



Johnson's Memorial Chapel
330 N.W. 4th Avenue
Delray Beach, Fl. 33444
(561)859-8908

December 22, 2018

To The City of Delray Beach CRA
20 N. Swinton Avenue
Delray Beach, Fl. 33444

From: Johnson's Memorial Chapel

RE: 606 W Atlantic Ave.
Delray Beach, FL 33444

Letter of Proposed Use

HLM & BMM Enterprises LLC, will be using the proposed property located at 606 West Atlantic Avenue, Delray Beach, Fl. 33444 as an existing Funeral Establishment as it was already used in the past. The Funeral establishment will be under the HLM & BMM Enterprises, LLC name DBA "Johnson's Memorial Chapel". The establishment will provide professional funeral services, embalming and contracted cremation services to the community. This establishment will also provide visitation services and chapel services on premises for the community as well. Johnson's Memorial Chapel will provide several jobs for individuals within the community such as funeral attendants, interns from mortuary schools, auto detailer's and much more. Mr. Darryl L. Johnson, Licensed Funeral Director/Embalmer, will oversee all of the duties described above.

Respectfully,


Mr. Darryl L. Johnson, LFD/EMB.

Johnson's Memorial Chapel
330 N.W. 4th Avenue
Delray Beach, Fl. 33435

Tel: (561) 859-8908

Fax: (561) 455-2432

December 22, 2018

To; The City of Delray Beach CRA
20 North Swinton Avenue
Delray Beach, Fl. 33444

Letter of Intent to Lease the property at 606 West Atlantic Avenue, Delray Beach, Fl. 33444.

I, Mr. Darryl L. Johnson, Licensed Funeral Director/Embalmer, Owner of HLM & BMM Enterprises, LLC. and Owner of Johnson's Memorial Chapel, Inc. intend to lease the old Shuler's Memorial Chapel Building located at 606 West Atlantic Avenue, Delray beach, Fl. 33444. I intend to lease this property for a period of 24 months with each month after being a month to month lease until sold to said developer.

Respectfully,


Mr. Darryl L. Johnson

Letter of Intent to Lease

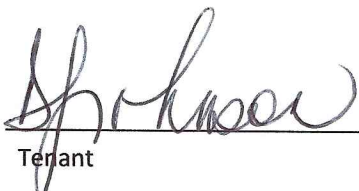
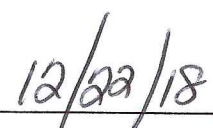
December 24, 2018

Building:	606 W Atlantic Ave. Delray Beach, FL 33444
Tenants:	Johnsons Memorial Chapel 330 NW 4 th Ave Delray Beach, FL 33444
Landlord:	CRA Delray Beach 20 N Swinton Ave. Delray Beach FL 33444
Use:	Funeral Services
Premises:	606 W Atlantic Ave. Delray Beach, FL 33444
Main Structure Rental Square Footage:	+/-5,811
Base Rent:	Negotiable
Triple Net Expenses:	Negotiable
Lease Term:	Two (2)years
Occupancy Date:	March 1, 2019 but not later than March 15, 2019.
Rent Commencement:	
Access:	Tenant shall have 24,,hour access to the premises.
Signage:	If needed, must be approved by the city and the landlord.
Prepaid Rent:	Deposits due upon lease signing: First months' rent + Sales Tax and last months' rent + sales tax.

Security Deposit:	Upon lease execution, Tenant shall pay a security deposit, equal to one (1) months' gross rent.
Tenant Responsibilities:	o Tenant will carry liability insurance 'according to the lease' naming the landlord as 'additionally insured.' e Will be responsible for their own electric, phone & internet.
Tenant Improvements:	Any future improvements, if any, will be done to code and with landlords approval.
Landlord Responsibilities:	Landlord will deliver the HVAC units in good working condition and is responsible for any necessary repairs.
Zoning:	This offer is contingent on zoning approval by the city of Delray Beach
Business Representatives:	CRA Delray Beach, representing the landlord. Keller Williams Realty, representing the tenant.

This proposal shall not be binding on either party until such time as both parties have executed a mutually satisfactory lease agreement.

AGREED & ACCEPTED:

Tenant Date

Landlord Date