

ROBERT J. KORETOFF
16320 Downey Avenue
Paramount, CA 90723

18 Feb 03

Michael & Elana Laham

FAX (562) 982-5711

Re: Leased premises located at:
22426 Porreras
Mission Viejo

Dear Michael & Elana:

I have not received the \$1900 rent payment for February.

I have been advised that you now reside in a new location after vacating the above leased premises.

I have also been advised that you claim to have paid the rent for February 2003 via Certified Mail. However, I went to the Paramount Post Office on 15 Feb 03 and received the sole remaining item dated 1 Feb 03 which contained no payment.

Should Steve Ruiz list the premises in the multiple as available for sub-lease ?

If yes, then will you provide Steve with the keys and transmitters you received during the period 6 May 02 through the present time ?

What will you do with the vehicle entrance decal ?

Please advise.

Very truly yours,
R J Koretoff
Robert J. Koretoff