

Exhibit 7

February 20, 2020

Via: USPS First Class RRR

Baris Dincer
111 Sullivan Street, Apt. 2BR
New York, New York 10012

Copy to:
Erdinc Dincer (Guarantor)
65 Prospect Avenue, 28W
Hewlett, New York 11557

Premises: Lease Violation/Noise Complaints
111 Sullivan Street, Apt. 2BR
New York, New York 10012

Dear Mr. Dincer:

As you are aware, I am counsel to Manhattan Skyline Management Corp., the managing agent for your landlord, Sullivan Properties, L.P. I am in receipt of no less than five complaints from neighboring tenants regarding the "construction site" sounds emanating from your apartment all evening long on February 19, 2020. The constant loud hammering kept everyone in the building from enjoying the quiet enjoyment of their homes the entire evening. I received audio of the disturbance and its clear you are in violation of the "Objectionable Conduct" clause of the lease (para.13) as some of the audio was recorded INSIDE resident's apartments and the constant pounding is clearly heard.

From your rental application, I can discern that this is not your first time living in a multi-family building, so I find your behavior rather incredible. I am building a nuisance case against you and same will be filed if you continue to violate the terms of the lease. Such an action will seek to terminate your lease and remove you from the premises. This is the last warning. The next documents received will be from the landlord's litigation counsel and will require your appearance in court.

Very truly yours,

Paul R. Regan, Esq.
Assistant General Counsel
Manhattan Skyline Management Corp.