

**IN THE COMMON PLEAS COURT  
OF FRANKLIN COUNTY, OHIO**

KEYBANK NATIONAL ASSOCIATION

\*

Plaintiff,

\*

v.

\*

TEI, LLC, ET AL.,

\*

Defendants.

\*

\*

CASE NO. \_\_\_\_\_

JUDGE \_\_\_\_\_

**NOTICE OF RENDERING COGNOVIT  
JUDGMENT**

---

TO:

TEI, LLC  
7412 Sawmill Road  
Columbus, Ohio 43235

KENNETH W. TRAVIS  
9600 Gibson Drive  
Powell, Ohio 43065

**Also Serve:**

TEI, LLC  
c/o Kenneth W. Travis, Statutory Agent  
9600 Gibson Drive  
Powell, Ohio 43065

This will notify you that a Judgment has been rendered against you in favor of Plaintiff KeyBank National Association as against TEI, LLC and Kenneth W. Travis, jointly and severally, as follows on the applicable Notes and Guaranties,<sup>1</sup> as follows:

- A. On Count One, judgment against Defendant TEI, LLC on the 1001 Note for the principal sum of \$49,119.74, plus interest due and owing as of March 25, 2025 in the amount of \$2,987.15, late charges in the amount of \$310.14, for a total amount due as of March 25, 2025 of \$52,417.03, together with interest accruing thereafter on the then outstanding

---

<sup>1</sup> Capitalized terms not defined herein shall have the meanings ascribed to such terms in Plaintiff's Complaint.

principal balance of the 1001 Note at \$21.06691 per diem, plus expenses, attorneys' fees and costs;

- B. On Count Two, judgment against Defendant TEI, LLC on the 9007 Note for the principal sum of \$448,408.52, plus interest due and owing as of March 25, 2025 in the amount of \$25,866.41, late charges in the amount of \$2,805.62, for a total amount due as of March 25, 2025 of \$477,080.55, together with interest accruing thereafter on the then outstanding principal balance of the 9007 Note at \$113.63778 per diem, plus expenses, attorneys' fees and costs;
- C. On Count Three, judgment against Defendant TEI, LLC on the 9000 Note for the principal sum of \$49,784.25, plus interest due and owing as of March 25, 2025 in the amount of \$75.69, for a total amount due as of March 25, 2025 of \$49,859.94, together with interest accruing thereafter on the then outstanding principal balance of the 9000 Note at \$12.61656 per diem, plus expenses, attorneys' fees and costs; and,
- D. On Count Four, judgment against Defendant Kenneth W. Travis on the Guaranties as follows: (i) on the 1001 Note for the principal sum of \$49,119.74, plus interest due and owing as of March 25, 2025 in the amount of \$2,987.15, late charges in the amount of \$310.14, for a total amount due as of March 25, 2025 of \$52,417.03, together with interest accruing thereafter on the then outstanding principal balance of the 1001 Note at \$21.06691 per diem, plus expenses, attorneys' fees and costs; (ii) on the 9007 Note for the principal sum of \$448,408.52, plus interest due and owing as of March 25, 2025 in the amount of \$25,866.41, late charges in the amount of \$2,805.62, for a total amount due as of March 25, 2025 of \$477,080.55, together with interest accruing thereafter on the then outstanding principal balance of the 9007 Note at \$113.63778 per diem, plus expenses, attorneys' fees

and costs; and (iii) on the 9000 Note for the principal sum of \$49,784.25, plus interest due and owing as of March 25, 2025 in the amount of \$75.69, for a total amount due as of March 25, 2025 of \$49,859.94, together with interest accruing thereafter on the then outstanding principal balance of the 9000 Note at \$12.61656 per diem, plus expenses, attorneys' fees and costs.

Respectfully submitted,

/s/ Tami Hart Kirby

Tami Hart Kirby (0078473)  
Michael P. Shuster (0064518)  
One S. Main Street, Suite 1600  
Dayton, Ohio 45402  
Telephone: (937) 449-6721  
E-mail: tkirby@porterwright.com

*Attorneys for Plaintiff KeyBank National Association*