

EXHIBIT B

ALVIN H. BADGER
ATTORNEY AT LAW
6440 North Central Expressway
Suite 514, LB 30
Dallas, Texas 75206-4134

(214)521-2888

Facsimile (214)521-8101

August 15, 2019

Sugarfina
3915 West 102nd Street
Inglewood, CA 90303

Via Cert. Mail/RRR and First Class Mail

Attention: Teresa Cordero

RE: Sugarfina Lease - NorthPark Center, Dallas, Texas ("the Lease")

Ladies and Gentlemen:

I am outside counsel for the owner and management of NorthPark Center in Dallas, Texas, and, more specifically, the Landlord of the subject Lease. It is usually my role to provide lease enforcement, collection and litigation services, when necessary, to enforce the Landlord's rights and the Tenant's obligations under tenant leases at NorthPark Center. In that regard, the subject Lease has been referred to my office for handling.

Notwithstanding the diligent efforts by NorthPark accounting to collect monetary obligations due under the Lease, there remains a past-due balance of \$25,353.58 for rent and other charges accruing from April, 2019-August, 2019, as reflected in the enclosed statement.

Demand is hereby made for payment in the amount of \$26,103.58 to cover the enclosed statement and an additional \$750.00 to reimburse Landlord for attorney fees incurred as a result of the delinquent status of the Tenant's account, as is expressly provided in Section 17.3 of the Lease. If payment in full is not received by NorthPark accounting by August 31, 2019, it is likely that I will be directed to file a lawsuit to recover all sums due, plus additional attorney fees, contractual interest, late charges and court costs.

Until such time as this matter is resolved to my client's satisfaction, I shall be your point of contact for the Landlord. Please do not respond to NorthPark Center personnel. Upon your receipt of this letter, it is requested that this office be advised as to your intentions with regard to the foregoing and the enclosed.

Sugarfina
August 15, 2019
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Your timely and satisfactory attention to the foregoing and the enclosed is imperative if increased costs and legal action are to be avoided.

Sincerely yours,



Alvin H. Badger

AHB/lv

Enclosure

cc: Nancy Nasher - *Via E-mail*
David Haemisegger - *Via E-mail*
Liz Meyer - *Via E-mail*
Juli Tanzola - *Via E-mail*
Jerri Kepley - *Via E-mail*
Yunell Turner - *Via E-mail*

NORTHPARK

NORTHPARK PARTNERS, LP
 P.O. BOX 226864
 DALLAS, TEXAS 75382-9007
 214/369-1234

Sugarfina
 3915 West 102nd Street
 Inglewood, CA 90303

DATE ACCOUNT NUMBER
 8/2/2019 879

Attention: Teresa Cordero

MAKE CHECKS PAYABLE TO NORTHPARK PARTNERS, LP
 P.O. BOX 226864, DALLAS, TX 75222-6864

Date	Code	Description	Charges	Payments	Amount Due
4/1/2019	TR	Trash Removal	25.42	0.00	25.42
4/1/2019	EL	01/31 - 03/01/19 Electricity	163.35	0.00	163.35
4/1/2019	HV	HVAC	249.09	0.00	249.09
4/1/2019	CA	CAM 2019 ADJ	260.23	0.00	260.23
4/1/2019	TX	TAX 2019 ADJ	887.57	0.00	887.57
4/1/2019	CG	CAM Y/E 2018 ADJ	1,441.87	0.00	1,441.87
4/1/2019	TX	Ad Valorem Tax	2,669.50	2,373.64	295.86
4/1/2019	TN	TAX Y/E 2018 ADJ	2,946.54	0.00	2,946.54
4/1/2019	CA	Common Area Maintenance	3,228.81	3,142.07	86.74
5/1/2019	CA	Common Area Maintenance	3,228.81	3,142.07	86.74
5/1/2019	TX	Ad Valorem Tax	2,669.50	2,373.64	295.86
5/1/2019	HV	HVAC	249.09	0.00	249.09
5/1/2019	TR	Trash Removal	25.42	0.00	25.42
5/1/2019	EL	03/01 - 04/01/19 Electricity	153.08	0.00	153.08
7/1/2019	EL	05/01 - 05/31/19 Electricity	120.68	110.70	9.98
8/1/2019	EL	05/31 - 07/01/19 Electricity	158.92	0.00	158.92
8/1/2019	TR	Trash Removal	25.42	0.00	25.42
8/1/2019	HV	HVAC	249.09	0.00	249.09
8/1/2019	TX	Ad Valorem Tax	2,669.50	0.00	2,669.50
8/1/2019	CA	Common Area Maintenance	3,228.81	0.00	3,228.81
8/1/2019	MR	Minimum Rent	11,845.00	0.00	11,845.00

Current	30	60	90	120	BALANCE DUE
18,176.74	9.98	0.00	810.19	6,356.67	25,353.58

REMITTANCE COPY

Please return this stub with payment

ACCOUNT NUMBER 879
 SUITE NO 1120

Remittance Amount: _____