

Letter of authorization from the owner

April 26, 2021

City of Detroit
2 Woodward Ave
Detroit, MI 48226

To Whom It May Concern:

I, Michael Martorelli, agent for the owner of the property located at 4240 Cass Ave ste 100, authorize Metro Detroit Signs to secure permits for the existing non illuminated projecting sign for Cold Truth Ice Cream Shop. Feel free to contact me at michael@centercitydetroit.com or 248.761.1173 if you have any questions.

Sincerely,

Michael Martorelli

Copy of the lease as
Proof of ownership



14.11 Covenants and Conditions. All covenants and conditions contained in this Lease are independent of one another. All of the covenants of Tenant contained herein shall, at the option of Landlord, be construed as both covenants and conditions.

14.12 Sale or Transfer of Project or Premises. Upon any sale or transfer, including any transfer by operation of law, of the Project or the Premises, Landlord shall be relieved of all subsequent obligations and liabilities under this Lease.

14.13 Limitation on Liability. If Landlord is in default of this Lease, and as a consequence Tenant recovers a money judgment against Landlord, the judgment shall be satisfied only out of the proceeds of sale received on execution of the judgment and levy against the right, title, and interest of Landlord in the Project and out of rent or other income from the Project receivable by Landlord or out of the consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title, and interest in the Project.

14.14 Accord and Satisfaction. No payment by Tenant or receipt by Landlord of a lesser amount than the monthly rent herein stipulated shall be deemed to be other than on account of the earliest stipulated rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed in accord and satisfaction, and Landlord shall accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or to pursue any other remedy in this Lease as provided.

14.15 Brokers. Tenant represents and warrants that it has dealt with no broker in connection with this Lease.

14.16 Liability Joint and Several. If Tenant is more than one person, each of their obligations under this Lease shall be joint and several.

IN WITNESS WHEREOF, this Lease has been executed as of the day and year first above written.

LANDLORD: Auburn Master Tenant Commercial, LLC

By: Detroit Investment Fund, a Delaware limited partnership

Its: Member

By: Detroit Development Ventures Inc., a Michigan corporation

Its: General Partner

By:

Printed: David Blaszkiewicz

Its: President

TENANT: Cold Truth, LLC

By:

Printed: Timothy Mahoney

Its: _____

Date: 6/3

