

Given Tufts Foundation

Statement Regarding E&B Cafe

14 July 2025

The Given Tufts Foundation is a charitable organization providing financial support for the library and archives in Pinehurst. The Foundation operates the Given Tufts Bookshop in the Outpost Building which was formerly Pinehurst's Post Office. Profits from the Bookshop are used exclusively to support the Given Memorial Library and the Tufts Archives.

The Foundation's board of directors would like to express its debt of gratitude to the Bookshop's founders, volunteers, donors of books, customers and other friends. We believe that it is a fine representation of the gathering place this building has represented for so many over the years. The board is also deeply grateful to its Executive Director who has worked tirelessly to make the Bookshop such a success.

The Foundation subleases a portion of the Outpost Building to E&B Cafe which sells coffee and other refreshments through The Roast Office. Rent received from E&B Cafe, net of expenses, is used to support the Library and Archives.

E&B Cafe's current sublease expires on July 31, 2025.

The Foundation is aware of a recent flurry of activity on social media and elsewhere in relation to the Bookshop and Coffee Shop. We share the affection expressed for the Bookshop and Coffee Shop. However, the board is disappointed by the personal attacks that have been directed towards our volunteers, staff, and customers.

Here is some background information regarding the sublease:

Last year, the Foundation exercised its option for a new 5-year lease with the building's owner. E&B Cafe decided not to renew its sublease for 5 years. E&B Cafe chose a one-year sublease instead.

This year, E&B Cafe failed to exercise its option to renew the one-year sublease.

Although the option expired, the Foundation proactively engaged with E&B Cafe to explore a sublease renewal, including opportunities to expand our relationship and operations. We have not been able to agree on terms, including a standard CPI increase, and the relationship between the Foundation and E&B Cafe has deteriorated in recent weeks.

The Foundation understands that E&B Cafe entered into a preliminary purchase agreement to sell The Roast Office to an undisclosed third party. A lease transfer would have violated their sublease.

The Foundation has issued a Request for Proposal for operating the Coffee Shop in the future. There has been substantial interest in this opportunity from other local vendors. We welcome a proposal from E&B Café.

The Given Tufts Foundation Board of Directors