

EXHIBIT 4

Opening Before and After
October 2019

Re: Re:



hanna nilsson <hannaarizona@gmail.com>

Sun, Nov
25, 2018,
8:49 PM

to Scott

Exhibit 4

Scott

Opening before and after March 2019

I am not hiring anybody. Bryan is a very good friend of mine. He does not represent me. YOU showed me the place, YOU brought in Michael Robson, YOU invested your time and made the recommendation for me, and YOU should get all the rewards. I was just thinking that it would help you. Bryan told me that he can help me to make the draft without being my rep. If I wanted to have somebody else involved in it I would do it from the very beginning. I guess you totally misunderstood my intentions. I am not in any hurry in general. I just want to open the place before it gets dead in sun lakes. This is the only reason. So, my plan was February, because this way we still have two to three months to make some money before summer hits. If we cannot open in February, then we probably have to move the opening to September or October which I think it's just wasting time and resources. That's all. By the way...I contacted you about this listing, because of YOU. I dealt with some sleazy realtors before and generally don't trust them, with few exceptions. So...as long as we can get it up and running before February I am fine.

On Sun, Nov 25, 2018 at 8:30 PM Scott Ellsworth <Scott.Ellsworth@srsre.com> wrote: Hanna, if you are going to have a broker represent you then just have them send us your lease proposal. I can have it to you tomorrow but won't if you are hiring a broker. I'm FINALLY feeling better after almost a week.

Sent from my iPhone

On Nov 25, 2018, at 7:58 PM, hanna nilsson <hannaarizona@gmail.com> wrote:

Hi Scott

Don't worry, health is more important than anything else. I asked one of my customers, who is a commercial realtor to help me draft the proposal and get in touch with you. I need to know if we go with your place or look for another spot. We are already in December, and very late to build a customer base for this season. Opening in April or May when most sun lakes residents leave is a suicide mission, and out of question. I did it twice, losing a lot of money, will never do it again. Please let me know. It's not a big deal. I would love to move into this space, I have a lot of customers waiting for me to be there, but I there is no way to wait until April. Besides the above, I have four people interesting in leasing my restaurant, I cannot keep them waiting forever, of the very same reason. Opening in May in Mesa is a suicide.

On Wed, Nov 21, 2018 at 1:30 PM Scott Ellsworth <Scott.Ellsworth@srsre.com> wrote: Hanna, long story short I was not able to get your LOI draft ready today. I will work on it this Friday. I have been battling a cold last 5 days and family Thanksgiving obligations have me running around today!