

KOLEY ■ JESSEN

ATTORNEYS

KOLEY JESSEN PC, LLO
1125 SOUTH 103RD STREET
SUITE 800
OMAHA, NE 68124
PHONE: 402.390.9500
FAX: 402.390.9005

koleyjessen.com

April 30, 2024

VIA EMAIL AND FEDEX

El Mero Mero, Inc.
Attn: Marcos Mora
2312 M Street
P.O. Box 7350
Omaha, NE 68107
marcos@cdmomaha.com

Re: Extension of Commercial Lease Agreement

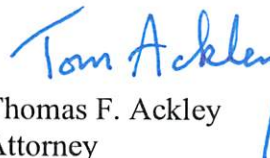
Dear Mr. Mora:

In follow up to your prior discussions with Gerald "Mike" Kuhn II, please consider this letter as written notice by the Learning Community of Douglas and Sarpy Counties, a Nebraska political subdivision ("Lessee"), that the Lessee is exercising its second option to extend the term of that certain Commercial Lease Agreement, dated June 28, 2018 (the "Lease"), by and between Lessee and El Mero Mero, Inc., a Nebraska corporation ("Lessor"), with regard to the land and building located at 2312 & 2314 M Street (the "Premises"), for an additional term of three (3) years, all in accordance with Section 3 of the Lease.

In accordance with Section 3 of the Lease, Lessee's second Extended Term shall run from September 1, 2024 through August 31, 2027. In accordance with Section 6 of the Lease, Base Rent during the second Extended Term shall be \$3,528.00 per month, all as further described in Section 6 of the Lease.

The Lessee looks forward to offering their continued services at the Premises and their continued relationship with you during the upcoming Extended Term.

Sincerely,


Thomas F. Ackley
Attorney

cc: Mark Pieper (via email)
Gerald Kuhn II (via email)

BW

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- Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

\$ 8.69



Sent To

El Mero Mero, Inc.
 Attn: Marcos Mora
 P.O. Box 7350
 Omaha, NE 68107

Street and

City, State

7020 2450 0001 1526 1639
669T 925T T000 0542 0202

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1. Article Addressed to:

El Mero Mero, Inc.
Attn: Marcos Mora
P.O. Box 7350
Omaha, NE 68107



9590 9402 8006 2305 3620 89

2. Article Number (Transfer from service label)

7020 2450 0001 1526 1639

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Agent

Addressee

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KOLEY JESSEN
1125 SOUTH 103RD STREET, SUITE 800
OMAHA, NE 68124
UNITED STATES US

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CAD: 5337620/NET4535
BILL SENDER

TO **MARCOS MORA**
EL MERO MERO, INC.
2312 M STREET

OMAHA NE 68107

583J3/C137/9AE3

(000) 000-0000 REF: 15437-0002 TFA
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