



July 20, 2020

Birth Partners, Inc.

RE: Loan Proposal

Dr. Dele Ogunleye:

b1Bank (“Bank”) is pleased to extend the following proposal to finance the credit facility below:

- Borrower:** Birth Partners, Inc.
- Loan Amount:** \$480,000.00 or 80% loan to cost
- Loan Type:** Mini-Construction Permanent Loan (loan draw period)
- Pricing:** 4.0% Fixed
- Fees:** 1.00% Origination Fee
- Purpose:** Finish-Out Medical Office and Finance Equipment and Furniture located at 3832 N Lincoln Avenue, Chicago, IL 60613
- Terms:** 12 months Interest Only followed by 72 months Principal and Interest payments which are fully amortized
- Collateral:** All business assets
- Guarantors:** Dr. Bamidele A. Ogunleye
- Conditions for Funding:**
- 1) Deposit relationship with b1Bank of at least \$600,000.00 that can consist of operating accounts, real estate holding account, savings and or personal accounts
 - 2) Funding for construction finish out work to occur after 3rd party examination of work by a certified engineering firm
 - 3) Subject to review of construction budget where finish out loan not to exceed 80% of expenses

Reporting

Requirements: Standard, ongoing reporting requirements for a loan relationship of this nature will be required once the loan is originated.

If the contemplated relationship is established, all loan agreements and documentation customary for a credit relationship will supersede this proposal letter.

We appreciate your consideration of b1Bank for your financing requirements. Please contact me to further discuss acceptance of this proposal. I look forward to hearing from you.

Sincerely,

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