



## RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300  
RIVIERA BEACH, FL 33404  
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November 19, 2020

Demetri M. Salloum  
Rafiki Tiki LLC  
190 East 13<sup>th</sup> Street  
Riviera Beach FL

RE: Rafiki Tiki Unauthorized Improvements

Dear Mr. Salloum,

This letter is written to notify you that recent improvements outside your existing lease area are not in compliance with Section 8.1 of the attached lease which provides that no alterations or improvements shall be completed without prior written consent.

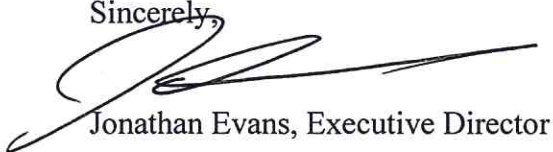
During recent discussions with the CRA Executive Director, the CRA has agreed to develop a lease amendment for CRA Board to consider to provide temporary outdoor use of the subject area to allow you exclusive access to that area. Until the CRA meeting in January it was agreed you could continue to utilize the area with existing tables, chairs, lounge furniture. However, you may not complete any additional tenant improvements without authorization.

The following actions must be implemented immediately:

1. Remove the exterior fencing recently installed without building permit or authorization.
2. The high-top bar recently installed can remain, but not be utilized, until the Board decision on the lease amendment. If the expanded lease area is approved, the Rafiki Tiki will be responsible for filing after the fact building permit applications and for the associated fees.
3. In the interim you may continue to use the existing tables and furniture you have on-site now.
4. Please provide any future plans for improvement of the outdoor area that can be considered by the CRA Board when they review the lease amendment.

With your agreement to the above requirements we will continue to pursue your request to add additional awnings to the site as previously discussed, for consideration by the Board when they review the lease amendment.

Sincerely,



Jonathan Evans, Executive Director

Cc: J. Michael Haygood, General Counsel