October 16, 2024

Trevor Havlin

2671648 Ontario Limited O/A Cut-A-Die Canada

7443 Victoria Park Ave

trevor@cutadie.com

Arbutus Real Estate Ltd.

I am writing to formally notify you of my intention to terminate the lease for one of the three units I currently occupy, specifically Unit 7441 Victoria Park Ave (end unit), effective December 31, 2024. We are finding it difficult to maintain the payments of all three units and require this assistance to continue forward. The intention is to still operate in units 7443 and 7445 through the duration of the current lease agreement.

This decision was not made lightly, as Cut-A-Die has been a very long-term tenant, and I appreciate your understanding. Please let me know the next steps regarding the lease termination process and any necessary arrangements for the unit's inspection or return of the keys.

Thank you for your support and understanding. I look forward to your prompt response.

Sincerely,

Trevor Havlin

President

Cut-A-Die Canada