

November 10, 2015

Via Electronic Mail

Maria Tankenson Hodge, Esq.
1340 Taarneberg
Charlotte Amalie, VI 00802
[REDACTED]

CONFIDENTIAL SETTLEMENT COMMUNICATION

**RE: Great St. Jim, LLC v. Kjaer &
GSJ Properties, Corp.
Case No. ST-15-CV-592**

Dear Maria,

It is now apparent that your client does not wish to sell Great St. James in accordance with the terms which were agreed. Your client's shifting legal theories evinces that your client's only concern is not with the merit of any particular defense but with altering the agreed terms of the contract after the fact. We were hoping your client would come to the table and cure the breach caused by Attorney D'Amour's insistence upon non-standard terms, an insistence made after April and Erika entered into a binding contract of sale. That has not happened.

Accordingly, we intend to proceed with our lawsuit filed in regard to this matter seeking our attorneys' fees for having to close this deal by way of specific performance. Nevertheless, we give your client one last chance to agree to cure the breach and to complete the sale based upon a standard term contract for twenty-two and a half million dollars as agreed by April and Erika.

If you do not respond by this Friday indicating that you wish to close this deal as agreed we will proceed with this matter in Court.

Sincerely,

Christopher Allen Kroblin, Esq.