

## West Coast Fitness Accounting

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**From:** Karen Ow <karenow1@hotmail.com>  
**Sent:** Friday, March 26, 2021 12:24 PM  
**To:** West Coast Fitness Accounting; Christy Jeffrey  
**Cc:** kwinterhalder@gmail.com  
**Subject:** RE: OrangeTheory Fitness - April 2021 Rent

Hi Liliana and Christy~

I'm so sorry for my typo and errors! Please see revised calculations below. My apologies! TGIF!

Revised calculations for the prorated 4/2021 rent:

4/1-27/2021 Base	$\$10,298.41 \times 27/30 \text{ days} =$	\$9,268.56
4/28-30/2021 Base	$\$10,607.36 \times 3/30 \text{ days} =$	<u>\$1,060.74</u>
		\$10,329.30

Prorated for rent reduction period:

Base	$\$10,329.30 \times 70\% =$	\$7,230.51
CAM	$\$1,420.00 \times 70\% =$	\$ 994.00
Water	$\$75.00 \times 100\% =$	<u>\$ 75.00</u>
		\$8,299.51

Rent effective 5/1/2021:

Base	\$10,607.36
CAM	\$ 1,420.00
Water	<u>\$ 75.00</u>
	\$12,102.36

**Adjusted rent until OTF can operate at 75%, through 8/31/2021:**

Base	$\$10,607.36 \times 70\% =$	\$7,425.15
CAM	$\$1,420.00 \times 70\% =$	\$ 994.00
Water	$\$75.00 \times 100\% =$	<u>\$ 75.00</u>
		\$8,494.15

Let me know if you have any other questions and have a wonderful weekend.

Karen Ow  
Ow Family Properties  
1601 41<sup>st</sup> Avenue, Suite 202  
Capitola, CA 95010  
(831)475-9042 office  
(831)475-2186 fax  
Karenow1@hotmail.com

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**From:** West Coast Fitness Accounting <accounting@wecofit.com>  
**Sent:** Thursday, March 25, 2021 3:23 PM  
**To:** Karen Ow <karenow1@hotmail.com>; Christy Jeffrey <christy@wecofit.com>  
**Cc:** kwinterhalder@gmail.com  
**Subject:** RE: OrangeTheory Fitness - April 2021 Rent

Hi Karen

Thank you for sending that over! We noticed the base rent on our end equals \$10,607.36 but your schedule shows \$10,670.36. Can you confirm the amount?

Sincerely  
Liliana

**Accounts Payable | West Coast Fitness LLC**

11661 San Vicente Blvd, Suite 910, Los Angeles, CA 90049

*Orangetheory Fitness Area Developer*

D: 310.835.6199 | C: 256.947.2636 | E: [Accounting@wecofit.com](mailto:Accounting@wecofit.com)

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**From:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>

**Sent:** Thursday, March 25, 2021 3:18 PM

**To:** Christy Jeffrey <[christy@wecofit.com](mailto:christy@wecofit.com)>

**Cc:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>; [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)

**Subject:** Re: OrangeTheory Fitness - April 2021 Rent

Great. Please keep me posted. We're looking forward to the reopening!  
~Karen

On Mar 25, 2021, at 3:13 PM, Christy Jeffrey <[christy@wecofit.com](mailto:christy@wecofit.com)> wrote:

Hi Karen,

This is so helpful! We'll schedule the payments 😊 I'm SO excited to be able to open soon. I will keep you posted with what date we are planning on reopening!

Thank you!

Christy Jeffrey

**Corporate Operations Manager | West Coast Fitness LLC**

11661 San Vicente Blvd, Suite 910, Los Angeles, CA 90049

*Orangetheory Fitness Area Developer*

D: 310.717.0701 | E: [christy@wecofit.com](mailto:christy@wecofit.com)

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**From:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>

**Sent:** Wednesday, March 24, 2021 12:45 PM

**To:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>; Christy Jeffrey <[christy@wecofit.com](mailto:christy@wecofit.com)>

**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)

**Subject:** RE: OrangeTheory Fitness - April 2021 Rent

Good afternoon Liliana and Christy~

Circling back on the rents and the upcoming 4/28/2021 rent adjustment. I've calculated the prorated 4/2021 rent as:

4/1-27/2021 Base	\$10,298.41 x 27/30 days =	\$9,268.56
4/28-30/2021 Base	\$10,670.36 x 3/30 days =	<u>\$1,067.03</u>
		\$10,335.59

Prorated for rent reduction period:

Base	\$10,335.59 x 70% =	\$7,234.91
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CAM	\$ 1,420.00 x 70% =	\$ 994.00
Water	\$ 75.00 x 100% =	\$ 75.00
		<u>\$8,229.66</u>

Rent effective 5/1/2021:

Base	\$10,670.36
CAM	\$ 1,420.00
Water	<u>\$ 75.00</u>
	\$12,165.36

Adjusted rent until OTF can operate at 75%, through 8/31/2021:

Base	\$10,670.36 x 70% =	\$7,469.25
CAM	\$ 1,420.00 x 70% =	\$ 994.00
Water	\$ 75.00 x 100% =	<u>\$ 75.00</u>
		\$8,538.25

Please let me know if you have any questions.

By the way, it's being reported that Santa Cruz County may be moving into the orange tier effective 4/1/2021. Gyms will be able to operate indoors at a capacity of 50%. Hopefully we'll continue to move in a positive direction and OTF Capitola will reopen soon!

Karen Ow  
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1601 41<sup>st</sup> Avenue, Suite 202  
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(831)475-9042 office  
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[karenow1@hotmail.com](mailto:karenow1@hotmail.com)

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**From:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>  
**Sent:** Tuesday, March 2, 2021 12:18 PM  
**To:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>  
**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)  
**Subject:** RE: OrangeTheory Fitness - March 2021 Rent

Hi Liliana and Christy~

Thank you for letting me know that the payment was based on the First Amendment to Lease. In review of Section 4 of the document, I agree that Rent shall be reduced to the amount that is equal to 70% of the Rent that would otherwise be payable during the Rent Reduction Period (3/1/2021 to the sooner of tenant's ability to operate at the Premises at 75% or more capacity or 8/31/2021). Per my correspondence with Christy during the Abatement Period, while base rent and CAM were abated at 50%, utilities were to be paid in full. I was under the impression that the same would be applicable to the Rent Reduction Period, such that monthly rent would be payable in the amount of \$8,277.89 [(\$10,298.41 base rent x 70%) + (\$1,420 CAM x 70%) + (\$75.00 x 100%)]. Less the 3/2021 payment if the amount of \$8,255.39, a balance due of \$22.50 remains. Please let me know if this sounds correct to you and/or you have any questions. Thank you and have a great day!

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(831)475-2186 fax

[Karenow1@hotmail.com](mailto:karenow1@hotmail.com)

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**From:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>  
**Sent:** Monday, March 1, 2021 5:39 PM  
**To:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>  
**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)  
**Subject:** RE: OrangeTheory Fitness - March 2021 Rent

Hi Karen

I've reviewed our records and we were basing the rent on the amendment we signed. Please let me know if we need to update anything on our end.

Thank you  
Liliana

**Accounts Payable | West Coast Fitness LLC**  
11661 San Vicente Blvd, Suite 910, Los Angeles, CA 90049  
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**From:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>  
**Sent:** Monday, March 1, 2021 2:53 PM  
**To:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>  
**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)  
**Subject:** RE: OrangeTheory Fitness - March 2021 Rent

Appreciated. Thanks Liliana. Have a great day!

Karen Ow  
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1601 41<sup>st</sup> Avenue, Suite 202  
Capitola, CA 95010  
(831)475-9042 office  
(831)475-2186 fax  
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**From:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>  
**Sent:** Monday, March 1, 2021 2:48 PM  
**To:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>  
**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)  
**Subject:** RE: OrangeTheory Fitness - March 2021 Rent

Hi Karen

Thank you for your email. Please note, we are looking into the matter and as soon as I have an update, I will reach out to you.

Sincerely  
Liliana

**Accounts Payable | West Coast Fitness LLC**

11661 San Vicente Blvd, Suite 910, Los Angeles, CA 90049

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D: 310.835.6199 | C: 256.947.2636 | E: [Accounting@wecofit.com](mailto:Accounting@wecofit.com)

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**From:** Karen Ow <[karenow1@hotmail.com](mailto:karenow1@hotmail.com)>

**Sent:** Monday, March 1, 2021 12:16 PM

**To:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>

**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)

**Subject:** RE: OrangeTheory Fitness - March 2021 Rent

Hi Liliana~

Will you please confirm receipt of my email below. Thanks in advance for your assistance.

Karen Ow

Ow Family Properties

1601 41<sup>st</sup> Avenue, Suite 202

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[Karenow1@hotmail.com](mailto:Karenow1@hotmail.com)

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**From:** Karen Ow

**Sent:** Friday, February 26, 2021 3:14 PM

**To:** 'West Coast Fitness Accounting' <[accounting@wecofit.com](mailto:accounting@wecofit.com)>

**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)

**Subject:** FW: OrangeTheory Fitness - March 2021 Rent

Hi Liliana~

Thank you very much for setting Kyle and I up to receive email payment advice notices. We just received a payment advice dated 2/26/2021, invoice MARCH2021, payment date 3/1/2021, in the amount of \$8,255.39. Per the attached March 2021 billing invoice that you requested, the total due for March 2021 is \$11,793.41. Will you please let us know when we can expect to receive the March 2021 balance due. Thank you in advance for your assistance and response.

Have a wonderful weekend.

Karen Ow

Ow Family Properties

1601 41<sup>st</sup> Avenue, Suite 202

Capitola, CA 95010

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(831)475-2186 fax

[Karenow1@hotmail.com](mailto:Karenow1@hotmail.com)

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**From:** Karen Ow

**Sent:** Tuesday, February 23, 2021 1:50 PM

**To:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>

**Cc:** [kwinterhalder@gmail.com](mailto:kwinterhalder@gmail.com)

**Subject:** RE: OrangeTheory Fitness - March 2021 Rent

Hi Liliana~

Please find the 3/2021 rent statement attached per your request. Let me know if you have any questions.

Karen Ow  
Ow Family Properties  
1601 41<sup>st</sup> Avenue, Suite 202  
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(831)475-9042 office  
(831)475-2186 fax  
[Karenow1@hotmail.com](mailto:karenow1@hotmail.com)

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**From:** West Coast Fitness Accounting <[accounting@wecofit.com](mailto:accounting@wecofit.com)>  
**Sent:** Tuesday, February 23, 2021 12:50 PM  
**To:** [karenow1@hotmail.com](mailto:karenow1@hotmail.com)  
**Subject:** OrangeTheory Fitness - March 2021 Rent

Hi Karen

I hope this email finds you well. When you have a moment, can you forward us the March Rent Statement for our studio at 1501 41<sup>st</sup> Ave Ste N.

Thank you!  
Liliana

**Accounts Payable | West Coast Fitness LLC**  
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