

THE CITY OF CORAL GABLES



The City Beautiful

OFFICE OF CITY MANAGER

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

April 20, 2020

Via Certified Mail,
Return Receipt Requested

Nick Di Donato
Coral Grand, LLC
25 British Columbia Road
Exhibition Place
Toronto, Ontario M6K3C3
Canada

Dear Mr. Di Donato:

As you know, pursuant to the Lease Agreement (the "Lease") between Coral Grand, LLC (the "Tenant"), and the City of Coral Gables (the "City") for the premises located at 997 N. Greenway Drive, Coral Gables, FL, 33134, and also known as the Coral Gables Country Club, the Tenant is required to make monthly payments of rent to the City, as well as payments for sales tax. As of the date of this letter, the City's records indicate that the Tenant has failed to pay rent for April 1, 2020 as required under the Lease. Accordingly, please remit \$26,981.78 as per the attached Invoice #346275 to the City as soon as possible. Please be advised that Coral Grand's failure to pay rent as required constitutes an immediate event of default, and that to the extent that any default under the Lease requires notice, Tenant is hereby given notice to cure such default.

Notwithstanding the above-referenced event of default, and without waiver of any of the City's rights or remedies, the City also comprehends the extenuating circumstances posed by the COVID-19 crisis and remains willing to consider a potential amicable resolution of this default that may avoid the need for further action, as authorized under the Lease. Therefore, please contact Economic Development Asset Manager Zeida Sardinias, (305-460-5314), to discuss this matter further. Please note that any such resolution must be memorialized in a writing and signed by the City before taking effect. If you fail to make payment as demanded in this Notice or to agree to a payment plan within fifteen (15) days from the date of this Notice, or by April 30, 2020, the City reserves its rights under the terms of the Lease to take further action.

Nothing herein is neither intended nor shall be construed as a waiver of any of the City's rights or remedies under the Lease or available at law or equity, and rather, all such rights and remedies are expressly reserved.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Santamaria', with a stylized flourish at the end.

Eduardo "Ed" Santamaria, P.E.
Assistant City Manager
City of Coral Gables

CITY OF CORAL GABLES
 405 Biltmore Way
 Coral Gables, FL 33134

INVOICE
 N^o 346275

DATE	04/01/2020
ACCOUNT	010947
AMT DUE	26,981.78
DUE DATE	04/01/2020
TERMS	

CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DR
 CORAL GABLES, FL 33134

AMOUNT PAID _____

<<< DUPLICATE INVOICE >>>



MAKE CHECKS PAYABLE TO: CITY OF CORAL GABLES
 PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

CITY OF CORAL GABLES

DESCRIPTION	AMOUNT
CORAL GABLES COUNTRY CLUB MONTHLY RENT FOR THE MONTH OF: APRIL 2020	25,335.00
Sales Tax - CORAL GABLES COUNTRY CLUB	1,646.78
ACCOUNT NO. 010947	TOTAL AMOUNT DUE: 26,981.78

Sign up for e-News: Get important City news and information on programs/events directly from the City of Coral Gables. Enter your email address on the return stub. There's a lot happening in Coral Gables, stay in the know with e-News.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: **CITY OF CORAL GABLES**

Customer Number: 010947
 Service Location: 997 NORTH GREENWAY DR
 Billing Date: 04/01/2020

AMOUNT DUE 26,981.78
 Total amount due by 04/01/2020

AMOUNT ENCLOSED \$ _____



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 Coral Gables Collection Division
 PO BOX 916030
 Orlando, FL 32891-6030

CORAL GABLES COUNTRY CLUB
 997 NORTH GREENWAY DR
 CORAL GABLES, FL 33134

010947502698178346275040120202

Email: _____