

Letter of Intent for East Pecan Cigars and Social

We are pleased to submit this Letter of Intent outlining our commitment to relocating and expanding **East Pecan Cigars** from its current location at **105 E. Pecan St.** to a larger, upgraded space (located at **701 W. Pecan St.**) designed to provide an exclusive, high-end experience for cigar enthusiasts in Pflugerville, TX and the surrounding areas.

Business Concept and Offerings

At **East Pecan Cigars and Social**, we aim to create a premier destination where individuals can enjoy a curated selection of premium cigars, fine spirits, and a sophisticated yet relaxed environment tailored for social engagement and networking. Our services will include:

- **Sales of Premium and Mass Market Cigars** – Offering a diverse selection of high-quality cigars from around the world.
- **Sales of Tobacco-Related Accessories** – Including humidors, cutters, lighters, and other cigar-related products.
- **Sales of Fine Spirits and Craft Cocktails** – A fully stocked bar specializing in whiskey, bourbon, and other premium liquors paired with cigar selections.
- **Private Events and Networking Opportunities** – Hosting cigar pairings, whiskey tastings, live entertainment, and corporate gatherings.
- **Food Offerings** – Collaborations with local food trucks and catering services to provide gourmet pairings with cigars and drinks.
- **Providing a Cigar-Friendly Environment** – A well-ventilated, comfortable space designed to comply with all local regulations while enhancing the customer experience.

Target Clientele

East Pecan Cigars and Social is designed to cater to:

- **Business professionals and executives** seeking a refined space for networking and socializing.
- **Cigar aficionados** who appreciate access to a premium selection of cigars and spirits.
- **High-net-worth individuals** looking for an exclusive retreat with VIP amenities.
- **Corporate clients and event organizers** in need of a sophisticated venue for meetings and private gatherings.
- **Luxury hospitality seekers** who value an elevated and comfortable smoking lounge experience.

Mission and Vision Statement

Vision Statement:

Our vision is to establish **East Pecan Cigars and Social** as the premier cigar lounge in Pflugerville, TX, offering a **luxurious and exclusive environment** where cigar aficionados and social professionals can gather, relax, and build community.

Mission Statement:

Our mission is to provide a **world-class cigar lounge experience**, making premium cigars, fine spirits, and high-end service available to our esteemed clientele. Through exceptional hospitality, an extensive cigar selection, and an inviting atmosphere, we aim to create an unparalleled destination for enthusiasts and professionals alike.

Commitment to Excellence

Our team is committed to upholding the highest standards in product quality, customer service, and ambiance. We will ensure compliance with all **local and state regulations** governing tobacco and liquor sales while maintaining a welcoming and sophisticated setting for all patrons.

Additionally, while the actual property line is **less than 200 feet from the neighboring residential property line**, the lounge's **physical location is more than 300 feet from any residential property**. We hope that **planning and zoning will take this into consideration**, recognizing our commitment to maintaining a respectful distance while providing a premier cigar lounge experience.

We look forward to discussing this venture further and welcome the opportunity to collaborate with you in bringing **East Pecan Cigars and Social** to life.

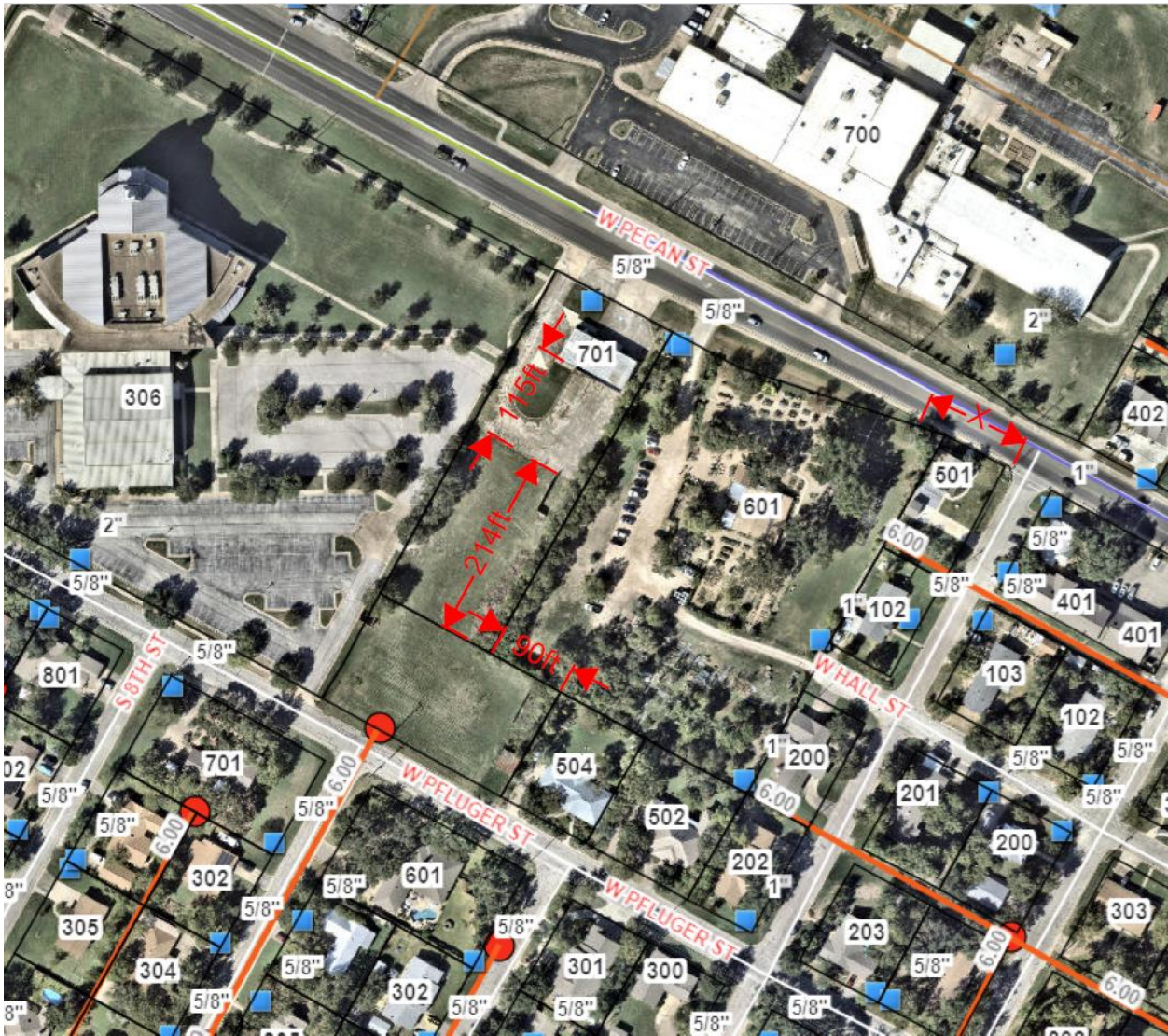
Sincerely,

Tushon Robinson

Managing Partner

East Pecan Cigars and Social

EXHIBIT A



Proposed lounge location is well over 300ft from the nearest residential property line. However the property line of the proposed lounge location is 90ft from the nearest property line. There is no planned or intended use for the grassy area in conjunction with the lounge.