

Eclipse Building Partners, LLC
520 N.W. First Avenue, Suite 5
Grand Rapids, MN 55744

May 11, 2026

Rob Mattei, Director of Community Development
Grand Rapids Economic Development Authority
420 N. Pokegama Avenue
Grand Rapids, MN 55744

RE: The Pines Restaurant

Dear Mr. Mattei:

As we are coming up on the one year anniversary of The Pines Restaurant, there have been some financial challenges. As you are aware, "restaurants are hard". That being said, we are requesting a three month hold on our payments. We believe that this pause regarding our payment obligation will allow us to realign and get the restaurant back on its feet. Any relief that you can provide will be passed onto The Pines Restaurant as a discounted rent.

We appreciate your consideration of this request. Please let us know if you have any questions.

Sincerely,

Dan Margo
Eclipse Building Partners, LLC