



TMT DEVELOPMENT

March 27, 2020

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND FIRST-CLASS MAIL

OBRC



Re: Notice of Default, 1176 N. Hayden Meadows Dr. Portland, OR. 97217

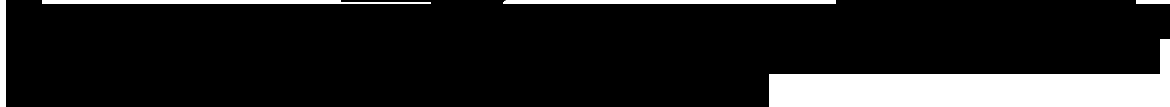
Dear Tenant,

Notice is hereby given that as of the date of this letter you are in default under the terms of your Lease Section [REDACTED], which provides in pertinent part that [REDACTED]



On March 23, 2020, Governor Kate Brown issued Executive Order No. 20-12. Executive Order No. 20-12 is clear that businesses that remain open must implement social distancing guidelines, keeping customers at least six feet apart. It has come to our attention that the Bottle Drop is in violation of Executive Order No. 20-12. Inability to implement social distancing guidelines for those customers who are waiting in line to transact business at the Bottle Drop renders Bottle Drop a business that must close unless it is able to implement social distancing guidelines. Executive Order No. 20-12 further states that “[f]ailure to comply with the order constitutes an imminent threat and creates an immediate danger to public health. Any person found to be in violation of this Executive Order is subject to the penalties described in ORS 401.990 [Class C misdemeanor with a punishment of up to 30 days in jail and or a fine up to \$1,250].”

In its violation of Executive Order No. 20-12, Bottle Drop is in default for failure to comply with Section [REDACTED] of the Lease. Pursuant to Section [REDACTED], if this issue is not remedied [REDACTED]



Failure to provide immediate attention to this matter will result in referring this matter to our attorney for the purpose of evoking remedies.

If you would like to discuss this situation further, I can be reached by phone at (503) 241-1111.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Hornecker", followed by a long horizontal flourish.

Henry Hornecker
Associate Property Manager

cc (via e-mail): Jules Bailey (jbailey@obrc.com)