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VILLAGE BOX CAFÉ, LLC

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Subj: OFFER TO LEASE

Dear LAZ Parking LLC,

My name is Oliver B. Mitchell III, Founder and CEO of Village Box Café, LLC who is responsible for running all facets of the business. I'm also a former U.S. Marine who has well over 30 years in corporate retail, government, and entertainment industry experience with a proven track record having held numerous key positions over the 30 years of my career. Working with reputable firms such as Blockbuster Video, Staples, Dominos Pizza, Footlocker, China Grill Management, and the U.S. Department of Veterans Affairs, to name a few. While there, I have been able to drive sales and performance measures that have exceeded growth during my tenure.

The purpose of my communication is to establish an open dialogue with the hopes of securing a land lease agreement for your property held at 1046 S. Figueroa St., Los Angeles, California 90015, located in the historic corridor of Downtown, Los Angeles.

In hopes of securing a land lease agreement I am very much interested in developing Village Box Café Bar & Grill on the site. Branded as the ultimate dining experience, Village Box Café Bar & Grill is a full-service restaurant, bar, grill, and events venue space sure to delight. We offer a new way to dine and entertain, consisting of an in-house branded bar & grill, themed events, lounges, bars, comedy, and nightclub. This modern, yet stylish and happening restaurant would feature six (6) main areas of dining and entertainment space.

The main restaurant is currently slated to feature a 200-person dining room complete with a walk-up bar and flat-screen TV's for patron enjoyment, to include a signature indoor performance stage for dine-in entertainment.

The second dining experience leads you to one of our "signature" outdoor patio areas known as "The Gardens." Covered outdoor seating for dining, fire pits, a social area that includes a posh seating arrangement, an outdoor walk up bar, a waterfall and running gardens, that await you for an intimate evening at Village Box Café Bar & Grill.

Our third dining experience leads you to our second "signature" outdoor patio area known as "The Box." Private cabanas, an open-air "beer box," covered and open-air dining, and flat screen TV's in a specially curated, stylish, and upbeat environment awaits you at the Box Patio.

Our fourth and fifth dining experience leads you to a rooftop terrace. Our rooftop terrace is split into three sections each with its own theme which comes along with rooftop seating, a walk-up bar, and flat screen TV's.

Our sixth dining and entertainment area is our signature rooftop nightclub open every Friday, Saturday and Sunday nights, also being used as a performance stage for karaoke, our signature Karaoke event known as "Battle Karaoke," and special events.

As a new entry into the hospitality and entertainment sector, the market in which we operate as a result of Covid, has become highly competitive and could become increasingly competitive with new entrants in the market. Village Box Cafe, LLC would compete with many other businesses, both large and small. However, I am more than confident that based on my

experience, quality, price, location, concept, and customer experience, Village Box Café Bar & Grill would thrive in a highly competitive market.

From live cooking demonstrations and special events, to weekend brunch with bottomless mimosas, to private cabanas, food bars and more await would be clients at Village Box Cafe.

In a recent media campaign that opened with glowing reviews we began to promote our version of a Happy Hour. A “food bar” held nightly on the Box patio from 5-8 pm consisting of dishes from taco night to soul food, pasta, and Asian cuisine, as we work to deliver a happy hour that couldn't be any happier. The response from the campaign was overwhelmingly positive and even sparked the attention of reporters from the Times and garnered us attention from several well-known TV personalities. As a result of the over-whelming acceptance I intend to produce a documentary book with the history and making of Village Box Café Bar & Grill. Following the restaurants opening, construction and writing of the book, this perk would be made available to our contributors.

The Mission Statement of Village Box Café, LLC is to provide “the ultimate dining experience” and the property held at 1046 S. Figueroa St., we feel would greatly enhance our Mission Statement.

In the hopes of establishing a long and mutual working relationship with LAZ Parking Limited, LLC, I welcome the opportunity to discuss with you in greater detail the possibility of establishing a land lease agreement for the future development of Village Box Café Bar & Grill.

For your review I have attached additional information for your consideration.

Lastly, the attached Non-Disclosure Agreement is “standard” practice in “all” our communications.

Thank you for your time and consideration.

Oliver Mitchell

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