



VIA CERTIFIED MAIL; RETURN RECEIPT REQUESTED and  
VIA EMAIL: [mbg@bizavlaw.com](mailto:mbg@bizavlaw.com); [leon@waviation.net](mailto:leon@waviation.net);

April 15, 2022

Mark B. Goldstein, P.A.  
Terminal Ventures, LLC  
2700 North Military Trail, Suite 130  
Boca Raton, FL 33431

RE: **CORRECTED NOTICE OF LEASE DEFAULT** – Lease Agreement, as amended, for Parcel 8G at the Fort Lauderdale Executive Airport between the City of Fort Lauderdale and Terminal Ventures, LLC

Dear Mr. Goldstein:

This letter constitutes formal written NOTICE OF LEASE DEFAULT.

You are hereby notified that you are in default of the Lease Agreement for Parcel 8G with the City of Fort Lauderdale, as amended by the First Amendment to Lease Agreement and Second Amendment to Lease Agreement ("Lease Agreement, as amended"). Specifically, you have failed to comply with Paragraph 20(c)(2) of the Lease Agreement, as amended, which requires that Phase II improvements be completed by December 31, 2021.

Demand is hereby made that you cure the default and comply with Paragraph 20(c)(2) of the Lease Agreement, as amended, within sixty (60) days of the date of this notice. If you fail to cure the default within sixty (60) days of the date of this notice, the Lease Agreement, as amended, shall be deemed terminated effective June 14, 2022 ("termination date") and you must vacate the premises upon the termination date. If the default is not cured and you fail to vacate the premises, the City will take further action to protect its rights and interests available under the law.

Sincerely,

Rufus A. James  
Airport Director

cc: Christopher Lagerbloom, City Manager  
Greg Chavarria, Assistant City Manager  
Shari Wallen, Assistant City Attorney  
Miguel Laca, Financial Administrator

