

HENRIK STEPANYAN
CHIEF EXECUTIVE OFFICER
BARBEQUES GALORE
2650 LINDSAY PRIVADO DRIVE, SUITE A
ONTARIO, CALIFORNIA 91761
(909) 212-6156
Henrik@bbqgalore.com

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Re: 11021 West Pico Boulevard, Los Angeles

To Whom It May Concern:

My company, Grand Homes Holdings dba Barbeques Galore, is the tenant of the above-referenced property (the "Property").

I have been informed that the Property's owners, 11021 West Pico Boulevard LLC and Gestab Investment Co. LLC, have signed a contract to sell the property to Dallas NJ LLC or its assignee (the "Buyer").

Conditioned on the completion of the Property's sale to the Buyer, Barbeques Galore will deliver vacant the entire building at any time during the remaining term of the lease with 60 days prior written notice from the Buyer to Barbeques Galore.

Very truly yours,



Henrik Stepanyan