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Greg Harrison
City Manager
100 West Atlantic Boulevard
Pompano Beach, Florida 33060
Greg.Harrison@copbfl.com

RE: Extension of Time for Capital Improvements on DUC Pompano, LLC – Northside Area Lease Agreement - 113 Northeast 1st Avenue.

Dear Mr. Harrison:

By way of introduction the undersigned represents DUC Pompano, LLC in a legal capacity regarding the above referenced lease agreement with the City of Pompano Beach. In accordance with the above referenced 2019 lease agreement, DUC is required to make certain capital improvements to the property. Specifically, DUC is to complete 50% of the capital improvements within 2 years of the lease agreement and 100% within 4 years of the agreement. Unfortunately, due to circumstances regarding Covid-19 and the restrictions placed on restaurants, DUC Pompano, LLC has been unable to effectuate and to fully utilize the property for the intended purposes of an ancillary restaurant seating and service area. Accordingly, the improvements outlined in Exhibit 2 of the lease agreement have been delayed. DUC fully anticipates that 100% of the capital improvement will be performed within the 4 years contemplated by the lease, however, DUC seeks a 2-year extension to complete the initial 50% obligation.

The purpose of this letter is to respectfully request a two-year extension of time to comply with the initial 50% capital improvement deadline contained within the lease and allow for 100% performance within the 4-year requirement. Your consideration on this matter is appreciated.

Please feel free to contact me if you have any questions or concerns.

Respectfully,

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