

Men's Golf Association  
5 Ross Drive  
Black Mountain, NC 28711

Ms. Marcy Onieal, Manager  
Town of Black Mountain  
160 Midland Ave/  
Black Mountain, NC 28711

Feb.7, 2011

Dear Ms. Onieal:

To the continuing interest of our organization and the Town as regards your plans for the building housing the 19<sup>th</sup> Hole snack shop; the Women's Golf Association club room and the Men's Association Lounge we'd like to formalize a proposal for the portion of the building affecting our operation.

It may be of interest to consider history of the Men's Association Lounge. It was built by the Association at no cost to the Town and was given to the Town as an asset by the Association. No reimbursement or remuneration was asked for or expected.

Based on your statements made to me in our recent meeting concerning your desire to have the Association vacate the premises within the next few weeks, our Executive Committee and Board of Directors proposes the following course of action:

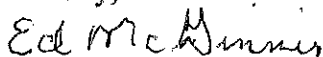
First, rent for the coming year in the usual amount of \$600 is tendered in the check enclosed in this letter. Further we request a written notice to vacate providing 60 days grace for us to arrange the storage of items belonging to the Association now housed in the Lounge. That notice from the Town will be valid pending written confirmation of a plan of action and contract for construction.

Second, the liability coverages now in place secured through Black Mountain Insurance will be reviewed to assure you and the Town that the Association's responsibility is placed on it and not the Town. If desired, a hold-harmless statement for possible injury or damages will be provided by the Association.

Third, at the expense of the Association a professional engineer will be engaged promptly to ascertain, identify and certify any structural needs to the building. The original of that stamped engineer's report will be provided to the town at our expense.

Fourth, to minimize potential for freezing of plumbing, vandalism or other unforeseen damages to the building, the Association will pay for utility service until such time as we vacate in accordance with conditions specified above.

Sincerely,



Ed McGinnis, President



S. Dave Alexander

80 Green Forest Road  
Swannanoa, NC 28778 USA

828-686-3469  
cell 828-279-3221  
dahilltop@earthlink.net