



AS-IS TURNOVER NOTICE

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| Landlord: | DDR-SAU MEMPHIS AMERICAN WAY, L.L.C. |
| Tenant: | Patricia Gant /DBA: RED DIAMOND EVENT HALL |
| Delivery of Possession Date: | December 15, 2021 |
| Premises: | Unit No. 00001 ("Premises"); American Way; MEMPHIS, TN |
| Date of Lease: | December 14, 2021 |

In accordance with the terms of the Lease, this correspondence shall constitute notice that the Premises is ready for Tenant's possession and the Delivery of Possession Date of the Premises is as set forth above.

Please immediately contact our Property Manager for this center, Nick Gardner, at 913-701-6693 x331 to arrange a preconstruction/Turnover meeting at the Premises and to perform your punchlist observation. Please coordinate with your locksmith to be present at the meeting to have the existing locks changed on the Premises. In addition, it is your responsibility to apply for any and all permits and licenses that may be required to open for business at the Premises and to apply to the local utilities for metering and/or service. Utilities may terminate after 72 hours if not placed in Tenant's name. The Property Manager can assist you in initiating utility transfer and with any future operational or shopping center issues.

The Lease requires that Tenant fulfill certain obligations prior to the commencement of Tenant's Work within the Premises. These obligations typically include: Landlord's approval of plans and specifications and Tenant sign plans detailing Tenant's Work; Landlord's receipt of the required insurance certificate from Tenant's contractor which complies with all Lease obligations; Landlord's receipt of any required security deposits, performance bonds and/or payment bonds and Landlord's receipt of a copy of the building permit. Please refer to the Lease for specific requirements. If not already completed and on file with the Landlord, Tenant must fulfill the Lease obligations that are a prerequisite to starting Tenant's Work. Landlord reserves the right to reasonably control Tenant's access to and/or activities within the Premises until such time as the Lease obligations are fulfilled.

Tenant hereby accepts the Premises as-is, where-is condition. The Landlord has no obligation to complete / correct any items in the Premises except as may be otherwise identified in the Lease. It is advised that you field verify existing conditions prior to the start of any work in the Premises.

Please acknowledge your acceptance of the terms and conditions set forth above by signing and dating a copy of this Turnover Notice in the spaces provided below and return this Turnover Notice within seven (7) days from the date originally received. If you believe that the Premises has not been delivered in the condition required by the terms of the Lease, you must provide Landlord written notice within seven (7) days from your receipt of this Turnover Notice, or you will be deemed to have accepted delivery of the Premises, notwithstanding your failure to execute and return this Turnover Notice to the undersigned. A second copy of this Turnover Notice has been provided for your records.

Please be advised that any modification by Tenant of the terms of this notice shall cause this notice to be void and of no further force and affect at the option of the Landlord. All capitalized terms shall have the meaning set forth in the Lease.

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| Delivering on behalf of Landlord: DDR-SAU MEMPHIS AMERICAN WAY, L.L.C. | Accepting on behalf of Tenant: Patricia Gant /DBA: RED DIAMOND EVENT HALL |
| <i>Jeffery Thompson</i> | |
| (signature) | (signature) |
| Jeffery Thompson, Tenant Coordination Project Manager | |
| (print name and title) | (print name and title) |
| December 14, 2021 | |
| (date) | (date) |