



April 30, 2026

Aaron King, Assistant City Manager
City of Winston Salem
City Hall
101 North Main Street
Winston-Salem, NC 27101

RE: Proposal for Long-Term Lease and Development of Parcel Numbers: 6835-08-9447, 9264, 0214, 0106, 0120, 0014, 0054

Dear Mr. King,

Please accept this letter as a formal request to enter into negotiations for a long-term lease of the city-owned property located between 7th St W, Marshall St N, and W 6th St in downtown Winston Salem, consisting of approximately 1.02 acres.

Our organization, WS Amphitheatre LLC, proposes to lease this property for a term of 30 years to develop and operate an Artist Village that will house all artists associated with events at the WS Amphitheatre.

We intend to make significant improvements to the site, including, but not limited to, the construction of structures to house and feed the artists performing at the amphitheater, per the attached preliminary site plan by Stimmel Associates.

We are proposing a monthly lease amount of \$1,000 per month for the first Five (5) years, and thereafter increasing annually per the Consumer Price Index (CPI).

We believe this project aligns with the City's goal of economic development and community improvement in Downtown Winston Salem by providing local jobs, community events and the continued fostering of arts and innovation.

Sincerely,

A handwritten signature in black ink, appearing to read "Buddy Thomas". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Buddy Thomas

Flow Companies - Director of Real Estate