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625 Fourth Ave. S., Minneapolis, MN 55415-1665
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NOTICE OF ACCELERATION OF LOAN

January 13, 2017

VIA UPS OVERNIGHT MAIL SERVICE

Mai-Kai, Inc.
3599 N. Federal Highway
Fort Lauderdale, Florida 33308

Re: Thrivent Financial for Lutherans Loan No. 100010450 ("Loan")

NOTICE OF ACCELERATION OF LOAN

Ladies and Gentlemen:

Reference is made to that certain Consolidated Renewal Promissory Note dated December 1, 2014 (the "**Note**"), made by MAI-KAI, Inc., a Florida corporation ("**Borrower**"), to the order of Thrivent Financial for Lutherans, a Wisconsin corporation ("**Lender**"), in the original principal amounts of Two Million One Hundred Thirty-four Thousand Two Hundred Thirty-six and 78/100 Dollars (\$2,134,236.78). The Note and all other documents executed by Borrower and/or David Levy and Mireille Thornton ("**Guarantors**") in connection with the Loan are sometimes referred to herein as the "**Loan Documents**."

Three monthly payments of \$10,973.00 each were due and payable on November 1, 2016, December 1, 2016, and January 1, 2017. In addition, late charges totaling \$1,645.95 are currently due and owing. The monthly insurance premium installment for required insurance under the Loan Documents was due on January 8, 2017. **YOUR FAILURE TO MAKE THE MISSED MONTHLY PAYMENTS AND LATE CHARGES, AND INSURANCE PREMIUM INSTALLMENT CONSTITUTE "EVENTS OF DEFAULT" UNDER THE LOAN DOCUMENTS.** There may be other Events of Default and this letter is not intended to, nor should it be construed to, waive any such Events of Default or limit Lender in the exercise of its rights and remedies with respect to such Events of Default.

THIS LETTER CONSTITUTES WRITTEN NOTICE OF LENDER'S ACCELERATION OF ALL AMOUNTS DUE AND OWING ON THE LOAN.

The payment received by Lender from Borrower on January 3, 2017 in the amount of \$11,521.65 was not sufficient to cure all Events of Default described in that certain default letter from Lender to Borrower dated November 21, 2016 (the "Insufficient Payment"). As a result, the Insufficient Payment has not been applied to the Loan balance and is being held in suspense, pending receipt of the accelerated sum described below. Lender will hold all future payments in suspense until such time that the accelerated sum is received.

In accordance with the Loan Documents, the interest rate on the Loan has increased to the Default Rate of 12%, effective as of October 1 2016, and is payable on the whole of the unpaid principal balance of the Loan..

The accelerated amount owing to Lender as of the date of this letter is \$2,240,994.28, which sum has been calculated as follows:

Principal balance:	\$2,036,387.27
Regular Interest:	\$21,636.61
Default Interest 12%:	\$47,600.55
Late Fees:	\$1,645.95
Protective Advance:	\$119,609.29
Default Interest on Protective Advance:	\$25,636.26
Held in Suspense:	(\$11,521.65)
Total as of January 13, 2017:	\$2,240,994.28

The per diem interest including interest on the Protective Advance for each day after January 13, 2017: \$718.67

If the accelerated sum is not paid by the end of business on January 27, 2017, Lender may exercise such of those remedies available to it under the Loan Documents and at law or in equity as it may deem appropriate, which remedies may include, without limitation, foreclosure.

The amount and manner of payment to Lender should be coordinated with Vicki Powell Long at Florida Bond and Mortgage.