

IN THE COUNTY COURT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

5501 NE 2ND AVENUE, LLC,  
a Florida limited company.

CIVIL DIVISION

Plaintiff,

CASE NO.: 2020-018438-CC-05

vs.

DISTRICT LIVE AGENCY, LLC  
a Florida limited company,  
and all others in possession,

Defendant.

PLAINTIFF'S NON-PAYMENT AFFIDAVIT IN SUPPORT OF DEFAULT JUDGMENT

**BEFORE ME**, the undersigned authority, personally appeared Donita Leavitt, who being first duly sworn deposes and says:

1. I am over eighteen years of age and am authorized to attest to the accounting and files for the Plaintiff in this action regarding the Premises
2. I oversee the accounting for the Premises as defined in Plaintiff's Complaint, which is subject to the eviction action named in the caption of this affidavit.
3. Pursuant to Section 5.2 of the Lease between the parties, DISTRICT LIVE AGENCY, LLC. is responsible for paying \$9,300.00 in monthly base rent for the Premises plus \$604.50 monthly in sales tax totaling \$9,904.50 due monthly.
4. In addition to the monthly base rent, Tenant is responsible for remitting additional rent pursuant to Section 5.3 of the Lease, which pursuant to the Lease is "to be treated in the same manner as Rent" and includes all other sums payable by Tenant hereunder.
5. As a result of the delinquent rent due and owing on August 18, 2020, Tenant was served with a Three-Day Notice. Sec attached Notice attached hereto as **Exhibit "A"**.

6. As of the date of this affidavit, Defendant has failed to remit any monies due and owing since issuance of the Three-Day Notice and rent and additional rent continues to accrue.

7. Attached is the tenant ledger for DISTRICT LIVE AGENCY, LLC maintained in the ordinary course of business.

8. The Lease is clear and concise in the monthly rent due and owing from Tenant. Pursuant to Section 29.0 of the Lease the Lease may not be altered, changed or amended without a signed agreement.

9. As of the date of this affidavit \$119,287.88 is due for rent and additional rent, not including legal fees and liquor license fees due or reimbursement due of deferred funds. See Ledger attached hereto as Exhibit "B."

10. The Plaintiff is suffering financial hardship due to Defendant's failure to remit the outstanding balance or turn over possession of the Premises.

**FURTHER AFFIANT SAYETH NAUGHT**

STATE OF Florida )  
 ) SS:  
COUNTY OF Miami-Dade )

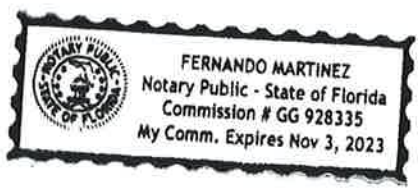
[Signature]  
Donita Leavitt  
5501 NE 2ND AVENUE, LLC

*Donita Leavitt* SWORN TO AND SUBSCRIBED before me this 23<sup>rd</sup> day of October, 2020 by ~~Mallory Koudover~~<sup>FM</sup> who is personally known to me or who has produced Florida Driver License as identification.

My Commission Expires:

[Signature]  
NOTARY PUBLIC

State of Florida at Large



# Exhibit “A”

20-1347

**THREE DAY NOTICE TO PAY RENT OR DELIVER POSSESSION**  
**MIAMI-DADE COUNTY, FLORIDA**

DATE: AUGUST 19, 2020

TO: DISTRICT LIVE AGENCY, LLC AND ALL OTHERS IN POSSESSION OF:  
5501 NE 2ND AVENUE, (ALSO KNOWN AS 215 NE 55<sup>TH</sup> STREET), MIAMI,  
FL 33137  
5431 NE 2<sup>ND</sup> AVENUE, MIAMI, FL 33137 AND  
222 NE 55<sup>TH</sup> STREET, MIAMI, FL 33137

RE: LANDLORD'S WRITTEN DEMAND FOR RENT OR POSSESSION,  
PURSUANT TO FLORIDA STATUTE 83.20(2)

YOU ARE HEREBY NOTIFIED THAT YOU ARE INDEBTED TO THE LANDLORD 5501 NE 2ND AVENUE, LLC, IN THE SUM OF \$92,838.03 FOR THE RENT AND USE OF THE PREMISES LOCATED IN MIAMI DADE COUNTY, FLORIDA AT 5501 NE 2ND AVENUE, (ALSO KNOWN AS 215 NE 55TH STREET), MIAMI, FL 33137; 5431 NE 2ND AVENUE, MIAMI, FL 33137 AND 222 NE 55TH STREET, MIAMI, FL 33137 NOW OCCUPIED BY YOU.

I DEMAND PAYMENT OF THE RENT OR POSSESSION OF SAID PREMISES WITHIN THREE (3) DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAY) FROM THE DATE OF DELIVERY OF THIS NOTICE AND SAID PAYMENT OR POSSESSION IS DUE TO WIT: ON OR BEFORE AUGUST 24, 2020. PAYMENT OF RENT SHOULD BE PAYABLE TO LANDLORD, 5501 NE 2ND AVENUE, LLC AND MAILED TO 300 NE 71<sup>ST</sup> STREET, MIAMI, FL 33138.

PLEASE GOVERN YOURSELF ACCORDINGLY.

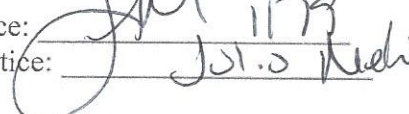
By: 

Printed Name: MALDRY KAUDERER  
Authorized Agent for 5501 NE 2ND AVENUE, LLC  
Telephone No.: 305-785-3440

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of this notice has been furnished to the above named tenant(s) on August 19, 2020 by:

- personal delivery
- Federal Express, overnight delivery
- posting in a conspicuous place on the premises as tenant was absent from the above named premises.

Signature of Person Delivering this Notice:   
Print Name of Person Delivering this Notice: Jos. O. Kueh

20-1348

THREE DAY NOTICE TO PAY RENT OR DELIVER POSSESSION  
MIAMI-DADE COUNTY, FLORIDA

DATE: AUGUST 19, 2020

TO: DISTRICT LIVE AGENCY, LLC AND ALL OTHERS IN POSSESSION OF:  
5501 NE 2ND AVENUE, (ALSO KNOWN AS 215 NE 55<sup>TH</sup> STREET), MIAMI,  
FL 33137  
5431 NE 2<sup>ND</sup> AVENUE, MIAMI, FL 33137 AND  
222 NE 55<sup>TH</sup> STREET, MIAMI, FL 33137

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I DEMAND PAYMENT OF THE RENT OR POSSESSION OF SAID PREMISES WITHIN THREE (3) DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAY) FROM THE DATE OF DELIVERY OF THIS NOTICE AND SAID PAYMENT OR POSSESSION IS DUE TO WIT: ON OR BEFORE AUGUST 24, 2020. PAYMENT OF RENT SHOULD BE PAYABLE TO LANDLORD, 5501 NE 2ND AVENUE, LLC AND MAILED TO 300 NE 71<sup>ST</sup> STREET, MIAMI, FL 33138.

PLEASE GOVERN YOURSELF ACCORDINGLY.

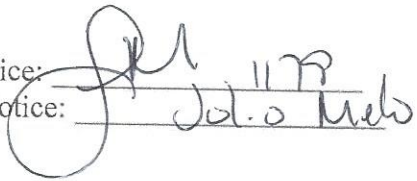
By: 

Printed Name: MALDRY KAUDERER  
Authorized Agent for 5501 NE 2ND AVENUE, LLC  
Telephone No.: 305-785-3440

CERTIFICATE OF SERVICE

I hereby certify that a copy of this notice has been furnished to the above named tenant(s) on August 19, 2020 by:

- personal delivery
- Federal Express, overnight delivery
- posting in a conspicuous place on the premises as tenant was absent from the above named premises.

Signature of Person Delivering this Notice:   
Print Name of Person Delivering this Notice: J. O. Melo

20-1349

THREE DAY NOTICE TO PAY RENT OR DELIVER POSSESSION  
MIAMI-DADE COUNTY, FLORIDA

DATE: AUGUST 19, 2020

TO: DISTRICT LIVE AGENCY, LLC AND ALL OTHERS IN POSSESSION OF:  
5501 NE 2ND AVENUE, (ALSO KNOWN AS 215 NE 55<sup>TH</sup> STREET), MIAMI,  
FL 33137  
5431 NE 2<sup>ND</sup> AVENUE, MIAMI, FL 33137 AND  
222 NE 55<sup>TH</sup> STREET, MIAMI, FL 33137

RE: LANDLORD'S WRITTEN DEMAND FOR RENT OR POSSESSION,  
PURSUANT TO FLORIDA STATUTE 83.20(2)

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I DEMAND PAYMENT OF THE RENT OR POSSESSION OF SAID PREMISES WITHIN THREE (3) DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAY) FROM THE DATE OF DELIVERY OF THIS NOTICE AND SAID PAYMENT OR POSSESSION IS DUE TO WIT: ON OR BEFORE AUGUST 24, 2020. PAYMENT OF RENT SHOULD BE PAYABLE TO LANDLORD, 5501 NE 2ND AVENUE, LLC AND MAILED TO 300 NE 71<sup>ST</sup> STREET, MIAMI, FL 33138.

PLEASE GOVERN YOURSELF ACCORDINGLY.

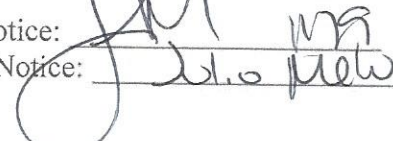
By: 

Printed Name: MALORY KAUDERER  
Authorized Agent for 5501 NE 2ND AVENUE, LLC  
Telephone No.: 305-785-3440

CERTIFICATE OF SERVICE

I hereby certify that a copy of this notice has been furnished to the above named tenant(s) on August 19, 2020 by:

- personal delivery
- Federal Express, overnight delivery
- posting in a conspicuous place on the premises as tenant was absent from the above named premises.

Signature of Person Delivering this Notice:   
Print Name of Person Delivering this Notice: J. M. [unclear]

for the Zalman Law, P.A.

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of this notice has been furnished to the above named tenant(s) on August 19, 2020 by:

personal delivery

Federal Express, overnight delivery

posting in a conspicuous place on the premises as tenant was absent from the above named premises.

Signature of Person Delivering this Notice: 

Print Name of Person Delivering this Notice: Julio Melo

1179

Julio Melo

# Exhibit “B”



**DISTRICT LIVE AGENCY, LLC**  
 5501 NE 2nd Ave (215 NE 55th St) / 5431 NE 2nd Ave / 222 NE 55th St / Sublease 206 NE 55th Terr (ended)  
 Lease Statement 04/01/2019 - 10/01/2020

Date	Due Date	Lease Amount	Paid	Open Balance	Type	Memo
04/01/2019	04/01/2019	8,800.00	8,800.00	0.00	Rent	215 Rent (Premises 1)
		1,400.00	1,400.00	0.00	Rent	206 Sublease (Premises 2)
		683.40	0.00	683.40	Tax	Sales Tax - Lease & Sublease (6.7%)
05/01/2019	05/01/2019	8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
06/01/2019	06/01/2019	8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
07/01/2019	07/01/2019	8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
08/01/2019	08/01/2019	8,800.00	8,800.00	0.00	Service	206 Trash (Semester - Prorated NNN)
		80.00	80.00	0.00	Service	206 Water (Quarter NNN)
		8,800.00	8,800.00	0.00	Rent	215 Rent
09/01/2019	09/01/2019	1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
		8,800.00	8,800.00	0.00	Rent	215 Rent
10/01/2019	10/01/2019	1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
		8,800.00	8,800.00	0.00	Rent	215 Rent
11/01/2019	11/01/2019	80.00	80.00	0.00	Service	206 Water (Quarter NNN)
		8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
12/01/2019	12/01/2019	683.40	0.00	683.40	Tax	Sales Tax
		8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
2019 - Total		119,828.82	92,050.00	27,778.82		
	01/01/2020	8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		663.00	0.00	663.00	Tax	Sales Tax - Lease & Sublease (6.5%)
		488.79	0.00	488.79	Rent	206 Sublease Balance
02/01/2020	02/01/2020	180.00	180.00	0.00	Service	206 Trash (Semester NNN)
		80.00	0.00	80.00	Service	206 Water (Quarter NNN)
		8,800.00	8,800.00	0.00	Rent	215 Rent
03/01/2020	03/01/2020	1,400.00	1,400.00	0.00	Rent	206 Sublease
		663.00	0.00	663.00	Tax	Sales Tax
		4,382.00	0.00	4,382.00	Tax	Operating Sales and Use Tax (unpaid)
04/01/2020	04/01/2020	8,800.00	4,400.00	4,400.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		663.00	0.00	663.00	Tax	Sales Tax
05/01/2020	05/01/2020	1,633.69	0.00	1,633.69	Tax	Operating Sales and Use Tax (unpaid)
		9,300.00	3,000.00	6,300.00	Rent	215 Rent - Increased Y2 (\$3,000 Covid Abatement)
		604.50	0.00	604.50	Tax	Sales Tax - Lease Only (6.5%)
06/01/2020	06/01/2020	95.00	95.00	0.00	Service	206 Water (Quarter/Balance NNN)
		9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
		604.50	0.00	604.50	Tax	Sales Tax
07/01/2020	07/01/2020	9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
		604.50	0.00	604.50	Tax	Sales Tax
		9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
08/01/2020	08/01/2020	604.50	0.00	604.50	Tax	Sales Tax
		9,300.00	0.00	9,300.00	Rent	215 Rent
		604.50	0.00	604.50	Tax	Sales Tax
09/01/2020	09/01/2020	9,300.00	0.00	9,300.00	Rent	215 Rent
		604.50	0.00	604.50	Tax	Sales Tax
		9,300.00	0.00	9,300.00	Rent	215 Rent
10/01/2020	10/01/2020	604.50	0.00	604.50	Tax	Sales Tax
		9,479.36	0.00	9,479.36	RE Tax	2020 RE Tax 215 Pro (NNN)
		5,168.88	0.00	5,168.88	RE Tax	2020 RE Tax 5431 Pro (NNN)
2020 - Total		132,984.06	41,475.00	91,509.06		
	2019 - Total	119,828.82	92,050.00	27,778.82		
	<b>Total Leases</b>	<b>252,812.88</b>	<b>133,525.00</b>	<b>119,287.88</b>		

**BREAKDOWN**

Lease Amount	2019	2020	Leases	Total Open Balance - OCT 2020
Rent	91,800.00	96,188.79	187,988.79	5501 Lease <b>119,287.88</b>
Tax	6,150.60	12,236.19	18,386.79	
Service	250.00	355.00	605.00	
RE Tax	15,253.22	16,948.02	32,201.23	
Insurance	6,375.00	7,256.07	13,631.07	
<b>Totals</b>	<b>119,828.82</b>	<b>132,984.06</b>	<b>252,812.88</b>	

Paid	2019	2020	Leases
Rent	91,800.00	41,200.00	133,000.00
Tax	0.00	0.00	0.00
Service	250.00	275.00	525.00
RE Tax	0.00	0.00	0.00
Insurance	0.00	0.00	0.00
<b>Totals</b>	<b>92,050.00</b>	<b>41,475.00</b>	<b>133,525.00</b>

Open Balance	2019	2020	Leases
Rent	0.00	54,988.79	54,988.79
Tax	6,150.60	12,236.19	18,386.79
Service	0.00	80.00	80.00
RE Tax	15,253.22	16,948.02	32,201.23
Insurance	6,375.00	7,256.07	13,631.07
<b>Totals</b>	<b>27,778.82</b>	<b>91,509.06</b>	<b>119,287.88</b>

**EXHIBIT "B-1"**

**DISTRICT LIVE AGENCY, LLC**  
 5501 NE 2nd Ave (215 NE 55th St) / 5431 NE 2nd Ave / 222 NE 55th St / Sublease 206 NE 55th Terr (ended) / Churchill's Pub Liquor License  
 Lease Statement 04/01/2019 - 10/01/2020

Date	Due Date	Lease Amount	Paid	Open Balance	Type	Memo
04/01/2019	04/01/2019	8,800.00	8,800.00	0.00	Rent	215 Rent (Premises 1)
		1,400.00	1,400.00	0.00	Rent	206 Sublease (Premises 2)
		683.40	0.00	683.40	Tax	Sales Tax - Lease & Sublease (6.7%)
05/01/2019	05/01/2019	1,300.00	1,300.00	0.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - Liquor License (6%)
		8,800.00	8,800.00	0.00	Rent	215 Rent
06/01/2019	06/01/2019	1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
		1,300.00	1,300.00	0.00	LL	Liquor License
07/01/2019	07/01/2019	78.00	0.00	78.00	LL Tax	Sales Tax - LL
		8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
08/01/2019	08/01/2019	683.40	0.00	683.40	Tax	Sales Tax
		1,300.00	1,300.00	0.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
09/01/2019	09/01/2019	8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
10/01/2019	10/01/2019	1,300.00	1,300.00	0.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
		8,800.00	8,800.00	0.00	Rent	215 Rent
11/01/2019	11/01/2019	1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
		1,300.00	1,300.00	0.00	LL	Liquor License
12/01/2019	12/01/2019	78.00	0.00	78.00	LL Tax	Sales Tax - LL
		8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
2019 - Total		<b>132,230.82</b>	<b>102,450.00</b>	<b>29,780.82</b>		
	01/01/2020	8,800.00	8,800.00	0.00	Rent	215 Rent
	02/01/2020	1,400.00	1,400.00	0.00	Rent	206 Sublease
03/01/2020	03/01/2020	683.40	0.00	683.40	Tax	Sales Tax - Lease & Sublease (6.5%)
		1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - Liquor License (6%)
04/01/2020	04/01/2020	488.79	0.00	488.79	Rent	206 Sublease Balance
		180.00	180.00	0.00	Service	206 Trash (Semester NNN)
		80.00	0.00	80.00	Service	206 Water (Quarter NNN)
05/01/2020	05/01/2020	8,800.00	8,800.00	0.00	Rent	215 Rent
		1,400.00	1,400.00	0.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
06/01/2020	06/01/2020	1,300.00	1,300.00	0.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
		4,382.00	0.00	4,382.00	Tax	Operating Sales and Use Tax (unpaid)
07/01/2020	07/01/2020	8,800.00	4,400.00	4,400.00	Rent	215 Rent
		1,400.00	0.00	1,400.00	Rent	206 Sublease
		683.40	0.00	683.40	Tax	Sales Tax
08/01/2020	08/01/2020	1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
		1,633.69	0.00	1,633.69	Tax	Operating Sales and Use Tax (unpaid)
09/01/2020	09/01/2020	9,300.00	3,000.00	6,300.00	Rent	215 Rent - Increased Y2 (\$3,000 Covid Abatement)
		604.50	0.00	604.50	Tax	Sales Tax - Lease Only (6.5%)
		1,300.00	0.00	1,300.00	LL	Liquor License
10/01/2020	10/01/2020	78.00	0.00	78.00	LL Tax	Sales Tax - LL
		95.00	95.00	0.00	Service	206 Water (Quarter/Balance NNN)
		9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
01/01/2021	01/01/2021	604.50	0.00	604.50	Tax	Sales Tax
		1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
02/01/2021	02/01/2021	95.00	95.00	0.00	Service	206 Water (Quarter/Balance NNN)
		9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
		604.50	0.00	604.50	Tax	Sales Tax
03/01/2021	03/01/2021	1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
		9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
04/01/2021	04/01/2021	604.50	0.00	604.50	Tax	Sales Tax
		1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
05/01/2021	05/01/2021	1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
		9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
06/01/2021	06/01/2021	604.50	0.00	604.50	Tax	Sales Tax
		1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
07/01/2021	07/01/2021	604.50	0.00	604.50	Tax	Sales Tax
		1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
08/01/2021	08/01/2021	9,300.00	3,000.00	6,300.00	Rent	215 Rent (\$3,000 Covid Abatement)
		604.50	0.00	604.50	Tax	Sales Tax
		1,300.00	0.00	1,300.00	LL	Liquor License
09/01/2021	09/01/2021	78.00	0.00	78.00	LL Tax	Sales Tax - LL
		9,300.00	0.00	9,300.00	Rent	215 Rent
		604.50	0.00	604.50	Tax	Sales Tax
10/01/2021	10/01/2021	1,300.00	0.00	1,300.00	LL	Liquor License
		78.00	0.00	78.00	LL Tax	Sales Tax - LL
		9,300.00	0.00	9,300.00	Rent	215 Rent
2020 - Total		<b>146,764.06</b>	<b>41,475.00</b>	<b>105,289.06</b>		
	2019 - Total	<b>132,230.82</b>	<b>102,450.00</b>	<b>29,780.82</b>		
	<b>Total Leases</b>	<b>278,994.88</b>	<b>143,925.00</b>	<b>135,069.88</b>		

**BREAKDOWN**

Lease Amount	2019	2020	Leases	Total Open Balance by Lease
Rent	91,800.00	96,188.79	187,988.79	Property Lease
Tax	6,150.60	12,236.19	18,386.79	Liquor License Lease
Service	250.00	355.00	605.00	<b>Total</b>
RE Tax	15,253.22	16,948.02	32,201.23	
Insurance	6,375.00	7,256.07	13,631.07	
LL	11,700.00	13,000.00	24,700.00	
LL Tax	702.00	780.00	1,482.00	
<b>Totals</b>	<b>132,230.82</b>	<b>146,764.06</b>	<b>278,994.88</b>	
Paid	2019	2020	Leases	
Rent	91,800.00	41,200.00	133,000.00	
Tax	0.00	0.00	0.00	
Service	250.00	275.00	525.00	
RE Tax	0.00	0.00	0.00	
Insurance	0.00	0.00	0.00	
LL	10,400.00	0.00	10,400.00	
LL Tax	0.00	0.00	0.00	
<b>Totals</b>	<b>102,450.00</b>	<b>41,475.00</b>	<b>143,925.00</b>	
Open Balance	2019	2020	Leases	
Rent	0.00	54,988.79	54,988.79	
Tax	6,150.60	12,236.19	18,386.79	
Service	0.00	80.00	80.00	
RE Tax	15,253.22	16,948.02	32,201.23	
Insurance	6,375.00	7,256.07	13,631.07	
LL	1,300.00	13,000.00	14,300.00	
LL Tax	702.00	780.00	1,482.00	
<b>Totals</b>	<b>29,780.82</b>	<b>105,289.06</b>	<b>135,069.88</b>	

**EXHIBIT "B-2"**