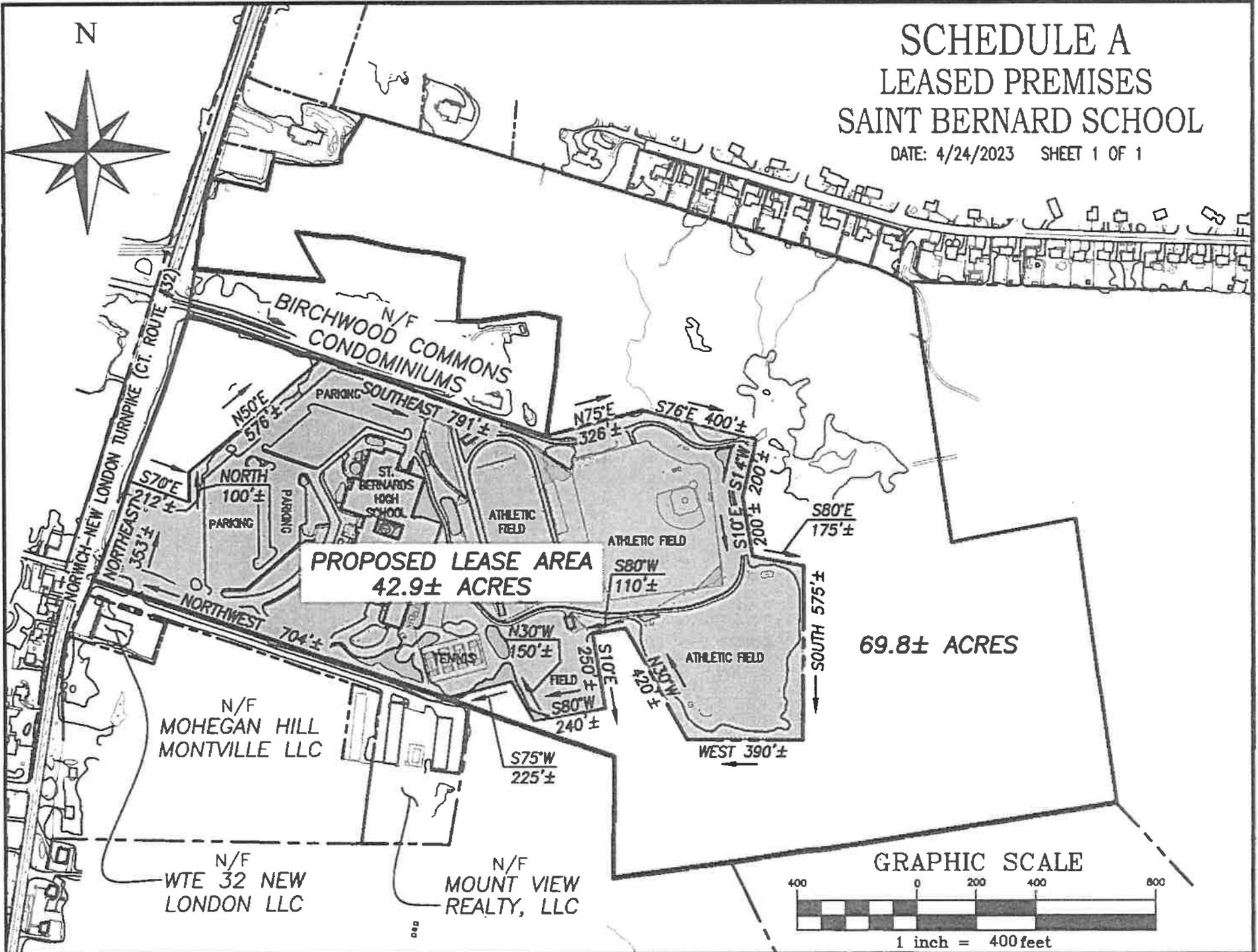
My Commission Expires:

SCHEDULE A

The buildings, land and improvements subject to this lease are those depicted on the attached map as the "Leased Premises"

SCHEDULE A LEASED PREMISES SAINT BERNARD SCHOOL

DATE: 4/24/2023 SHEET 1 OF 1



Schedule B

Lessee's Personal Property and Fixtures

(TO BE ATTACHED)