



8/24/2026

Adam Gersten
Gramps Getaway
3301 Rickenbacker Causeway
Miami, Florida 33149

Re: Gramps Getaway — Virginia Key Marina Property

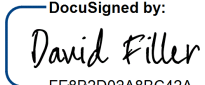
Dear Mr. Gersten,

I am a principal with Suntex Marinas, one of the partners in Virginia Key, LLC, that was selected by the City of Miami to renovate and operate the Rickenbacker Marina and Marine Stadium Marina on Virginia Key. I was surprised to learn, through the lawsuit that you filed against the City, that you believe that Gramps Getaway would not be permitted to remain as part of the renovated marinas. Our joint venture partner, RCI Group, was equally surprised. I do not know who gave you that misimpression, as we both desire to see Gramps Getaway remain at the marina.

The existing Rickenbacker Marina and Marine Stadium Marina facilities are in need of substantial investment, but that investment can be made without eliminating the aspects of the current operation that benefit the public – including Gramps. We operate marinas throughout the country and always try to work with and retain successful tenants while modernizing and renovating properties to reach their potential.

We are eager to sit down with you at your earliest convenience to discuss how we can work together, including the terms of a future lease for Gramps Getaway. Please do not hesitate to reach out so that we can arrange a meeting.

Sincerely,

DocuSigned by:

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David Filler
Chief Development Officer
Suntex Marinas