



ATTORNEYS AT LAW

August 26, 2005

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Al Wasley
1408 American Avenue
Waukesha, WI 53188

**RE: Commercial Lease Agreement dated July 1, 2005
Wolfgang's Pub, LLC/Landlord
and Jim Braun/Tenant**

Dear Mr. Wasley:

Our law firm has been retained to represent Jim Braun relative to his dealings with you on your property located at 3164 South 13th Street, Milwaukee, Wisconsin. Mr. Braun entered into a commercial lease agreement with you on July 1, 2005. While the lease was signed by Mr. Braun, he did so on behalf of his wife's company, Dylan's Pub, LLC. Although the term of that lease expired on August 10, 2005, Mr. Braun/Dylans Pub, LLC remained in possession of the premises after that date.

Please be advised that Mr. Braun is terminating the lease with Wolfgang's Pub, LLC effective immediately. In addition, he has contacted the companies providing utilities and other services to the premises in order to discontinue the services. You will need to contact the utility and service providers in order to continue their services in your name. All of my client's personal property has been removed from the premises and the keys will be returned to you on or about August 29, 2005. Mr. Braun is also terminating any insurance coverage that Dylan's Pub, LLC has on the premises effective August 31, 2005. To insure continued coverage for the premises, please contact your insurance agent.

It is my understanding that you and Mr. Braun entered into an Offer to Purchase for the property located at 3164 South 13th Street in April of this year. That offer, by its terms, is null and void. Please return any earnest money that you have received in conjunction with that offer to our office

If you have any questions or comments, feel free to contact me.

Very truly yours,
LICHTSINN & HAENSEL, S.C.


Willard G. Neary

cc: James Braun

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