

# **EXHIBIT I**



March 13, 2025

*Via Overnight Delivery*

ADB Safegate Americas LLC  
700 Science Boulevard  
Gahanna, OH 43230

RE: Final Notice of Demand for Payment – 870-950 Claycraft Road, Gahanna, Ohio

To Whom it May Concern:

Reference is hereby made to that certain Lease Agreement dated November 29, 2019 (“Lease”) by and between Exeter 870 Claycraft, L.P., a Delaware limited partnership, as successor-in-interest to Trevi Enterprises, LLC (“Landlord”) and ADB Safegate Americas LLC, a Delaware limited liability company (“Tenant”), in which Tenant leased certain premises consisting of approximately 52,500 rentable square feet within Landlord’s building located at 870-950 Claycraft Road, Gahanna, Ohio 43230 (the “Property”). Any capitalized term used but not defined herein shall have its respective meaning as set forth in the Lease.

The Term of the Lease expired on February 29, 2024, and as of the date of the expiration, Tenant owed Landlord \$222,347.81, as detailed on **Exhibit “A”**, (the “Outstanding Balance”), which amount is still outstanding.

**PLEASE TAKE NOTICE** that if Tenant fails to (i) pay the entire Outstanding Balance within ten (10) days of the date hereof, then Landlord may exercise, at its election, any and all remedies available to it under the Lease, at law or in equity, including but not limited to, engaging a commercial debt collection agency to recover the Outstanding Balance and/or monetary damages. In the event that such actions are taken, please be advised that Tenant will be liable for any fees incurred by Landlord in compensating the agency for their efforts to collect the Outstanding Balance.

Tenant is hereby notified that irrespective of (a) any waivers previously granted by Landlord regarding the Lease, (b) any previous failures or delays of Landlord in exercising any right, power, or privilege under the Lease, or (c) any previous informal agreements between Landlord and Tenant, Tenant shall be required to strictly comply with the duties, obligations and agreements of Tenant that have survived the Lease.

Nothing in this letter and no action taken by Landlord in accordance with the Lease, including, without limitation, Landlord’s exercise of its remedies as provided therein, shall constitute a waiver of any past, present or future violation, default, or event of default of Tenant under the Lease and shall not directly or indirectly in any way whatsoever: (a) impair, prejudice or otherwise adversely affect Landlord’s right at any time to exercise any right, privilege or remedy in connection with the Lease, or (b) amend or alter any provision of the Lease, or (c) constitute any course of dealing or other basis for

altering any obligation of Tenant or any right, privilege or remedy of Landlord under the Lease. Landlord hereby reserves all of its respective rights, privileges and remedies that have survived the Lease.

**PLEASE BE ADVISED** that all future communications shall be through Landlord's legal counsel and/or the debt collection agency engaged by Landlord.

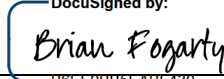
Very truly yours,

**EXETER 870 CLAYCRAFT, L.P.,**  
a Delaware limited partnership

By: Exeter Core III GP Loan 2, LLC,  
a Delaware limited liability company,  
its general partner

By: Exeter Industrial Core Fund III REIT I, LP,  
a Delaware limited partnership,  
its sole member

By: Exeter Industrial Core Fund Management  
III, LLC, a Delaware limited liability  
company, its general partner

By:   
Name: Brian Fogarty  
Title: Vice President

cc: Je'Near Monts (via e-mail)

EXHIBIT "A"



FINAL DEMAND

Occupant : ADB Safegate  
Building ID: 7326  
Lease ID: 003731  
Location 870 Claycroft Parkway, Ghanna OH

Monthly Base Rent \$ -  
Security Deposit \$ -

Tenant vacated 2/29/24  
\$20,000 Security Deposit applied to open charges 7/18/24

Building ID	Lease ID	Date	Description	5%		1.5%	Total
				Charges	Late Fee	Interest	
7326	003731	4/11/2023	2021 CAM Rec	96,526.55	4,826.33	33,416.70	134,769.58
7326	003731	8/28/2023	2022 CAM Rec	32,169.87	1,608.49	8,931.77	42,710.13
7326	003731	12/7/2023	2020-2021 RET Refund	(9,218.32)			(9,218.32)
7326	003731	7/18/2024	Security Deposit Applied	(20,000.00)			(20,000.00)
7326	003731	11/12/2024	2023 CAM Rec	50,537.11	2,526.86	3,015.61	56,079.58
7326	003731	11/21/2024	2024 CAM Rec - Final	16,292.36	814.62	899.87	18,006.85
Total Charges				166,307.57	9,776.29	46,263.95	222,347.81