



OFFICE OF
CITY MANAGER

CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4010 FAX (561) 840-3353

November 15, 2016

Attorney Wayne M. Richards
Law Office of Wayne M. Richards
7681 Woodsmuir Drive
West Palm Beach, FL 33410

Dear Attorney Richards,

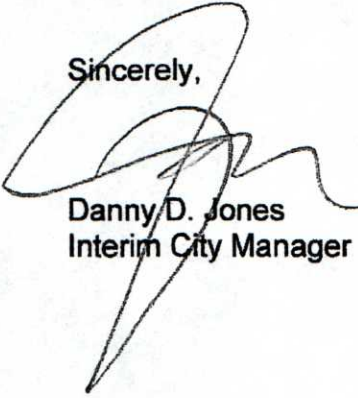
Please accept this letter as the City's response to GSF, Florida Retail, LLC's request to obtain the City's consent and Estoppel Certificate to transfer their leasehold interest in the Ocean Mall.

At this time it is unclear how the proposed transfer will affect the City's interest in this property. During our meeting of October 28, 2016, you made it imminently clear that the proposed transferee, RH 2401 Ocean LLC., proposed to renegotiate key terms of the current lease agreement, and, in particular, the acquisition and installation of the parking kiosks addressed in Amendment #4 of the agreement. This would likely require a proposed Fifth Amendment to the lease, which would include a formal easement deed relating to the use of the "Additional Parking Area" and other related matters.

Based upon the foregoing, it is requested that we mutually agree to a sixty (60) day period in order for the City's administrative staff to properly review and make recommendations to the City Council with respect to this matter. A potential date for this recommendation could be as early as the second City Council meeting in January 2017.

I look forward to meeting with you within the next two weeks to discuss this matter further.

Sincerely,



Danny D. Jones
Interim City Manager

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Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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