



December 18, 2021

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Subj: LAZ Parking Limited, LLC, Follow Up

Dear Patrons,

On January 13, 2021, Village Box Café Bar & Grill, owned and operated by Village Box Café, LLC, initiated conversations with LAZ Parking Limited, LLC, in hopes of securing a land/ground lease agreement for the construction of Village Box Cafe Bar & Grill in the historic Downtown Los Angeles entertainment corridor across from the esteemed Staples Center. To date, LAZ Parking Limited, LLC, has yet to respond to our proposal to secure a land/ground lease agreement.

We are extremely excited to be located on the corner of 11th & Figueroa in the heart of the entertainment district as Village Box Café Bar & Grill, as we'll be strategically located along Figueroa Street with the nearest major intersection of Olympic and Figueroa Street. Strategically placed next door to Oceanwide Plaza, a residential and retail complex currently under construction and the former LUXE Hotel now E-Central. Positioned as an outparcel to LA Live, anchored by the Staples Center, the JW Marriott, the Ritz Carlton, and Regal Cinemas to name a few.

While these are unprecedented times in the hospitality industry (hotel, retail, and restaurant sector), on January 1, 2022, Village Box Café, LLC, through our attorneys will again, attempt to initiate conversations with LAZ Parking Limited, LLC, in hopes of securing a land/ground lease agreement for the construction of Village Box Café Bar & Grill and/or The Downtown Hotel Resort & Spa. While we understand businesses across America reel from the continued effects and impact of Covid19, we believe the lack of response to our genuine offer has hindered our attempt to offer our patrons the ultimate dining experience.

We thank you for your continued support and interest in Village Box Café Bar & Grill and we look forward to sharing the good news with you once we have successfully negotiated the home of Village Box Café Bar & Grill.

Should you have any additional comments, questions, or concerns you may contact us directly at the information above.

Oliver Mitchell

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The Ultimate Dining Experience.

VILLAGEBOX
CAFÉ BAR & GRILL