

EXHIBIT 44

Missing Ice maker & 30 days
Tenant Improvements
Allowance Reimbursement Note
added to the Lease

From: Michael Robson
Sent: Monday, March 25, 2019 11:26 AM
To: Pamela Gulsvig
Cc: Steve Soriano
Subject: Bece Sun Lakes Lease

Exhibit 44 30 days reimbursement Promise

Hi Pam,

We had a couple adjustments to Hanna's lease including an icemaker which I did not have called out in the original scope. She would like to purchase/install the furniture and ice maker specifically up to a combined \$11,028.12 for which we will reimburse her. It would be easier as the furniture may be adjusted (chair/table/style, count etc.) up to the budgeted amount and she has a line on a nice pre-owned icemaker.

Exhibit B-2

- Remove Letter B – (furniture) as it will no longer be included as “Landlord’s Work” but instead be a Tenant Improvement performed by Tenant. Per the attached invoice, Landlord shall reimburse Tenant in an amount equal to \$8,028.12

Tenant’s Work (Exhibit B-3)

- It might make sense to create an additional exhibit that outlines Tenant’s Work.
- Item #1 – Furniture/Fixtures from invoice
- Item #2 – Ice Maker

Tenant Improvement Allowance (Exhibit B-4)

- Landlord shall reimburse Tenant for Tenant’s Work in an amount equal to or less than \$11,028.12. This Tenant Improvement Allowance shall be paid by Landlord to Tenant within thirty (30) days of the following: Landlord’s receipt of paid invoice and Tenant opening for business.
- This dollar amount includes the \$8,028.12 and estimated \$3,000 for the ice maker. Hanna thinks she can purchase one for less than \$3k if so we would reimburse her for less.

She is planning to go to Scott’s office to sign at 3pm, assuming this is a straight forward change, would that give us enough time to modify and resend the final lease version?

Thanks,