



**RESOLUTION OF THE GOVERNING BODY OF THE  
THREE AFFILIATED TRIBES OF THE  
FORT BERTHOLD INDIAN RESERVATION**

**A Resolution entitled, “Approval of the Purchase of McLean Manor, 312 5<sup>th</sup> Street, Garrison, ND 58540 – Lease to Own Agreement with Larry Trujillo”**

**WHEREAS,** This Nation having accepted the Indian Reorganization Act of June 18, 1934, and the authority under said Act and having adopted a Constitution and By-Laws pursuant to said Act; and

**WHEREAS,** The Constitution of the Three Affiliated Tribe generally authorizes and empowers the Tribal Business Council to engage in activities on behalf of and in the interest of the welfare and benefit of the Tribes and of the enrolled members thereof; and

**WHEREAS,** Article III of the Constitution of the Three Affiliated Tribes provides that the Tribal Business Council is the governing body of the Tribes; and

**WHEREAS,** Larry Trujillo has presented a proposal for a lease to own agreement with the Tribe regarding the McLean Manor, 312 5<sup>th</sup> Street, Garrison, ND 58540; and

**WHEREAS,** Mr. Trujillo has negotiated a purchase price of the McLean Manor with the current owner in the amount of \$500,000.00; and

**WHEREAS,** The Tribal Business Council has reviewed the financial documents and other information regarding the current operations of the McLean Manor house and determined that the proposed Lease to Own Agreement is favorable.

**THEREFORE BE IT RESOLVED,** The Tribal Business Council of the Three Affiliated Tribes hereby formally approves purchase of the McLean Manor House property described above in the amount of \$500,000.00; and

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**BE IT FURTHER RESOLVED**, The Tribal Business Council also agrees to enter into a Lease to Own Agreement with Mr. Larry Trujillo for the McLean Manor property at the following terms:

1. A principle in the amount of \$500,000.00
2. An annual interest rate of 3.5%.
3. A term of ten (10) years and monthly payments shall be calculated accordingly.
  - a. Tenant shall have the right to make excess payments and said payments shall be applied directly to any outstanding principal.
4. The term of the Agreement shall begin on January 1, 2014 with the first payment to be made on March 1, 2014.
5. The Tribe shall be owner of the property and listed / recorded on the title to the property.
6. The Tenant / Borrower shall have the option to convert the Lease to Own Agreement to a Contract for Purchase after twelve months at same terms and conditions with Tenant / Borrower acquiring proportional equity in property.
7. Tenant shall be required to maintain sufficient liability insurance on the property and the Tribe shall maintain property insurance under its existing insurance coverage.
8. The Tribe agrees to accept the taxable value of the property as its appraisal and waives the building inspection of the property.

**BE IT FURTHER RESOLVED**, upon approval of the Resolution and terms contained therein, the Legal Department shall complete all necessary due diligence for the purchase of the McLean Manor house and draft a Lease To Own Agreement that shall reflect said terms and include all appropriate terms and conditions; and

**BE IT FINALLY RESOLVED**, the Tribal Chairman and Vice- Chairman shall be authorized to execute the Lease To Own Documents and transaction documents for the purchase of the McLean Manor House.

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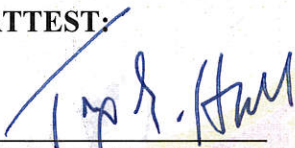
**CERTIFICATION**

I, the undersigned, as Secretary of the Tribal Business Council of the Three Affiliated Tribes of the Fort Berthold Indian Reservation hereby certify that the tribal Business Council is composed of seven (7) members of whom five (5) constitute a quorum, 7 were present at a Regular Meeting thereof duly called, noticed, convened and held on the 9<sup>th</sup> day of January, 2014, that the foregoing Resolution was duly adopted at such meeting by the affirmative vote of 4 members, 0 members opposed, 1 members abstained, 0 members not voting, and that said Resolution has not been rescinded or amended in any way.

Chairman  Voting.  Not Voting.

Dated this 9<sup>th</sup> day of January, 2014.

  
\_\_\_\_\_  
Executive Secretary V. Judy Brugh  
Tribal Business Council  
Three Affiliated Tribes

**ATTEST:**  
  
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Chairman, Tex G. Hall  
Tribal Business Council  
Three Affiliated Tribes