



**LEGAL DEPARTMENT of the UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS**

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August 16, 2019

T-Bones Baseball Club, LLC
Attention: Adam Ehlert
1800 Village West Parkway
Kansas City, Kansas 66111

Re: Notice of Termination of Management Agreement

Dear Mr. Ehlert:

Reference is hereby made to that certain Management Agreement between the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") and T-Bones Baseball Club, LLC ("T-Bones") dated July 20, 2017 (the "Management Agreement") and that certain Notice of Default dated September 14, 2018 ("Notice of Default"). All capitalized terms which are not otherwise defined herein shall have the meanings assigned to them in the Management Agreement and the Notice of Default.

On behalf of the Unified Government the purpose of this letter is to notify the T-Bones that as of the date of this letter the T-Bones remain in default and have not cured any of the items set forth in the Notice of Default. For these reasons the Unified Government has made the decision to exercise its right, pursuant to Section 22.2, to terminate the Management Agreement effective September 13, 2019 at 5:00 p.m. All of the T-Bones' personnel, Property and Trade Fixtures must be removed from the Premises prior to September 13, 2019 at 5:00 p.m. Unified Government staff will be in contact with you to schedule a walk-through of the Premises prior to that date in order to obtain an accounting of which items Manager believes constitute its Property and Trade Fixtures.

Termination of the Management Agreement does not relieve the T-Bones from its responsibility to repay the Unified Government and the BPU for money still owed under that certain Lease Agreement dated

February 21, 2014 (the "Lease Agreement") and under the Management Agreement. The Unified Government reserves the right and intends to seek all remedies available at law in order to collect on these obligations, including filing suit in the Wyandotte County District Court if necessary. An updated accounting of the monetary obligations that the T-Bones still owe is set forth below:

1) Sec. 6.3 – Payment of Certain Utility Expenses.

Under the terms of the Management Agreement, the T-Bones are responsible for the payment of certain utility expenses as set forth in Section 6.3. As of the date of this Notice there was an outstanding balance of Three Hundred Fifty Eight Thousand Four Hundred Thirty Nine Dollars and 53/100 (\$358,439.53) for these charges.

2) Sec. 22.8 – Payment of Certain Past Due Obligations incurred under the Lease Agreement

Under the terms of the Management Agreement, the T-Bones are obligated to make forty-eight (48) monthly payments of One Thousand Six Hundred Seventy-Eight Dollars and 78/100 (\$1,678.78) to the Unified Government for past due payments owed under the Lease Agreement. As of the date of this Notice the Unified Government has received only three payments. The T-Bones are therefore in default for 45 monthly payments in the amount of (\$75,545.10).

3) Sec. 22.8(g) – BPU Charges

Under the terms of the Agreement, the T-Bones agreed that the Agreement did not release it from its obligations to pay the BPU Charges incurred under the Lease Agreement. As of the date of this Notice, those charges amount to Three Hundred Twenty Eight Thousand Seven Hundred Forty Nine Dollars and 77/100 (\$328,749.77).

Thank you for your attention to this matter. Please have your attorney contact me should you have any questions about this Notice.

Sincerely,



Patrick Waters
Senior Counsel

CC: John R. Weisenfels, White Goss Bowers March Schulte & Weisenfels
Doug Bach, County Administrator
Kenneth J. Moore, Chief Counsel
Kathleen VonAchen, CFO