



**Mosites
Development
Company**

400 Mosites Way, Suite 100
Pittsburgh, PA 15205
412•923•2255
Fax: 412•788•1169
www.mosites.com

December 22, 2023

Jan Pini and Sandy Conley
Co-Presidents
McMurray Art League
4069 Washington Rd
McMurray, PA 15317

Dear Jan & Sandy,

We are in receipt of your letter dated December 18, 2023. We are discussing internally and will need some time to establish a formal response.

In the interim, it has been brought to my attention that the roof top unit ("RTU") has a damaged heat exchanger, which can result in carbon monoxide infiltrating the interior of the premises. As a precaution, we advise that the McMurray Art League ("Tenant") cease operating in the demised premises until the RTU is repaired or replaced.

As you know, Tenant is responsible for all maintenance and repair, including equipment replacement. Should you choose not to make repairs to this equipment, any damage sustained due to your failure to perform under the Lease Agreement will be the Tenant's sole responsibility.

Sincerely,

Anthony Malanos
President

cc: Erin Bell via Electronic Transmission
Russ Schlaegle via Electronic Transmission
Jan Pini via Electronic Transmission
Sandy Conley via Electronic Transmission