

MCM 301 Yamato LLC
c/o Morning Calm Management
301 Yamato Road, Suite 4160
Boca Raton, FL 33431

TENANT DIRECTION LETTER

August 17, 2017

Re: Payment Direction Letter for 301 Yamato Road, Boca Raton, FL (the "Property")

Dear Tenant:

MCM 301 YAMATO LLC, a Delaware limited liability company ("Borrower"), the owner of the Property, has mortgaged the Property to Allegiant Capital Funding, LLC, a Delaware limited liability company (together with its successors and assigns, "Lender") and has agreed that all rents due for the Property will be paid directly to a bank selected by Borrower and approved by Lender. Therefore, from and after the date hereof, all rent to be paid by you under the Lease between Borrower and you (the "Lease") should be sent directly to the following address:

US Postal Service Only:

**MCM 301 Yamato LLC
PO BOX 947588
Atlanta, GA 30394-7588**

Overnight Mailing Address:

**Lockbox Services - # 865588
MCM 301 Yamato LLC
3585 Atlanta Ave.
Hapeville, GA 30354**

All checks should be made out to "**MCM 301 Yamato LLC**".

Wire transfer/ACH:

For ACH or wire transfer instructions, please contact the property management office at 561-383-2400.

These payment instructions cannot be withdrawn or modified without the prior written consent of Lender or its agent ("Servicer"), or pursuant to a joint written instruction from Borrower and Lender or Servicer. Until you receive written instructions from Lender or Servicer, continue to send all rent payments due under the Lease to Wells Fargo Bank, N.A. All rent payments must be delivered to Wells Fargo Bank, N.A. no later than the day on which such amounts are due under the Lease.

If you have any questions concerning this letter, please contact Benjamin Mydlarz of Borrower at 561-383-2420 or bmydlarz@morning-calm.com. We appreciate your cooperation in this matter.

Sincerely,

MCM 301 Yamato LLC