

ALLEN AUERBACH, D.O.
ACJM&M ENTERPRISES, a NJ General Partnership
18 Catalpa Crest
Pilesgrove, New Jersey 08098
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June 11, 2008

Earl Gage, Administrator
County of Salem
94 Market Street
Salem, NJ 08079

Re: Lease Dated: March 10, 2007
Landlord: ACJM&M Enterprises
Tenant: County of Salem
Premises: 164-180 Salem-Woodstown Road, Rte. 45, Mannington, NJ 08098

Dear Mr. Gage:

As a follow-up to my prior letter dated February 14, 2008, please find enclosed a "Recalculation of Rents Due from 10-1-2007 to 6-30-2008" listing all base rents, and all interest, late fees, and previously invoiced tax, water, sewer and fee reimbursements deemed "additional rent" owed by the County of Salem in the amount of \$142,744.47, pursuant to the above Lease dated March 10, 2007.

On June 9, 2008, I received Check #56181 in the amount of \$12,487.67. This amount has been applied against the oldest base rent payment due October 1, 2007. There remains a rent delinquency totaling \$130,265.80 effective June 30, 2008.

Please immediately remit the sum of \$130,265.80 in satisfaction of all rent delinquencies.

Sincerely,



Allen Auerbach, D.O.,
Managing Partner, ACJM&M Enterprises

AA/kml

Enc. (Recalculation of Rents Due from 10/1/2007 to 6/14/2008)

cc: Richard F. Klineburger, III, Esq., w/enc.

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BOARD OF FREEHOLDERS
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CLERK OF THE BOARD

Re: Lease from ACJM&M Enterprises to County of Salem
 164-180 Salem-Woodstown Road, Mannington, NJ

RECALCULATION OF RENT DUE 10-1-2007 TO 6-30-2008

10/1/2007 Base Rent	\$	12,478.67
18% per annum from 10/1/2007 to 10/31/2007	\$	187.18
11/1/2007 Base Rent	\$	12,478.67
18% per annum from 11/1/2007 to 11/30/2007	\$	377.16
Oct 5% late fee assessed 11/16/2007	\$	623.93
12/1/2007 Base Rent	\$	12,478.67
18% per annum from 12/1/2007 to 12/31/2007	\$	579.36
Nov 5% late fee assessed on 12/17/2007	\$	623.93
1/1/2008 Base Rent	\$	12,478.67
18% per annum from 1/1/2008 to 1/31/2008	\$	784.59
Dec 5% late fee assessed on 1/31/2008	\$	623.93
2/1/2008 Base Rent	\$	12,478.67
18% per annum from 2/1/2008 to 2/29/2008	\$	992.90
Jan 5% late fee assessed on 2/14/2008	\$	623.93
3/1/2008 Base Rent	\$	12,478.67
18% per annum from 3/1/2008 to 3/31/2008	\$	1,204.33
Feb 5% late fee assessed on 3/16/2008	\$	623.93
4/1/2008 Base Rent	\$	12,478.67
18% per annum from 4/1/2008 to 4/30/2008	\$	1,418.93
Mar 5% late fee assessed on 4/14/2008	\$	623.93
5/1/2008 Base Rent	\$	12,478.67
18% per annum from 5/1/2008 to 5/31/2008	\$	1,636.76
Apr 5% late fee assessed on 5/15/2008	\$	623.93
6/1/2008 Base Rent	\$	12,478.67
18% per annum from 6/1/2008 to 6/30/2008 *see below	\$	1,857.85
Inv. #102-Tax reimbursement-3/10/2007 to 12/31/2007	\$	7,030.94 **see below
Inv. #104-Tax reimbursement-1/1/2008 to 3/31/2008	\$	2,199.37 **see below
Inv. #105-Mannington Fees for Site Plan Approval & C.O.	\$	3,500.00 **see below
Inv. #106-Water/Sewer from 7/1/2007 to 12/31/2007	\$	862.52 **see below
Inv. #107-Tax reimbursement-4/1/2008 to 6/30/2008	\$	2,199.37 **see below
Legal Fees to Telsey for Site Plan Approval & C.O.	\$	1,237.50 **see below
TOTAL	\$	142,744.47
Less payment on 6/9/2008 (credited for 10/1/2007 rent)	-	12,478.67 ***see below
NET RENT DUE as of 6/30/2008	\$	130,265.80

* 18% interest, per annum, calculated to 6/30/2008

** 18% interest, per annum, to be calculated on tenant's unpaid tax, water, sewer, and fee reimbursements due to Landlord as "additional rent" in accordance with Lease terms.

*** Payment on 6/9/2008 in the amount of \$12,478.67 by check #56181 has been credited to oldest rent payment due 10/1/2007