
Subject: Fwd: Golbari Properties LLC- Melrose - Smoker Shop - Unit 1B
From: Nuha Sayegh <nuha@recovery-compass.org>
To: Eric Jones <eric@recovery-compass.org>, Nuha Sayegh <nuha@recovery-compass.org>
Date Sent: Sunday, November 2, 2025 1:31:28 AM GMT-07:00
Date Received: Sunday, November 2, 2025 1:31:42 AM GMT-07:00
Attachments: image001.png, SMOKER SHOP LEASE TERMINATION.html, Smokers Shop Termination.docx

> Begin forwarded message:

>

> From: Freddy Sayegh <Freddy@thefoxxfirm.com> > Subject: Fwd: Fw: Golbari Properties LLC- Melrose - Smoker Shop - Unit 1B > Date: May 18, 2024 at 10:06:33 AM PDT > To: HAYTHEMNAFSO14@yahoo.com

>

>

>

> ----- Forwarded message ----- > From: Freddy Sayegh <Freddy@thefoxxfirm.com> <mailto:Freddy@thefoxxfirm.com>> > Date: Fri, May 17, 2024 at 11:21 PM
> Subject: Re: Fw: Golbari Properties LLC- Melrose - Smoker Shop - Unit 1B > To: gnafo@yahoo.com <mailto:gnafo@yahoo.com> <gnafo@yahoo.com>
<mailto:gnafo@yahoo.com>> >

>

> First Draft

>

> Freddy Sayegh, Esq.

> THE FOXX FIRM, INC.

> 407 East Woodbury

> Pasadena, California 91001

> O/310-877-5033

> F/310-895-1180

> www.thefoxxfirm.com <<http://www.thefoxxfirm.com>> >

>

>

> On Fri, May 17, 2024 at 2:13 PM gnafo@yahoo.com <mailto:gnafo@yahoo.com> <gnafo@yahoo.com <mailto:gnafo@yahoo.com>> wrote: >>

>>

>>

>> Sent from Yahoo Mail for iPhone <https://mail.onelink.me/107872968?pid=nativeplacement&c=Global_Acquisition_YMktg_315_Internal_EmailSignature&af_sub1=Acquisition&af_sub2=Global_YMktg&af_sub3=&af_sub4=100000604&af>
>>

>> Begin forwarded message:

>>

>> On Friday, May 17, 2024, 1:32 PM, Leasing Dept <Leasing@elatproperties.com <mailto:Leasing@elatproperties.com>> wrote: >>

>> Dear Mr. Grant,

>>

>>

>> Its was nice talking to you.

>>

>>

>> Please find the attached Lease agreement/guaranty of lease and Addendum to lease. >>

>>

>> Regards,

>>

>> Lou

>>

>>

>>

>> From: Leasing Dept

>> Sent: Thursday, November 2, 2023 4:24 PM >> To: gnafo@yahoo.com <mailto:gnafo@yahoo.com> >> Cc: Helen <Helen@elatproperties.com <mailto:Helen@elatproperties.com>> >> Subject: Golbari Properties LLC- Melrose - Smoker Shop - Unit 1B >>

>>

>> Dear Mr. Gnafo,

>>

>>

>> Please find the attached signed Lease Agreement, Guaranty of Lease and Addendum to Lease of Smoker Shop for your copy. >>

>>

>> For any questions, please do give us a call at 213-927-2700 or email us at helen@elatproperties.com <mailto:helen@elatproperties.com> & leasing
>> @elatproperties.com <<http://elatproperties.com>> >>

>> Thank you.

>>

>>

>> Regards,

>>

>> Lou

>>

>>

>> Elat Properties, Inc.

>>

>> Our new office location:

>>

>> 801 S Grand Ave. Suite 700,

>>

>> Los Angeles, CA 90017

>>

>> (213) 927-2700

>>
>> Email: leasing@elatproperties.com <mailto:leasing@elatproperties.com> >>
>>
> --
> Freddy Sayegh, Esq.
> THE FOXX FIRM, INC.
> 407 East Woodbury
> Pasadena, California 91001
> O/310-877-5033
> F/310-895-1180
> www.thefoxxfirm.com <<http://www.thefoxxfirm.com>> >






THE FOX FIRM
ATTORNEYS AT LAW

May 17, 2024

Golbari Properties, LLC
rav@elatproperties.com
Attn: Ray Golbari

Re: 7801 Melrose Avenue, Unit 1B, Los Angeles, CA 90046

Dear Mr. Golbari,

This law firm represents Smokers Shop and Grant Nafso in matters related to their business and lease at 7801 Melrose Avenue, Unit 1B, Los Angeles, CA 90046. The express purpose of entering into the commercial lease was to operate a "smoke shop," as outlined in Section 1.2(a) of the Lease Agreement.

My clients inherited the premises from a previous tenant who defaulted on rent and abandoned the property. Since taking possession in November 2023, my clients have diligently pursued a tobacco seller's permit. While they have secured a permit from the City of Los Angeles, they require additional state licenses to legally operate.

In California, retailers of cigarettes and tobacco products must hold a Cigarette and Tobacco Products Retailer's License, per Section 22971(p) of the Business and Professions Code. This requirement encompasses nicotine products, electronic nicotine or other vaporized liquid delivery devices, and related components. Effective January 1, 2017, any retailer dealing in these products must maintain this license from the CDTFA.

Despite numerous efforts, my clients have been unable to obtain the state license due to the previous tenant's renewal of the license for the same premises. State regulations permit only one license per location. Repeated attempts by my clients to have the previous tenant terminate and surrender the license have been futile. The previous tenant has refused, instead blaming you for leasing his business, confiscating his items, and other grievances. We are not here to render a decision about who injured whom, and we feel it best for my client to step away and allow you two to deal with the issue. The state will not terminate the previous tenant's license without his affirmative action to surrender it.

Consequently, on May 13, 2024, an inspection by L.A.P.D. and C.D.T.F.A. revealed the absence of the required state license, resulting in an administrative citation.

This situation places my clients, who operate multiple shops and hold various state licenses, at significant risk of losing their ability to operate at all locations. The continued operation at this location under these conditions is untenable and poses substantial legal and financial risks.

In light of these circumstances, my clients find it imperative that we mutually terminate the lease. My clients are willing to waive their rights to damages and attorney's fees, provided you do the same.

Please find attached a proposed Early Termination of Lease Agreement for your review. We urge you to consider this proposal promptly to mitigate further complications and liabilities for both parties.

Sincerely,

/Freddy Sayegh/

FREDDY SAYEGH, ESQ.
THE FOXX FIRM, PL.C