



SALE AGREEMENT

THIS SALE AGREEMENT (the "Agreement") dated this 13th day of May 2025 by and between Electra-Media, Inc. of 4737 W. 156th Street Lawndale, CA 90260 (the "Seller") AND Chino Ford of 4480 Chino Hills Pkwy, Chino Hills, CA 91710 (the "Buyer"). IN CONSIDERATION OF THE COVENANTS and agreements contained in this Sale Agreement the parties to this Agreement agree as follows:

1. Sale of Goods: The Seller will sell and deliver to the Buyer the following goods, and perform the below services (the "Goods"):
 - a. **Digital Sign Upgrade** as depicted in Exhibit A and attached and incorporated hereto. Includes entitlement and permit facilitation (see permits below) and project management services. Includes five (5) year Daktronics factory warranty on parts for **15.85mm, 12,000 Nit, LED displays**. Upgrade sign per "Scope of Work" on Exhibit A attached.
2. Purchase Price: The Buyer will accept the Goods and pay for the Goods with the sum of **\$576,384.00** (the "Purchase Price"), as according to the pricing breakdown table in Exhibit B, which is attached and incorporated hereto, paid as follows:
 - a. A Down Payment of \$288,192.00 upon building permit, paid from Chino Ford; and
 - a. A Progress Payment of \$144,096.00 prior to shipment of LED Displays, paid from City of Chino; and
 - b. A Balance Payment of \$144,096.00 upon turn on of LED Displays, paid from City of Chino
(Note: price based on prevailing wages for on-site labor)
3. Delivery & Completion: Estimated at 90-100 days from date of down payment and permit approval.
4. Maintenance Contract: Includes all parts, labor and crane labor for five (5) years for monthly service to change out LED modules, power supplies, interface cards, line drivers, DVI cards, transformers, fuses, rectifier boards, modem, controllers, software, etc., along with preventative maintenance calls once per month over and above emergency weekend calls.
5. Programming Service Agreement: **\$325 per month**. which includes daily updates, unlimited changes, graphic design of frames with proofs, Internet downloads, e-mail confirmations, holiday graphics, and weekly frame reviews. All monitoring, scheduling, and programming of city PSA messages.
6. Exclusions: Does not include any electrical service. Buyer to supply sufficient electrical to site and Seller shall connect new electronic components to provided electrical. Note: Existing electrical is a 200-amp service and should be sufficient.
7. Terms & Conditions: Terms and conditions for this Agreement can be found at <https://www.emisigns.com/terms-conditions> and are incorporated herein.
8. Permits: Advance fee of \$10,000 was paid to EMI in April 2023. Actual cost of City application fees, planning and building permit fees are to be billed separately if they exceed \$10,000. Any remaining money not spent to be refunded.
9. City Funding: Agreement contingent upon EMI obtaining City funding for a minimum of 50% of total cost with customer having final approval of Terms and Conditions of City Funding Agreement.
10. Loan: \$0 Down, 84-month term at \$8,755.62/month (**\$4,377.82 following 50% payment from City**). Note: Interest is at 7.2% and contingent upon buyer's credit. **EMI will obtain bank loan approval while permit is being obtained.**

IN WITNESS WHEREOF the parties have executed this Sales Agreement on this 13th day of May 2025.

BY: Chino Ford (Buyer)

Armina Mgerian

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It's CEO

Date 5/13/2025

BY: Electra-Media, Inc. (Seller)

[Signature]

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It's Pres/CEO

Date 5/13/2025

EXHIBIT A: RENDERING



- 15.85mm LED Resolution
-340 Pixels High X 550 Pixels Wide
12,000 Nits Brightness

Scope of Work:

Remove existing top identification faces, old LED displays and leave internal cabinet framing, pole cover, and structure. Modify steel framing and install new illuminated Chino Auto Center ID and new full color Daktronics 15.85mm LED displays. Reuse Ford logo, upgrade internal lighting and replace Chino Hills Ford letters. Remove RV and Bus logos from pole cover and repaint complete structure.

EXHIBIT B: PRICING TABLE

CATEGORY	DESCRIPTION	16MM
LED Displays	16MM LED Displays, Daktronics	\$302,033.00
Sign Fabrication & Installation	Blake Sign Company	\$164,041.00
Sales Tax	State of California	\$23,641.00
Freight	Included with LED Display	---
Sub Total		\$489,715.00
Maintenance	Prepaid for 5 Years	59,160.00
EMI Overhead	Project Management	\$27,507.00
Grand Total		\$576,382.00