



Familia Dental
2050 E. Algonquin Road, Ste. 610
Schaumburg, IL 60173

April 10, 2020

Dear Valued Real Estate Partner,

As an update to our prior letter, the Federal Government extended the shelter-in-place recommendation and social distancing through April 30th. The American Dental Association, followed by several state dental associations, mirrored, and issued guidance for dental providers to continue to postpone elective procedures and focus only on emergency care for the duration of April. As a direct result, we have temporarily laid off >75% of our workforce, closed half of our offices and severely restricted the other half. We have researched eligibility rules and applied for all available COVID-19 relief funding. Assuming no further extension of shelter-in-place guidance, we currently anticipate selectively re-opening our clinics in early May.

As you are probably aware, this is one of the few offices that is currently open. We previously proposed a rent deferral program in the spirit of partnership to help us survive this short-term crisis. However, because this office is open but seeing limited patients, in alignment with our Force Majeure clause, we are not able to pay rent until we receive grant money, or the office returns to full capacity. After guidance is removed, we begin scaling to full capacity. During this ramp up time, we will be able to pay full CAM plus 25% of deferred CAM. Our intentions are to be at full strength August 1 and will resume base rent at this time. All deferred base rent payments will be recovered over 12 months in 2021.

We understand your organization is also significantly impacted. We make this proposal in the spirit of partnership and remain confident our partnership will continue for many years. We are in this together. I anticipate you have many questions and specifics to work through: therefore, my team and I have set aside next Tuesday morning (8-10 CT), 4/14/2020 to work through the specifics you may have. Please call (847) 469-3165 at your convenience.

Respectfully,

Andrew Sipes

Andrew Sipes

224-775-1371

Vice President of Operations

Familia Dental

asipes@familiadental.com