

CAPCO 1998-D7 CENTRAL AVENUE MALL, LLC
c/o Brown Investment Properties, Inc.
P.O. Box 930
Greensboro, NC 27402

April 16, 2010

Renovatus Church
d/b/a Renovatus Annex
1346 Central Avenue
Charlotte, North Carolina 28205

**VIA HAND DELIVERY TO
THE LEASED PREMISES**

RE: Eastland Mall, Charlotte, North Carolina

Dear Tenant:

Over the past several years the owners of Eastland Mall have diligently sought to find a buyer for the Eastland Mall who would continue to operate the mall or redevelop the same. Unfortunately, efforts to find such a buyer have not come to fruition.

On April 15, 2010, the holder of the first lien Deed of Trust on Eastland filed a foreclosure action. It is understood that the lender or any other party that acquires title to Eastland Mall at foreclosure will close the mall.

Accordingly, in accordance with the provisions of Section 8 of your Specialty License Agreement notice is hereby given that your License to occupy and use your premises at the Eastland Mall is terminated as of June 30, 2010. You are requested to vacate the premises on or before such termination date. If you chose to vacate the premises prior to June 30, 2010, Landlord will not treat this early termination as breach of your Lease.

We regret that this action is necessary, but given the present economic environment, we have no other option. We greatly appreciate your support of Eastland Mall and wish you the best of luck in the future.

If you should have any questions with respect to this lease termination, please do not hesitate to contact our property manager, Brown Investment Properties, Inc. (Peter Placentino) at 336-541-5521.

Very truly yours,

CAPCO 1998-D7 CENTRAL AVENUE MALL, LLC, a
North Carolina limited liability company

By: LNR Partners, Inc., a Florida corporation, its manager

By: 
Steven D. Ferreira, Vice President