



Department of City Development

Housing Authority  
 Redevelopment Authority  
 City Plan Commission  
 Historic Preservation Commission  
 NIDC

**Rocky Marcoux**  
 Commissioner

**Martha L. Brown**  
 Deputy Commissioner

July 20, 2005

Alderman Michael D'Amato, Chair  
 Zoning, Neighborhoods & Development  
 City of Milwaukee  
 200 E. Wells St., Room 205  
 Milwaukee, WI 53202

Dear Alderman D'Amato:

I would like to clarify our letter of June 29, 2005 regarding the leases for the anchor tenants proposed at Pabst City. Our letter stated that the Game Works and Jenco Cinemas letters-of-intent allowed these tenants to vacate their spaces if retail occupancy at Pabst declined to less than 70%. That provision applied only to Jenco Cinemas, and only if that situation persisted for 24 months.

The Marcus Corporation, which has replaced Jenco and agreed to operate these theaters, does not have this exit provision in its letter-of-intent.

Also, the House of Blues and Game Works do not have this exit provision in their letters-of-intent.

As stated in our June 29<sup>th</sup> letter, House of Blues does, however, have the ability to terminate its lease if its non-ticket revenue drops below certain thresholds.

Finally, as per industry standards, the main anchor tenants are only required to initially open once 60% of the remaining retail space is open and occupied.

I hope this helps clarify this matter.

Sincerely,

Rocky Marcoux  
 Commissioner

Cc: Zoning, Neighborhoods & Development Committee  
 City Attorney  
 City Comptroller