

January 27, 2021

Wayne C. Lance
3352 Louisville Road
Louisville, TN 37777

Gerald L. Ewell, Jr., Esquire
City of Manchester
200 W. Fort Street
Manchester, TN 37355

Delivered via e-mail: geraldewell@lighttube.net

RE: Coffee County Map 85 (partial), parcel 20.07

Dear Mr. Ewell:

As you know, I am a tenant in common of the above referenced Coffee County real estate parcel.

I received from you a copy of Government Grant Contract in the amount of \$50,000.00, Begin Date: March 1, 2017. I also received an Agreement copy dated December 11, 2020, between Coffee County, Manchester and Coffee County PBA.

I am surprised a Grant was available to build a Gazebo on the subject parcel without my signature and without my knowledge as a tenant in common?

The Agreement sets out: 3) City and County will lease the conference center real estate and improvements, 30) B) 6. Weddings. I am surprised my name, Wayne C. Lance, was not a party to that Agreement. I knew nothing about it until about a month ago when I visited the site and discovered The Wedding Venue (Gazebo) financed in part by the Grant was built on the subject parcel.

We have serious legal issues that require resolutions. It seems to me that I have acquired Coffee County business partners.

Please arrange a meeting of Mayor Gary Cordell, Mayor Marilyn Howard and Chairman Stan Teal (PBA). I think it would also be necessary for the Conference Center Manager, Rebecca French, to attend since details were not available when we met at Mayor Howard's office. Ben Lomand, "IT Story", is of particular interest to me and Ms. French will know those details. The business plan for the wedding venue is also of interest to me.

Mr. Ewell, your prompt attention is necessary and will be appreciated. I would prefer that the parties do not operate under the Agreement without Wayne Lance's, as a tenant in common of the real estate, agreement to its terms and conditions.

Respectfully,

Wayne C. Lance

Copies: skeele@cityofmanchestertn.com

Charlie Ridenour, Esquire