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October 21, 2015

VIA PERSONAL DELIVERY
AND U.S. MAIL

Quinton D. Studer
Managing Member
Northwest Florida Professional Baseball, LLC
41 North Jefferson Street
Suite 300
Pensacola, Florida 32502

Re: Multi-Use Facility Non-Exclusive Use Agreement (the "Use Agreement") between the Community Maritime Park Associates, Inc. ("CMPA") and Northwest Florida Professional Baseball, LLC ("NFPB") dated July 20, 2011, as amended

Dear Mr. Studer:

At the CMPA full board meeting held today concerns were raised by the board members and staff concerning NFPB's use of the Multi-Use Facility for non-baseball events. Certain events that in the past had been classified as rentals, requiring payments to CMPA, have this year been identified by NFPB as NFPB events. As a result of this change, extensive costs including significant utility expenses are now incurred by the CMPA for those non-baseball events, without any recovery of the costs by the CMPA. For example, the Big Green Egg Event scheduled for November 14, 2015 and the Craft Beer Fest scheduled for November 21, 2015 were both treated as rentals last year but this year NFPB has listed the events as NFPB events.

New events such as a wedding held on October 11, 2015 was also listed as a NFPB event not as a rental. These are only examples of the events that have raised questions and concerns by the CMPA staff and the board members. The board would like to talk with you to resolve these problems. The Use Agreement defines NFPB events and many of the events that NFPB has recently identified as NFPB events do not meet the definition. We would welcome you to our next board meeting to attempt to resolve these conflicts.

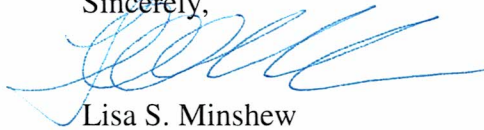
The board also voted unanimously today pursuant to Paragraph 4 of the Use Agreement to reserve all calendar days remaining during the term of the Use Agreement for Community Events. The CMPA understands that NFPB has the right to use the Multi-Use Facility for Club Home Games, if and when those are approved by the League and notification of same is delivered to the CMPA. The CMPA also understands that use of the Multi-Use Facility has been reserved by NFPB for certain additional dates through March of 2016.

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It is not the intention of the CMPA to cancel any of the dates of events previously reserved by NFPB through March of 2016. However, CMPA reserves the right to object to the classification of those events as NFPB Events as defined in the Use Agreement.

The CMPA Board had hoped that these types of issues were resolved last fall when the Second Amendment to the Use Agreement was negotiated and signed. The CMPA Board continues to hope that you will personally meet with the board soon in order to begin a dialogue toward a mutually beneficial and fair resolution.

Sincerely,



Lisa S. Minshew
Attorney
CMPA Board of Trustees

cc: James J. Reeves, Esq.
Scott Remington, Esq.
Robert D. Hart, Jr. Esq.
Mandy Bills, Executive Director CMPA