

International Royal Inc.

Date: April 30, 2025

To: Dr. Kenneth Swanson, Superintendent of Guam Department of Education

From: Bic Sobti, President, International Royal, Inc.

Subject: Letter of Interest (LOI)– Lease Chief Brodie Elementary Facility

Dear Dr. Swanson,

On behalf of International Royal, Inc. (IRI), I respectfully submit this LOI to express our company's interest in entering into a mutually beneficial lease agreement with the Guam Department of Education (GDOE) for the soon-to-be-vacant Chief Brodie Elementary School (CBES) facilities.

Our intent is to support the continued use of the facility for educational purposes by subleasing the site to Science Is Fun and Awesome (SIFA) Learning Academy, a WASC-accredited non-profit institution serving public school student. We recognize that CBES is set to close on May 23, 2025, and we wish to offer a timely solution that prioritizes continuity, responsible asset stewardship, and public benefit.

While this letter is not a formal proposal, it affirms our interest in pursuing a potential agreement with GDOE under applicable Guam laws, including 5 GCA Chapter 58 (Leases of Government Property). Should you find this concept in line with GDOE's mission and strategic goals, we are prepared to submit additional documentation for consideration under the guidelines of 5 GCA § 5008 (Unsolicited Offers) and any process the Board deems appropriate. Key elements of our concept include:

- A lease agreement that generates annual revenue for GDOE starting September 4, 2025.
- Over \$1,000,000 in planned investment to upgrade and maintain the facility at no cost to GDOE.

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- Commitment to handle routine maintenance, landscaping, and cleaning, relieving GDOE of operational responsibilities.
- A willingness to assist in the relocation of ancillary equipment (not retained for educational use) to nearby schools, as directed by the board.
- Preservation of the facility's educational purpose, serving up to 750 students, including many from the surrounding Tamuning-Tumon-Harmon area

We submit this letter in good faith, with deep respect for your authority and the department's procurement policies. We believe this partnership can help prevent facility deterioration, reduce costs, and maintain service to the community—while providing GDOE the flexibility to assess its long-term plans for the site.

We welcome the opportunity to meet with you at your convenience to further explore this concept and answer any questions. Should the Board express interest, we are fully prepared to develop and submit a more detailed proposal in line with any procurement requirements you may outline.

Thank you for your consideration.

Respectfully,



President, International Royal, Inc.

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