



**GOREN CHEROF
DOODY & EZROL PA**
ATTORNEYS AT LAW

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June 23, 2015

VIA EMAIL (lfeldman@fortlauderdale.gov) AND REGULAR MAIL

Lee Feldman, City Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: Aero Toy Store / Lease with the City of Fort Lauderdale

Dear Mr. Feldman:

This law firm serves as legal counsel for Aero Toy Store (“Aero”). Aero’s amended and restated lease with the City of Fort Lauderdale (the “City”) for Parcel 9 at the Fort Lauderdale Executive Airport dated March 11, 2008, as amended, terminates on June 30, 2015. As you know, Aero is currently under contract with Sheltair FXE Northside, LLC (“Sheltair”) to assign its leasehold interest, along with certain assets related thereto, to Sheltair.

It is our understanding that Sheltair has been working diligently and in good faith with the City and CBRE to negotiate the terms of an amended lease or new lease that is satisfactory to the City. Aero has not been directly involved in these negotiations. It is our further understanding that your office has directed CBRE to provide you with a rental rate analysis of comparable airport locations to determine the fair market value for the City’s anticipated amended lease or new lease with Sheltair. Once your office receives this analysis, we are hopeful that a final agreement can be reached between the City and Sheltair.

In light of the ongoing efforts of the City and Sheltair, Aero, as the tenant, is hereby requesting an additional **ninety-day (90) extension** to the June 30, 2015 lease termination date. Aero remains available to assist both the City and Sheltair in its negotiations, and we are hopeful that this additional extension will ensure that there is sufficient time to reach an agreement that is in the best interests of all parties.

We have confirmed that Sheltair supports this request for an extension. We have also consulted with counsel for CPC Finance, the interested creditor, and reconfirmed that they have no objection to this request.

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Please reply to Fort Lauderdale Office

Fort Lauderdale Office

3099 E. Commercial Blvd., Suite 200, Fort Lauderdale, FL 33308. T 954-771-4500 | F 954-771-4923

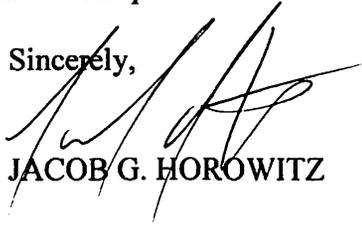
Delray Beach Office

76 N.E. Fifth Avenue, Delray Beach, FL 33483. T 561-276-9400

www.cityatty.com

Thank you for your prompt attention to this matter. Aero, as a long-standing tenant at FXE, appreciates the City's consideration and remains confident that a mutually beneficial agreement will be reached through the collective effort of all interested parties. Please contact our office if there is any additional information that we can provide.

Sincerely,



JACOB G. HOROWITZ

cc: Aero Toy Store, LLC
Morris Shirazi
Cynthia Everett, City Attorney
DJ Williams-Persad, Assistant City Attorney
Rufus James, Acting Airport Manager
Matt Morrall, Esq., Counsel for CPC Finance
Damaso Saavedra, Esq., Counsel for Sheltair