



TURNING
INVESTMENTS INTO *Profits*
& *Houses* INTO HOMES

Loni LaBrocca
Gerenza Properties, LLC
1437 Marshall Avenue #203
St. Paul, MN 55104
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15 June 2011

Dear Purcell;

Due to a zoning issue with the property at 1131 Lincoln Avenue the city is not issuing a certificate of occupancy certificate for the 3rd unit that you are currently occupying. Unfortunately we have to cancel our lease agreement with you for the unit at 1131 Lincoln Avenue St. Paul. Since this was unexpected, we are giving you 60-days notice as opposed to the mandatory 30-days, I will give you a letter of recommendation you can use as well as a positive reference. You will need to be out of the property by August 31st, 2011. Please contact me around that time to meet so I can get the keys from you and will return your security deposit at that time. Please feel free to contact me if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads 'Loni LaBrocca'.

Loni LaBrocca - President

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