

From: Jay Siegel <jay.siegel@sigel.com>

Subject: Re: 13484 Washington, MDR CA 90292

Date: February 14, 2024 at 11:11 AM

To: DJ CHOI <djchoi@sigel.com>, Michael Dobson <michael.dobson@sigel.com>, Damon Johnson

<damon.johnson@sigel.com>, N.Kai Lee <nkl@kaistable.com>

Cc: Hans Tiedeman <hans.tiedeman@sigel.com>, Greg Yoon <greg.yoon@sigel.com>

JS

Mr. Dobson, Mr. Johnson and Mr. Lee:

A review of the attached Statement of Information filed with the State on 9/6/23 discloses a change in the control of the Sublessee FIN AND FEATHERS RESTAURANT MARINA DEL REY constituting an assignment requiring consent under the Lease. Your attention is further directed to the attached, but unsigned, Business Purchase Agreement between Damon Johnson Sr. and Norman Lee that Master Lessor understands was executed by the parties thereto.

Please note that an assignment without consent by Sports Harbor, LLC ("Master Lessor") and Sports World, LLC ("Sublessor") shall, at the Master Lessor's or Sublessor's option be a Default curable after notice or a non-curable Breach without the necessity of any notice or grace period as more particularly provided for in the Lease.

To avoid the Master Lessor or Sublessor treating this unapproved assignment as a non-curable breach, it is imperative that Master Lessor and Sublessor receive for their review, copies of any and all executed purchase and sale agreements, and money and stock transfers effectuated between Damon Johnson Sr. and Norman Lee with regard to the Sublessee so that upon approval, an Amendment to the Lease can be drafted and circulated for execution.

Your attention is further directed to Section 16.2 of Sublease, which provides for the Master Lessor's rights to purchase the Liquor License for One Hundred Twenty Thousand Dollars (\$120,000.00) upon termination due to a default by Sublessee, reduced by any sums due to Master Lessor as a result of such default and failure to transfer the Liquor License to Sublessor or Master Lessor, as the case may be, will cause Sublessor and/or Master Lessor to suffer damages which Sublessee shall be responsible for reimbursement to Sublessor and/or Master Lessor.

Thank you, in advance, for your time and attention to this request.

Jay

Siegel & Siegel

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