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Operator Mamma Mia's on the Beach
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City of Lake Worth Beach
7 N Dixie Hwy.
Lake Worth Beach FL, 33460

September 18, 2025

Re: Lease Terms for Lake Worth Tee Shirt Co.

Dear Members of the City Commision,

I am writing regarding the proposed lease for the Lake Worth Tee Shirt Co., located adjacent to my current business, Mamma Mia's on the Beach. As you know, I have been a tenant of the City for more than six years and during that time have maintained an impeccable record of timely rent payments and responsible tenancy.

It has been my privilege to operate a business that serves both the residents of Lake Worth Beach and the many visitors to our community. Even during the most challenging periods of the COVID-19 pandemic, I ensured that all rent obligations were met and that the property was well cared for.

During my tenancy, Mamma Mia's on the Beach has been honored with several distinctions, including recognition as the Palm Beach Post's Best Pizza in Palm Beach County in 2025. These accomplishments reflect our commitment to quality and our deep investment in the vitality of the City's beachfront district.

In acquiring the Tee Shirt Shop, my intention is to continue operations under terms consistent with those historically in place.

We plan to maintain the business in its current form, working closely with Mr. Freedman to preserve the quality and character that customers have come to expect for over 40 years. Because we are present at the beach every day and have a long-standing connection with the community and its visitors, I believe we are uniquely positioned to ensure the continued success of this shop.

While the Tee Shirt Shop will be operated under a newly formed LLC for liability and payroll purposes, the ownership, management, and financial backing remain the same. The City can expect the same level of reliability, professionalism, and commitment that we have consistently demonstrated as a tenant for the past six years.

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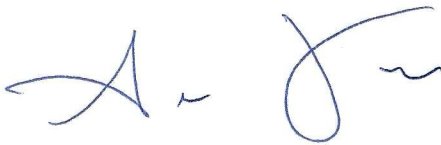
I also understand that the previous tenant, Mr. Freedman, did not maintain a security deposit with the City. Given my established history as a reliable tenant, I respectfully request that the City extend the same arrangement to me. To provide assurance and continuity, I am prepared to remit first and last month's rent in advance. This structure offers the City immediate financial security while also reflecting the trust and goodwill developed over years of tenancy.

I remain fully committed to upholding the highest standards of tenancy and ensuring that both businesses continue to contribute positively to the community. The Vultaggio family is deeply invested in Lake Worth Beach, and we are honored to serve and grow with this city.

I respectfully request the City's favorable consideration of this matter, and I am available to discuss further at your convenience.

Thank you for your continued trust and partnership.

Respectfully,

A handwritten signature in blue ink, appearing to be 'A. Vultaggio', with a stylized flourish at the end.

Anthony Vultaggio