

# WELLS & SINGER LAW OFFICE, LLC

Attorneys at Law

Established 1902

WILLIAM H. WELLS 1910-1997  
HAROLD B. WELLS, JR 1907-2001  
JONAS SINGER

October 29, 2019

789 FARNSWORTH AVENUE  
P.O. BOX 226  
BORDENTOWN, NEW JERSEY 08505  
(609) 298-1350  
FAX (609) 298-9158  
jsinger@jerseylawyer.net

**Via E-Mail info@aclangmanagement.com**

A and C Land Management, LLC

Attn: John Grady

RE: Pine Belt BT, LLC and Pool Designs, Inc.  
P/Q: 22 Route 130 South, Bordentown Township, Burlington County, New Jersey

Dear Mr. Grady:

I have been requested by my client, Gail Lange, President of Pool Designs, Inc., to respond to your letter of October 11, 2019 advising of a rent increase for the store, as well as the warehouse.

In reviewing the Lease Agreement, the initial term of the Lease was five (5) years commencing February 1, 2015, plus an additional five (5) year Option following the initial term.

Please accept this letter as my client's formal Notice that it intends to exercise the Option and continue leasing the store premises for an additional five (5) years, which would commence April 1, 2020 through March 31, 2025.

With respect to the warehouse, at the time the Lease was negotiated, the previous Landlord did include the warehouse space as additional area which was included under the terms and conditions of the Lease. My client has occupied the warehouse space since the inception of the Lease and it was clear that it was intended that the Lease would cover both the retail space and the warehouse. If necessary, I am sure that the previous Landlord would confirm that the warehouse space was included as part of this Lease.

I look forward to your response at your earliest opportunity.

Very truly yours,

  
Jonas Singer

JS/jmp

cc: Pool Designs, Inc., Attn: Gail Lange, President