

## COLORADO MILLS MALL LIMITED PARTNERSHIP

July 27, 2017

Dear Colorado Mills Tenant:

First, we want to thank you for your cooperation and patience during the challenging period since the May 8<sup>th</sup> hail storm. Colorado Mills management has been working diligently in cooperation with insurance carriers, construction contractors and environmental firms to complete remediation work in the common areas of the mall and inside tenant spaces. We have made excellent progress and are able to now commence additional Landlord restoration work inside tenant spaces. This work will continue simultaneously with restoration of the common areas and installation of a permanent roof.

The reconstruction project is extensive so it is still very difficult to provide precise estimates of when various elements of the work will be completed. Our goal is to have the common areas open, safe and functional before Black Friday and to have as many tenants open as possible. Finishes of common areas will be completed during evening hours extending into early 2018.

Landlord's contractor, The Beck Group, will be completing the following restoration work inside tenants' leased premises:

- i. Drywall as necessary with level 4 drywall finish (includes removal and reinstall storefront glass as necessary)
- ii. Drywall as necessary for wall sign band
- iii. New can lights at storefront entry (typically (3) fixtures)
- iv. New 2x2 and 2x4 light fixtures in acoustical ceiling only. All other fixtures by tenant.
- v. Safe-off and reinstall electrical outlets and house panel if necessary
- vi. Repair/Replace acoustical ceiling grid and tile
- vii. Repair/Replace as necessary, Tenant rest room(s) in their entirety (flooring, dry wall, ceiling, fixtures, accessories, MEP)
- viii. Repair/Replace Smoke Control System to mechanical unit

Once this work is complete for your premises, Landlord will notify you so that Tenant restoration work can be completed. We expect to begin turning over Tenant spaces in September but will do so on a rolling basis as work is completed and as consistent with safety and any applicable permitting requirements. Due to the large scope of this project, it will be necessary to coordinate the completion of Landlord's restoration work with the tenants' restoration work and reopening.

Landlord's Tenant Coordination team will facilitate this process. We ask that you contact Jim Gavan, Director, Tenant Coordination, [Jgavan@Simon.com](mailto:Jgavan@Simon.com), (301) 968-6366, office, (240) 281-7101, cell as soon as possible to submit your restoration plans and to coordinate the process.

In order to coordinate Tenant insurance with the Landlord's insurance, we request that you forward the contact details for your insurance adjuster/representative to Richard Lafayette, SVP, with

Crawford Global Technical Services, the adjuster representing the insurers for the landlord at richard\_lafayette@us.crawco.com, office 404-300-0260, cell 903-520-0305.

As additional information becomes available for the reconstruction process, it will be posted on [www.coloradomillsemployees.com](http://www.coloradomillsemployees.com) .

If you have specific questions about this letter or the process, please email [Simon-5204@simon.com](mailto:Simon-5204@simon.com).

Sincerely,

COLORADO MILLS MALL LIMITED PARTNERSHP

Gregg Goodman, President  
The Mills/A Simon Company