



Date: March 20, 2020
To: All Tenants
From: Fidelis Realty Partners on behalf of Landlord
Re: COVID-19 Update

The outbreak of the coronavirus disease 2019 (“COVID-19”) is a rapidly evolving situation and property management alongside your Landlord is taking the matter very seriously. We are concerned with the health, safety, and well-being of each of our tenants, their employees and customers and we continue to monitor the recommendations of health experts and local, state and federal officials.

Additionally, we are keenly aware of the evolving economic effects that COVID-19 has had across the nation as a whole and with respect to our tenants. Landlord is facing the same challenges as we focus on the short and long-term health and viability of each of our shopping centers. Despite the current downturn in the economy, pending limitations on tenant operations, and recommended social distancing for our communities, Landlord remains obligated to cover expenses for the center including mortgage payments, taxes, insurance, operating expenses, and employee salaries. Unfortunately, given these continuing obligations, Landlord is not able to assist all tenants requesting rent relief and recommends that Tenant look to all available resources for help during these challenging times. In that regard, Landlord and property management would like to share the following information that we have gathered. Please note that the following information is not exhaustive, and we will be happy to share any additional information that we may discover as it becomes available.

- The United States and state governments are establishing additional programs that may provide individuals and small and mid-sized businesses assistance to minimize the economic impact of COVID-19. We encourage you to research any such programs that may be applicable to your situation or business.
- The SBA Website (<https://www.sba.gov/page/coronavirus-covid-19-small-business-guidance-loan-resources>) offers guidance for businesses and employers impacted by COVID-19. On the SBA website, you will find its insurance coverage for possible relief for business interruption, any low-interest disaster relief loan programs, and other helpful information.
- The State of Texas is beginning to offer guidance and assistance for businesses and individuals impacted by COVID-19. You can access such information through Governor Abbott’s website (<https://gov.texas.gov>) as well as Texas Division of Emergency Management website (<https://tdem.texas.gov/covid-19/>). These websites contain information regarding preparedness, response, recovery and other helpful resources, including Emergency Designation for Small Business Disaster Loans through the SBA.
- Your business may have business interruption insurance. Now is the time to contact your insurance agent to review your policy to understand precisely what you are and are not covered for in the event of an extended incident, government forced shut-down, viral pandemics, etc.

As your landlord, our success is tied to your success and we want to assist to the extent possible to make sure your business survives through this temporary health crisis and returns to normal as soon as possible. Please stay safe and follow the recommended guidelines for your area.

Please let us know if you have any questions regarding this letter.

Sincerely,
Property Management
Fidelis Realty Partners