

EXHIBIT C

COMMERCIAL REAL ESTATE SERVICES



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Dear Riviera Beach Board of Commissioners:

CBRE has recommended Rafiki Tiki, LLC as a viable tenant for the Riviera Beach Marina Event Center Café space. Agency Staff seeks approval to execute the attached lease with Rafiki Tiki, LLC for the heretofore described Café space, with the Agency. If the Board approves the terms and conditions, we would expect the Café to open in the fall of 2016. CBRE has a proven method for qualifying prospective tenants, by using its standard system to ensure non-biased opinions and equality for all. Based on the interest that we received for the cafe space at Riviera Beach Marina Village, we feel that Rifiki Tiki would be an ideal tenant for the CRA and Marina Village itself. Rifiki Tiki is owned by an operator that is deemed financially viable and knowledgeable, that has shown his passion for adding value to the city of Riviera Beach. Additionally, this operator has owned a well-established gas station on Blue Heron in Riviera Beach for several years. He has also owned two very successful Mediterranean Café's, one located in Boca Raton and the other in Palm Beach Gardens that he sold a few years ago, but still remain in business. This prospect has shown his unwavering commitment to this opportunity, by diligently completing everything that was required to qualify him, by being patient, by supplying food for the Ribbon Cutting event and by campaigning for other prospects to come to the marina. We also believe that he shares the same foresight with the city, by creating a variety of menu choices that are moderately priced in order to cater to various demographics. In short, this prospect has excellent financials, credit, detailed business plan, operations team in place, and most importantly his love and passion for the city of Riviera Beach.

Nicole Fontaine
CBRE, Retail Specialist

A handwritten signature in black ink, appearing to be "Nicole Fontaine", written over a horizontal line. The signature is stylized and includes a large loop at the end.