

EXHIBIT K



250 West Street | Suite 700 | Columbus, OH 43215

March 28, 2025

WRITER'S DIRECT NUMBER: (614) 462-1066
INTERNET: Stephen.Tanner@icemiller.com

via FedEx Overnight Delivery and Email

Jeffrey W. Stiltner, Esq.
Baker & Hostetler LLP
200 Civic Center Drive, Suite 1200
Columbus, Ohio 43215
jstiltner@bakerlaw.com

Re: Lease Agreement dated November 29, 2019 between Exeter 870 Claycraft, L.P., as Landlord (as successor-in-interest to Trevi Enterprises, LLC), and ADB Safegate Americas LLC ("Tenant"), as Tenant, for approximately 52,500 square feet of space in the building located at 870-950 Claycraft Road, Gahanna, Ohio 43230 (the "Lease")

Dear Mr. Stiltner:

Ice Miller LLP represents Exeter 870 Claycraft, L.P. ("Landlord") with respect to the 870-950 Claycraft Road property. I am in receipt of your letter dated March 26, 2025 (hereinafter, the "March 26 Letter") on behalf of Tenant wherein you assert that Tenant has no obligation to pay the amounts stated in Landlord's March 13, 2025 letter to Tenant captioned "Final Notice of Demand for Payment – 870-950 Claycraft Road, Gahanna, Ohio" (hereinafter, the "Final Notice of Demand for Payment").

Your March 26 Letter states Tenant "has previously and continues to dispute" the amounts owed for the 2021, 2022, and 2023 CAM reconciliations. The rationale behind such dispute and refusal to pay appears to be based entirely on the timing of such reconciliations. Landlord rejects Tenant's position that any Operating Expense reconciliation outside of the period provided in Section 12(b) of the Lease is a permanent, incurable waiver of Landlord's right and obligation to perform such reconciliation. While Landlord rejects Tenant's position for a number of reasons, Landlord would like to point out that, in the event Tenant believed that Landlord failed to perform an obligation under the Lease, Tenant would need to, at a minimum, provide reasonable notice to Landlord detailing such failure and a reasonable period for Landlord to cure such failure. Tenant provided no such notice to Landlord with respect to the aforementioned Operating Expense reconciliations.

If payment in full of all outstanding amounts due from Tenant is not received by Landlord by April 4, 2025, Landlord intends to pursue its rights and remedies.

Jeffrey W. Stiltner, Esq.

March 28, 2025

Page 2

Landlord reserves and does not waive any rights.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

ICE MILLER LLP

Stephen G. Tanner
Stephen G. Tanner