



October 20, 2021

Mad Cow Theatre, Inc.
PO Box 3109
Orlando, FL 32802-3109

VIA USPS #9114 9023 0722 4131 5487 56

Mad Cow Theatre, Inc.
54 W. Church Street
Unit 201 and 202
Orlando, FL 32801
Attention: Mitzi Maxwell, CEO and Registered Agent

VIA FedEx Tracking No. 7749 7829 9313

RE: NOTICE OF DEFAULT – Sublease Agreement for Premises located at 54 W. Church Street dated December 15, 2011 (Sublease)

You are hereby notified that the Mad Cow Theater, Inc. (Subtenant) is in default of the above-referenced Sublease for failure to pay the Monthly CAM Charges when due. Pursuant to Section 8.1(A)(1) of the Sublease with the City of Orlando, you have ten (10) days from your receipt of this notice to cure the default by paying the past due amount of \$121,742.40, which represents the unpaid Monthly CAM Charge in the amount of \$2,029.04 for the past 60 months. Pursuant to Section 2.5 of the Sublease, payment shall be made by check, cash, cashier's check or money order payable to the City of Orlando and mailed or hand-delivered to the Real Estate Division Manager, City of Orlando, 7th Floor, City Hall, 400 S. Orange Avenue, Orlando, Florida 32801.

Pursuant to Section 8.1(B) of the Sublease, if you fail to cure the above referenced default in payment within the ten (10) day period, the City may elect to take any of the actions referenced in Section 8.1(B), including, but not limited to, termination of the Sublease.

Sincerely,

A handwritten signature in blue ink that reads "Wesley Powell".

Wesley C. Powell
Assistant City Attorney

cc: Laurie Botts, Real Estate Division Manager
Brian McDowell, Holland & Knight (VIA FedEx Tracking No. 7749 7823 0620)
Kathy Godfrey, Chair, Mad Cow Theatre, Inc. (VIA FedEx Tracking No. 7749 7797 4698)

CITY ATTORNEY'S OFFICE

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