



NADER GEORGE SHUNNARAH
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August 16, 2018

Mr. Mohammad Ziyad Qaissi
Auto Select Car Sales of Louisville LLC
6300 Preston Highway
Louisville, KY 40219

RE: Breach of Lease

Dear Mr. Qaissi:

As you know I represent Mr. Joseph Ulrich. You are in breach of your lease. You have turned what was rented as a car lot into a junk yard. A notice from the Louisville Metro Building and Housing Department is attached hereto. You have 30 days to clean up the lot and perform the tasks outlined by the notice of violation. In the event you fail and refuse to do so, you are hereby given notice that your lease will be terminated. Furthermore, since you have not given any notice to exercise any option to renew as required by your lease, your lease terminates effective August 31, 2018. Furthermore, since you are in violation of your lease, no option to renew is effective.

In the event you vacate the property and leave it in such a mess, we will simply obtain an estimate of repair and file a collection action against you and your company.

It is our wish to resolve this matter amicably. Your immediate attention is requested.

Very truly yours,

A handwritten signature in black ink, appearing to read "Nader G. Shunnarah".

Nader George Shunnarah

Enclosure

Cc: Mike Wilcher
Joseph Ulrich