

CARNEY STANTON P.L.

Attorneys At Law

Walter J. Stanton III (J.D.)

Also admitted in the District of Columbia

Thomas F. Carney, Jr. (J.D., LLM Taxation)

Also admitted in Massachusetts

Peter H. Carney (J.D., LLM Banking)

Also admitted in New Hampshire and Massachusetts

4000 Ponce de Leon Blvd., Suite 470

Coral Gables, Florida 33146

TEL: (305) 777-0261

FAX: (305) 777-0449

stanton@carneystanton.com

135 S.E. 5th Avenue, Suite 202

Delray Beach, Florida 33483

TEL: (561) 278-5565

FAX: (561) 330-8334

Direct Dial: 561-715-0305

tfc@carneystanton.com

phc@carneystanton.com

December 29, 2015

Amy E. Alvarez

Senior Planner, AICP

City of Delray Beach, Planning & Zoning

100 NW 1st Avenue, Delray Beach, Florida 33444

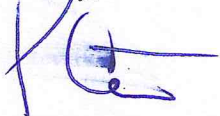
RE: Delray Beach Boxing, LLC Rezoning Application

Dear Amy,

Per the terms and conditions of approval required by the Planning and Zoning Board of Delray Beach, Florida, at its December 21, 2015 meeting, this letter hereby confirms in writing of the Applicant, Delray Beach Boxing, LLC, voluntarily agreeing to not extend the terms of the lease that are currently in place with the tenant that occupies the north 1/3 of the building.

By not renewing the terms of the lease, the new non-conforming use of the current tenant will be limited to December 31, 2016. Under the terms of the Lease, the Tenant holds the option of extending the term for an additional 6 months (June, 30, 2017 term of lease date).

Sincerely,



Peter H. Carney, Esq.