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May 6, 2011

Via e-mail [michaelk@mmklaw3.com] and FedEx

Michael M. Krill
735 North Water Street
Suite 510
Milwaukee, Wisconsin 53202

RE: Loyalty Building Lease for LAB, Inc. d/b/a Michigan Street Diner ("Lease")

Dear Mr. Krill,

Discussions with the Loyalty Building tenants have, to date, resulted in agreements with (i) Henry Piano, (ii) Vandewalle Associates, (iii) Emory Business Evaluation; and (iv) Legal Helpers pursuant to which sums have been escrowed with First American Title Insurance Company for payments to each of these tenants for the early termination of their leases. These sums are protected and will be paid to these tenants notwithstanding any enforcement by Sir Mortgage of Arizona, the current holder of the first mortgage on the Loyalty Building.

It is the desire of First MKD, LLC, the current landlord, to reach an accord with each of the remaining tenants to ensure that a foreclosure not be commenced. If there is a foreclosure, this will result, as you know, in LAB, Inc.'s lease being terminated, without any payment due from the lender, since there is an automatic subordination in your client's Lease and no Non-Disturbance Agreement. To that end, the offer to your client, of \$12,987.55 (plus rent abatement for June and July, 2011), for the early termination is hereby reaffirmed.

Mr. Krill - It is in our mutual best interest to reach a buy-out agreement and escrow the funds for LAB, Inc.; we look forward to your call early next week to discuss this.

Thank you.

Cordially,



Jeffrey S. Lyon

cc: Roger Baker
cc: Dan Walsh
cc: Mary Manthy

{5170-621.A.12

00066602/ }

Michael Krill

From: Jeff Lyon [jlyon@lc-law.com]
Sent: Sunday, May 22, 2011 5:25 PM
To: 'Michael Krill'
Subject: RE: Michigan Street Diner

Michael - The facts are:

1. First MKD, LLC, an Illinois limited liability company, is the mortgagor/fee owner.
2. Sir Mortgage and Finance of Arizona, Inc, an Arizona corporation ("Sir"), is the mortgagee. Neither First MKD, LLC nor any officer, director, member, manager or affiliate of First MKD, LLC have any interest in Sir.
3. Per Terry Teper (Milwaukee counsel to Sir), First American Title Insurance Company has insured over all of the leases by placing them on Schedule B, Part II).

You are welcome to talk with Mr. Teper. Shortly after speaking with him, the attorneys for others, including Chris Hale (of Milwaukee) for Henry Piano and Larry Lynch and Pat Zabrowski (both of Foley in Milwaukee) for Public Allies reached an accord and the Termination Fee for each of their clients are or will be escrowed with First American.

I urge you to similarly contact Mr. Teper (1.414.271.8100).

4. Based on fact that we have recently reached an accord with Henry Piano and Public Allies, the 60 period in the mortgage to deliver the take out commitment was informally, but only briefly, extended. The window within which we have to deal with your client is closing, soon.

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From: Michael Krill [mailto:michaelk@mmklaw3.com]
Sent: Sunday, May 22, 2011 5:06 PM
To: jlyon@lc-law.com
Subject: RE: Michigan Street Diner

Please see attached

Michael M Krill
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735 North Water Street
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F - (414) 224 - 8383

From: jlyon@lc-law.com [mailto:jlyon@lc-law.com]
Sent: Sunday, May 22, 2011 4:58 PM
To: Michael Krill
Subject: Re: Michigan Street Diner

Pls resend; nothing attached.

Jeff Lyon
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From: "Michael Krill" <michaelk@mmklaw3.com>
Date: Sun, 22 May 2011 17:01:55 -0500
To: 'Jeff Lyon' <jlyon@lc-law.com>
Subject: RE: Michigan Street Diner

Dear Mr. Lyons:

Please see my letter attached.

Michael M. Krill

Michael M Krill
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From: Jeff Lyon [mailto:jlyon@lc-law.com]
Sent: Sunday, May 22, 2011 10:37 AM
To: michaelk@mmklaw3.com
Subject: Michigan Street Diner

On May 6, 2011, the attached was sent to you. To date there has been no response. The offer made in attachment is reaffirmed but will be open for acceptance for only a short period. As you are aware, if the Loyalty Building is subject to a foreclosure by Sir Mortgage, the current mortgagee, your client's leasehold rights will be terminated, by operation of law, with no payment being required to be made by the lender to your client.

Jeff Lyon
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