

## EXHIBIT E

Subj: **Re: Re Rent**  
Date: 7/18/2009 10:08:27 PM Central Standard Time  
From:  
To:  
CC:

Dear Nancy,

Thank you for your email.

I am truly sorry to hear that you had to mentally get ready for surgery and then have it canceled at the last moment. That must have been very distressing.

Re the rent situation - Thanks to both Robert and yourself for always being willing to work with us. I agree that in these trying times, that we should search to find a happy medium that both sides can live with.

I mailed out the rent check late Friday so it should be received Monday.

If the check is received Monday I would hope that Robert or yourself could wait until Tuesday to deposit it so that we have a chance to get the weekend money into the account.

As soon as I know my schedule I will let you know. But I do hope to be coming down next week for a day or two and I would like to meet with Robert and yourself to try to sort out things so that each month I don't have to approach you regarding the rent.

My 6/15 email I thought explained about the upstairs. Here is what I had said then:

Note that the large, new three bedroom, three bath apartments that we built over 117 Duval Street rented for only \$2500 a month when things were good and I believe they are currently renting for less than that.

When rentals were hard to get, we started letting staff stay upstairs over Beach Club as an accommodation for them. The units are relatively small and the kitchen facilities are limited and today rentals are pretty easy to find so rent income for the upstairs is really much below the \$6262.54 I calculate that we are paying for the upstairs. Plus we are paying the water and electric for those units.

In truth the amount we are paying for the second floor really exceeds what it is worth and I hope we can discuss this when I meet with you during the week. I can check around to figure out some comps - or maybe you can - but I can't imagine that the upstairs is worth even \$4000 on the open market and maybe much less than that.

When we had renegotiated the lease back in 2004 I was in the middle of a divorce and didn't pay much attention to the details of the new lease. For sure I never even looked at what the cost of the second floor was until recently.

When things got tight financially we started looking at all our expenses to try to eliminate what ever is unnecessary or reduce whatever expenses we can.

In any case, I will be in touch with you again in a few days as soon as I plan the trip.

Again wishing you health and success.

Kindly  
Judith  
Beach Club

In a message dated 7/17/2009 11:01:10 A.M. Eastern Daylight Time, KeyWestNurse58 writes:

Good Morning, Judith! Thank you for your well wishes. As it turned out, my surgery was cancelled as I was already sitting in the waiting room in Miami. I will have to start over now with a new surgeon, I

guess. Please don't be embarrassed about the rent situation. If you could go ahead and send a check in the amount of \$24,750.00 for July rent, that would be fine. Please let us know when you will be in Key West so that either Robert and I could meet with you or I will meet with you concerning the rent situation. My telephone numbers are home-(305) 296-1019 or cell-(305) 304-4464 if you would like to call. Also, I will go over the figures of the upstairs rent and see what we can figure out about that as well. Going down Duval Street, I have noticed several people going upstairs, some with bicycles, so the people living up there should be held accountable for paying rent to you.

I hope you had a nice vacation and found it to be relaxing as you certainly deserve it, Judith. I look forward to hearing from you and we will continue to try to work together to find a happy medium for all concerned. Hope you have a great weekend! Regards, Nancy Price Leach c/o 210 Duval Street

**A Good Credit Score is 700 or Above.**

**An Excellent Credit Score is 750.**