

# McGURN INVESTMENT COMPANY

101 SE 2<sup>nd</sup> PLACE, STE 202  
GAINESVILLE, FLORIDA 32601  
352/372-6172  
FAX 352/371-9229

May 21, 2018

New Horizons, LLC/Scheel Enterprises LLC (Mark's and 101)  
Imagin-Asia Real Estate Development Group LLC (Dragonfly)  
Gurmeet Sidhu and Harmeet Sidhu (Hear Again Records)  
Jive Capital Ventures LLC (Relish)  
Larson Properties, LLC (Starbuck's)  
201 Union Street, LLC (109)  
Dalo Properties, LLC (110)  
McGurn Investment Company (111)  
Keith and Kerry Ann Terrelonge (112)  
Carson's Cabinetry & Design, Inc. (Artisan's Guild)  
David & Nava Ottenberg, LLC (Persona)

Re: Update of Use Agreements

Dear Union Street Station 1<sup>st</sup> Floor Unit Owners:

As you know, we've all entered into Use Agreements for 1<sup>st</sup> floor units in Union Street Station. I wanted to bring everyone up to date on the most recent status of all the Use Agreements. Below is a list of the current exclusive uses on the first floor of Union Street Station:

Unit 104	Dragonfly	Japanese/Sushi/Sake/Asian Restaurant
Unit 108	Starbuck's	Coffee Shop with specific provisions
Unit 106	Relish	Casual restaurant for hamburgers/hot dogs
Unit 112	Simply Gorgeous	Specialty Gifts and Cards

No other units have exclusives.

Previous exclusive uses automatically terminated when the owners leased their units to businesses that no longer operated the exclusive use. Previous exclusive uses included a convenience store, eyeglasses and sunglasses, beauty salon and spa and delicatessen and submarine sandwiches. Unit 112 may change when new owner opens for business.

We need to make sure we keep each other aware as units are rented. If anyone has any questions, please feel free to contact me. We are glad you are all here!

Yours truly,

Linda C. McGurn