

# EXHIBIT 45

October 29, 2020

Gulsvig claiming no-discrepancies,  
knowing full well that she is lying.

- She is familiar with the final offer
- She forged the lease herself
- She was informed about SBA lien  
April 16, 2019



hanna nilsson &lt;hannaarizona@gmail.com&gt;

**FW: the restaurant**

1 message

**Exhibit 45 Gulsvig no discrepancies**

**Pamela Gulsvig** <Pamela.Gulsvig@robson.com>  
To: "hannaarizona@gmail.com" <hannaarizona@gmail.com>  
Cc: Scott Teerink <Scott.Teerink@robson.com>

Thu, Oct 29, 2020 at 12:20 PM

Mrs. Nilsson,

**Plaintiff's name is Gabrielsson not Nilsson.**

I am in house legal counsel for RNS Center Limited Partnership and its affiliates. Scott Teerink, our property manager, has sent me your email below. First and foremost, we take offense to any accusation that we would alter a written lease. We don't typically ask people to sign or initial every page. However you were certainly free to do so if you wanted. We have no reason to believe there is any discrepancy in the lease and maintain the lease packet on file is the full and final agreement between us for the lease of this space.

Second, with regards to your delinquency, you were sent invoices every month stating amounts owed and Scott also provided you with that information to discuss payment. However, you did not make any payments whatsoever, other than the initial security deposit. If you need any of the previously submitted invoices please let us know so that we can send them to you for payment.

In Arizona, a commercial landlord has a qualified lien on the personal property remaining in the commercial unit post lockout. The lien is applicable to the tenant's personal property remaining in the commercial space at the time of lockout. We have no record of any liens on property located in the commercial unit. If any third parties have liens or ownership interest in any of the personal property on the premises, please have them send me the paperwork evidencing their right, title and interest and a detailed description of the particular item(s).

Best Regards,

**defendant Gulsvig is lying,  
she was informed about the SBA lien in April 16, 2019***Pamela H. Gulsvig, Esq.**Legal Department-General Counsel***Robson Communities, Inc.****Robson Homes, LLC**

9532 E. Riggs Road

Sun Lakes, Arizona 85248

Phone: (480) 895-4237

Email: [Pamela.Gulsvig@Robson.com](mailto:Pamela.Gulsvig@Robson.com)**From:** hanna nilsson [<mailto:hannaarizona@gmail.com>]**Sent:** Monday, October 19, 2020 1:55 PM**To:** Scott Teerink <[Scott.Teerink@robson.com](mailto:Scott.Teerink@robson.com)>**Subject:** the restaurant