



Department of Public Works

Ghassan Korban
Commissioner of Public Works

Preston D. Cole
Director of Operations

January 9, 2013

Mr. Rick Kohen
Centercourt 1118, LLC
115 West Silver Spring Drive
Milwaukee, WI 53217

Mr. Brian James
Centercourt 1118, LLC
115 West Silver Spring Drive
Milwaukee, WI 53217

Re: 1118 North 4th Street – Lease Agreement

Dear Gentlemen:

I am writing to confirm the agreements reached during the course of a meeting between Mr. James and representatives of the City of Milwaukee Department of Public Works conducted on January 7, 2013. During the course of that meeting we discussed the status of the Lease Agreement between the City and Centercourt 1118, LLC ("Centercourt") for the restaurant facilities located at 1118 North 4th Street in the City's 4th & Highland parking structure. At the present time Centercourt is in default under the terms of the Lease Agreement and approximately \$191,996 in rents remain unpaid at present.

Given the arrearages in rent and the current status of operations at the leased premises we have mutually concluded that it is appropriate to terminate the lease between Centercourt and the City on the following terms:

1. Business operations at the leased premises are to terminate following the conclusion of the private event scheduled for January 13, 2013;
2. Centercourt shall have a period of four (4) weeks to vacate the leased premises and undertake removal of personal property and fixtures. Prior to the removal of fixtures which will necessitate restoration of any part of the leased premises or result in removal damages Centercourt shall provide a written description of the manner in which such fixtures are to be removed and any applicable contracts for review and approval by City's Commissioner of Public Works. At such time as Centercourt has completed the removal of personal property and fixtures



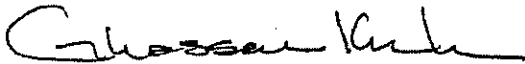
Mr. Rick Kohen
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January 9, 2013
Page 2

from the leased premises it will contact City's Commissioner of Public Works in order to schedule a final walk through to evaluate the condition of the leased premises.

3. In consideration for the termination of the Lease Agreement on the foregoing terms, City's Commissioner of Public Works will recommend to City's Common Council a resolution providing for forgiveness and cancellation of amounts due from Centercourt to the City and confirming termination of the Lease Agreement. City and Centercourt shall execute and deliver a mutually acceptable lease termination agreement following Common Council approval of such resolution.

We look forward to ongoing cooperation with Centercourt during the course of the vacation process. Please sign and return a copy of this letter to acknowledge your concurrence with its terms.

Very truly yours,



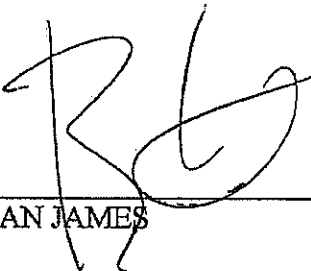
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The foregoing is acknowledged and agreed:

CENTERCOURT 1118, LLC:

By: 

RICK KOHEN

By: 

BRIAN JAMES

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