MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT made and entered into this ________________ day of
_______________ between the Mayor and Aldermen of the City of Savannah, a municipal
corporation organized and existing under the laws of the State of Georgia (hereinafter
referred to as the "City"), and ROI FUND, INC., a Georgia non-profit corporation (hereinafter
referred to as the "Owner").

WHEREAS, as a part of the design of the West Mulberry Boulevard Extension project,
Mulberry Realty Holdings, LLC had Thomas & Hutton perform a Traffic Analysis in January
2016 to study the intersections of West Mulberry Boulevard and Benton Boulevard. That
analysis determined that the north intersection of West Mulberry Boulevard and Benton
Boulevard at Godley Way meet certain warrants for the installation of a traffic signal at this
intersection.

The Traffic Engineering Department’s approval of the site development plans for the West
Mulberry Boulevard Extension is contingent upon a cost sharing arrangement between the City
of Savannah and ROI Fund, Inc. (the successor in title to Mulberry Realty Holdings, LLC) to
design and construct the required traffic signal

NOW, THEREFORE, in consideration of the premises and mutual covenants of the
parties hereafter set forth, it is agreed:

1. The estimated cost to design and construct a new traffic signal at this intersection
based on an estimate to perform such work to be accepted by the City is $94,000, plus
the cost to provide electrical service to the signal and to relocate three light poles
(Estimated by Georgia Power to be $6,080.)

2. The cost share for the traffic signal cost is as follows:

   - City of Savannah:
     i. $94,000 x 50% = $47,000

   - ROI Fund, Inc.:
     i. $94,000 x 50% = $47,000 (payable to the City at the time of approval of
        specific development plan)
     ii. Cost for electrical service to the signal and for relocation of three light
         poles (Estimated by Georgia Power to be $6,080)
IN WITNESS WHEREOF, the authorized representatives of the City and ROI Fund, Inc. have executed this Memorandum of Understanding.

EXECUTED IN THE PRESENCE OF:

______________________________
WITNESS

______________________________
NOTARY PUBLIC
Chatham County, Georgia

CITY:

THE MAYOR AND ALDERMEN OF
THE City OF SAVANNAH

By: ____________________________
CITY MANAGER

Attest: _________________________
CLERK OF COUNCIL
(SEAL)

EXECUTED IN THE PRESENCE OF:

______________________________
WITNESS

______________________________
NOTARY PUBLIC

ROI FUND, LLC

By: ROI FUND, LLC

Its: ___________________________
MANAGER
Wm MILLARD CHOTEA