

Via Email
Bhagat Holdings Ltd
2415 W Northwest Hwy
Suite 105
Dallas, TX USA 75220

RE: Subway® Restaurant # 12735-0 located at 2445 W Northwest Hwy Suite 107C Suite 107C,
Dallas TX 75220 USA (the Premises)

Dear Landlord:

I am Senior Managing Corporate Counsel for the Tenant at the Premises. Tenant is closely monitoring the COVID-19 crisis and the impact it may have on the continuous operation of the Subway® Restaurant at the Premises. As you are likely aware, each Subway® Restaurant is individually owned and operated and the sole purpose for which Tenant signed the Lease was to sublet it to a Subway® Franchisee. In the event this pandemic compels the Subway® Restaurant owner to narrow the scope of its operation (e.g. take-out or drive- thru service only) or to close entirely, Tenant is committed to use good faith efforts to minimize the economic impact of such interference on the Subway® Franchisee's day-to-day business.

This letter is to provide you notice that, in the event the Subway® Restaurant must cease operation or modify its operations due to either (i) Landlord's election to restrict access to the Premises, or (ii) by mandate of a government authority, including by way of example and not limitation, the Centers for Disease Control, or other such other quasi-governmental authority, Tenant shall deem such cessation or diminution of operation as an event of casualty or force majeure which may excuse Tenant from performance under the Lease due to impossibility of performance, commercial impracticability or frustration of the purpose of the Lease.

Furthermore, Tenant hereby reserves all rights and remedies available under the Lease at law and in equity, including but not limited to abatement or postponement of rental payments in connection with the above.

We appreciate your support during this pandemic. If you have any questions, do not hesitate to contact me.

Very truly yours,

Michael E. Donahue

Michael E. Donahue Senior Managing Corporate Counsel