

DEPARTMENT OF REAL ESTATE AND ASSET MANAGEMENT

Fulton County Government Center

141 Pryor Street SW, Suite 8021, Atlanta, Georgia 30303

Phone: (404) 712-6000



September 28, 2023

VIA OVERNIGHT DELIVERY

M. K. Management Company, Inc.
Attn: Mr. Douglas S. Kuniansky
1011 Collier Road
Atlanta, Georgia 30318

Richard N. Lenner, Esq.
5200 Roswell Road
Atlanta, Georgia 30342

Re: Notice of Lease Non-Renewal/Termination

Dear Mr. Kuniansky,

Fulton County, Georgia (the "County") is the Lessee of premises known as 1365 English Street, N.W., Atlanta, Georgia 30318 (the "Premises") under that certain Master Lease Agreement for Facilities, dated August 16, 2006, as amended by that certain First Amendment to Master Lease, dated December 21, 2016, as further amended by that certain Second Amendment to Master Lease, dated July 15, 2021 (collectively, the "Lease"). Pursuant to Section 1 of the Second Amendment to Master Lease, this letter is notice that the County is exercising its right to not renew and to terminate the Lease effective December 31, 2023.

While it is Fulton County's sincere intent to relocate all remaining items from the warehouse prior to December 31, 2023, if the County's relocation cannot be completed by that date, The County is requesting that Lessor approve the County's continued occupancy of the Premises as a tenant at will with all Lease provisions remaining in effect until the premises are vacated and possession returned.

An exit walk through of the Premises by Michael A. Graham in the Fulton County Land Division will be arranged to assess the current condition of the Premises prior to the termination date, or any hold over period. Please contact Mr. Graham directly at 404-612-7884 to confirm a date and time for a walkthrough. Any observed defects notice during the walkthrough that will require repair will need be documented by Lessor in a memo and submitted to the County.

The security deposit refund payment minus any authorized deduction, must be made payable to Fulton County, Georgia, with a memo of Security Deposit Refund 1365 English Ave Atlanta, Georgia and delivered to:

Fulton County Georgia
141 Pryor Street, Suite 7001
Atlanta, Georgia, 30303
Attn: Finance Director

Fulton County sincerely appreciates the support and assistance we have received from you and your staff over the seventeen (17) year Lease term.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Anderson". The signature is fluid and cursive, with the first name "R." and the last name "Anderson" clearly distinguishable.

Richard "Dick" Anderson
County Manager

xc: Joseph Davis, Director, DREAM
Tim Dimond, Deputy Director, DREAM
Michael Graham, Land Administrator