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VIA EMAIL rjames@fortlauderdale.gov

Mr. Rufus A. James
Assistant Airport Manager
Fort Lauderdale Executive Airport
6000 NW 21st Avenue
Fort Lauderdale, Florida 33309

Re: Aero Toy Store Lease

Dear Mr. James:

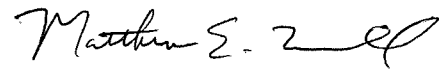
As you know, I represent CPC Finance I, LLC and MBG Finance Holdings, LLC (“clients”), the first mortgage judgment holders and judgment lienholder respectively on the Aero Toy Store, Inc. (“Aero Toy Store”) leasehold interest pursuant to the Amended and Restated Lease (“Original Lease”) dated March 11, 2008 attached as Exhibit “A” and the Amended Lease attached as Exhibit “B”. Pursuant to our meeting yesterday with you, Mr. Feldman, Ms. Leonard and Ms. Williams-Persad, Esq., and on direction from Mr. Feldman, I am requesting that the Aero Toy Store lease issue be placed on the Aviation Advisory Board Agenda for March 26, 2015. The purpose of this Agenda item is to allow my clients to present information on their ability to remedy the lease defaults of Aero Toy Store as the first mortgage holder. The clients are exercising the remedies set forth in the Original Lease that include but are not limited to Section 42 of the Original Lease between the City of Fort Lauderdale and Aero Toy Store, LLC as amended March 20, 2012. It is anticipated that as part of the presentation we will request an extension of time of ninety (90) days to negotiate with the City a plan to remedy the lease defaults.

My clients have diligently pursued a foreclosure action and a final judgment to assume the leasehold interest pursuant to the terms of the Lease and have procured two final judgments (latest issued March 11, 2015), attached as Exhibit “C”. It is our intent to provide a seamless transition to allow the FBO services to operate with minimum interruption and avoid lengthy closure of the leasehold property.

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Assistant Airport Manager
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My clients are ready, willing and able upon taking possession of the property to remedy the current defaults. Prior to the meeting, I will provide additional information on the proposed presentation and plan to remedy the defaults. Please allow this letter to serve as the requested notice to secure a time on the Agenda for next Thursday to address these issues with the Aviation Advisory Board and ultimately the City. Further information will be forth coming early next week that will outline the proposed process and presentation. Thank you for your anticipated cooperation and please contact me with any questions.

Very truly yours,



Matthew E. Morrall

MEM/kz

cc: Lee Feldman, City Manager - lfeldman@fortlauderdale.gov
Diansjhan Williams-Persad djwilliams-persad@fortlauderdale.gov
Julie Leonard - jleonard@fortlauderdale.gov
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