

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

October 07, 2020

Tyler County
c/o Jacques L. Blanchette
100 W. Bluff Room 102
Woodville, TX 75979

Re: DOLLAR GENERAL #00509 - WOODVILLE, TX

Dear Landlord,

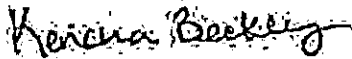
Pursuant to the lease for the above referenced location, Lessee has exercised its right to complete repairs related to the following issue(s) on the Landlord's behalf as referenced in previous correspondence.

HVAC unit(s) not working properly.

Attached is a copy of the invoice for said work. Accordingly, please reimburse Dollar General in the amount of \$1,689.54 for the associated repairs. Checks should be made payable to Dollar General Corporation, Attn: Kendra Beckley, 100 Mission Ridge, Goodlettsville, TN 37072. If the reimbursement check is not received within thirty (30) days of receipt of this letter, we will begin deducting the cost from the monthly rent effective with the December 2020 rental payment until the obligation is satisfied.

If you would like to discuss this matter, please contact your Lease Compliance Coordinator, Rachael Dailey, via email (rdailley@dollargeneral.com) or phone (615-855-5399).

Sincerely,
DOLGENCORP. OF TEXAS, INC.



Kendra Beckley
Rent Payables Coordinator

VIA CERTIFIED MAIL #7019 1640 0000 5976 1279
CC: File

Save time. Save money. Every day!

Result Email summary:
Sent email to rentpayables@dollargeneral.com



INVOICE

Invoice #: 364569-14452928

Integration #: 1912068

Work Order: 1912068

Invoice Date: 9/15/2020

Remit Payment To:
CMS Nextech
 1045 South John Rodes Blvd.
 Melbourne, FL 32904
 PH:(800) 382-3150 Fax:(800) 897-7886

Job Site: DOLLAR GENERAL 509
 201 N CHARLTON ST
 LL RESPONSIBILITY#1000
 WOODVILLE, TX 75979-4803

DOGELLAR

Mail To: *DOLLAR GENERAL LL AR EXPENSE*
 100 MISSION RIDGE
 GOODLETTSVILLE, TN 37072

Qty	Date	Description	Price	Ext Price
1.00	9/2/2020	5830SYD 5/8 X 30CI SW DRIER	\$ 75.87	\$ 75.87
1.00	9/2/2020	LKDETBLU LEAK DETECTOR BIG BLUE PER USE (4)	\$ 5.62	\$ 5.62
1.00	9/2/2020	MREC RECOVERY & EVACUATION	\$ 40.00	\$ 40.00
1.00	9/2/2020	NITRO NITROGEN 40	\$ 41.14	\$ 41.14
8.00	9/2/2020	R410A R410A LB (25)	\$ 13.68	\$ 109.44
6.00	9/2/2020	S STANDARD TIME	\$ 75.00	\$ 450.00
2.00	9/2/2020	VALCAP FLARE CAPS 1/4 EACH (25)	\$ 8.88	\$ 17.76
2.00	9/2/2020	VCORE VALVE CORES CD4450B EACH (25)	\$ 5.28	\$ 10.56
1.00	9/2/2020	WELD WELDING MATERIALS	\$ 30.00	\$ 30.00
Subtotal:			\$780.39	\$780.39

Qty	Date	Description	Price	Ext Price
1.00	9/2/2020	5830SWD 5/8 X 30CI SW DRIER	\$ 75.87	\$ 75.87
1.00	9/2/2020	LKDETBLU LEAK DETECTOR BIG BLUE PER USE (4)	\$ 5.62	\$ 5.62
1.00	9/2/2020	MREC RECOVERY & EVACUATION	\$ 40.00	\$ 40.00
1.00	9/2/2020	NITRO NITROGEN 40	\$ 41.14	\$ 41.14
8.00	9/2/2020	R410A R410A LB (25)	\$ 13.68	\$ 109.44
6.00	9/2/2020	S STANDARD TIME	\$ 75.00	\$ 450.00
2.00	9/2/2020	VALCAP FLARE CAPS 1/4 EACH (25)	\$ 8.88	\$ 17.76
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1.00	9/2/2020	WELD WELDING MATERIALS	\$ 30.00	\$ 30.00
Subtotal:			\$780.39	\$780.39

Initial Problem

AC1A & AC1B LSR

Description of Work

AC-1A: CU
 Make: YORK
 Model: YC120C00A2AAA4A
 Serial#: N1A6159758
 Age: 4 Years
 Size: 10.00 Tons

During a service call, the technician found the following:
 Found unit low on refrigerant and will need to return to leak check.

Nextech PROPOSES TO PERFORM REFRIGERANT LEAK REPAIR ON 10 TON UNIT. INCLUDES NEW REFRIGERANT, DRIER, STARTUP AND VERIFY OPERATIONS

AC-1B: CU
 Make: YORK
 Model: YC120C00A2AAA4A
 Serial#: N1A6259753
 Age: 4 Years
 Size: 10.00 Tons

During a service call, the technician found the following:
 Found unit low on refrigerant and will need to return to leak check.

Nextech PROPOSES TO PERFORM REFRIGERANT LEAK REPAIR ON 10 TON UNIT. INCLUDES NEW REFRIGERANT, DRIER, STARTUP AND VERIFY OPERATIONS

ADDITIONAL REPAIRS MAY BE NEEDED ONCE LEAK SEARCH IS COMPLETE
 Price per quote:

Invoice: 14452928

Page: 1 of 1

Due Date:

11/14/2020

Customer and any 3rd party vendor expressly acknowledges and agrees that the information and format provided herein is the proprietary and confidential information of CMS Nextech, LLC, and its affiliates, and shall not be disclosed to anyone else without the express written permission of CMS Nextech, LLC.

Invoice Sale Amount: \$1,560.78

SUBTOTALS:	MATERIAL	\$ 660.78	LABOR	\$ 900.00	MISC	\$ 0.00	Tax:	\$ 128.76
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License Number: TACLA22933E Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599, www.license.state.tx.us

Invoice Total: \$1,689.54



Work Ticket

Work Order: 1912068

Integration #:

Technician ID: ZANPEL

Customer Name: DOLLAR GENERAL

Site Number: 509	Location: WOODVILLE, TX 75979-4803
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CMS Service Work Order 24 Hour Service Phone: 800-382-3150 Fax: 800-897-7886

Original Problem:		Unit: 1	Model #		
AC1A & AC1B LSR:		AC1A	YC120C00A2AAA4A		
Description of Work:		Make	Serial #		
AHU 1C: Checked in with manager. Went to unit to check operations. At time blower was not on. Found loose connection at blower contractor. Secured connection and blower ran plus secured panel better with self tap screws. Checked operations of components and performed a leak check on unit. No leaks found at this time and unit is operating normal.		YORK	N1A6159758		
AC1B: Checked in with manager. Went to unit to check overall operations and to see if unit had leak in refrigerant lines. No leaks found at this time and operations are normal.		Amb. Temp	S. Temp	R. Temp	TD
AC1A: Checked in with manager. Went to unit to check operations and to check for leak in refrigerant line set. All operations checked fine and no refrigerant leak at this time.		85.00	0.00	0.00	0.00
		Compressors			
		Circuit	Model #	Amps	H PSI L PSI
		1	ZP54K3E-TF5-450	11.23	370.00 135.00
		2	ZP54K3E-TF5-450	11.24	370.00 135.00
		Motors			
		Type	Rated	Actual	
		Condenser	3.00	1.98	
		Condenser	3.00	1.98	
		Unit: 2	Model #		
		AC1B	YC120C00A2AAA4A		
		Make	Serial #		
		YORK	N1A6259753		
		Amb. Temp	S. Temp	R. Temp	TD
		84.00	0.00	0.00	0.00
		Compressors			
		Circuit	Model #	Amps	H PSI L PSI
		1	ZP54K3E-TF5-450	13.23	380.00 140.00
		2	ZP54K3E-TF5-450	13.23	380.00 140.00
		Motors			
		Type	Rated	Actual	
		Condenser	3.00	1.45	
		Condenser	3.00	1.45	

Item	Unit	Description	QTY
Inventory			
LKDETLU	AC1B	Leak Detector Big Blue Per Use (1.00
LKDETLU	AHU1C	Leak Detector Big Blue Per Use (1.00
101STSCR	AHU1C	10 X1 Self Tapping Screws (500)	2.00
LKDETLU	AC1A	Leak Detector Big Blue Per Use (1.00
Labor			
S	AC1B	Standard Time	1.00
S	AHU1C	Standard Time	0.75
S	None	Standard	1.00
S	None	Standard	1.00

SHAUNA HERRINGTON	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/14/2020
	Yes			ZANE PELZEL	Page: 1 of 7

Site Number: 509	Location: WOODVILLE, TX 75979-4803
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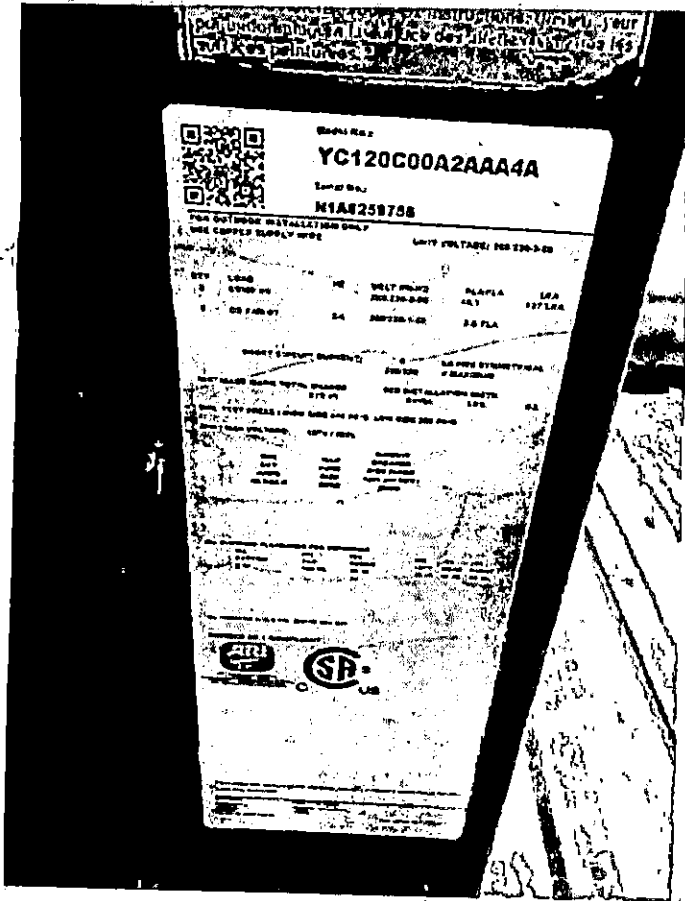
CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

Attachment



Unit: 3		Model #	
AHU 1C		ND240C00E6AAA2A	
Make		Serial #	
YORK		N1D6482334	
Amb. Temp	S. Temp	R. Temp	TD
85.00	58.00	76.00	18.00
Compressors			
Circuit	Model #	Amps	H PSI L PSI
Motors			
Type	Rated	Actual	
Blower	14.00	6.34	

0498942E-D416-496C-943F-411B7E733EDF.jpeg

SHAUNA HERRINGTON	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name: ZANE PELZEL	9/14/2020 Page: 2 of 7
	Yes				

Site Number: 509	Location: WOODVILLE, TX 75979-4803
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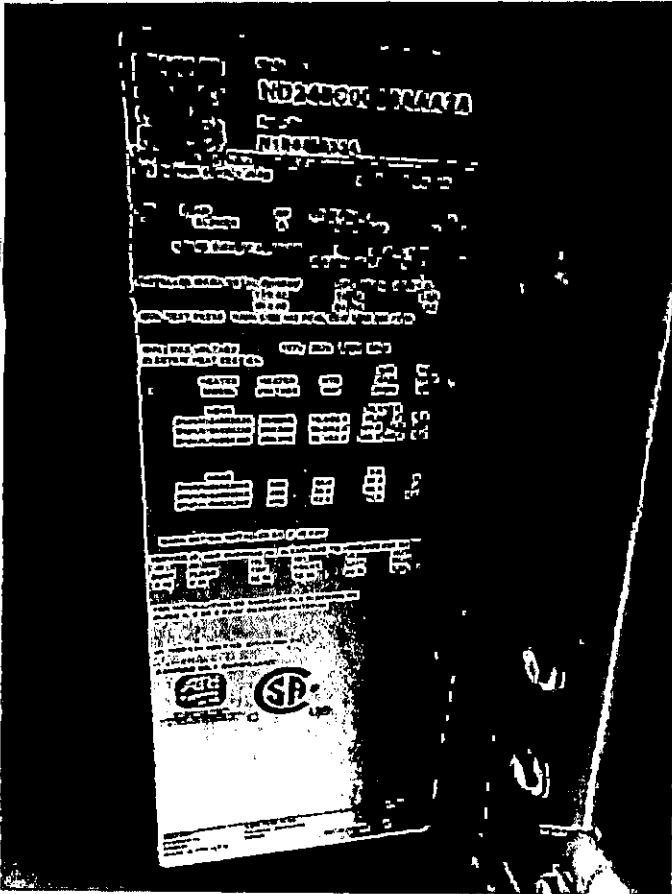
CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

Attachment



1DFDF85-347A-4676-A1F8-C012D944F516.jpeg

SHAUNA HERRINGTON	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/14/2020
<i>[Signature]</i>	Yes			ZANE PELZEL	Page: 3 of 7

Site Number: 509

Location: WOODVILLE, TX 75979-4803

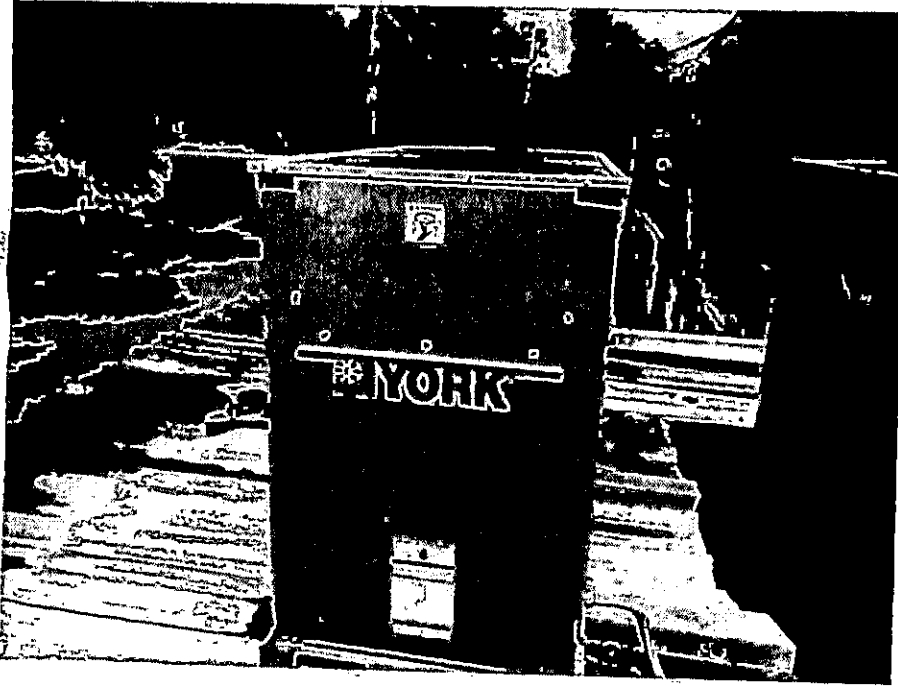
CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

Attachment



505ECB25-24FA-450B-9594-F09CAFE8983C.jpeg

SHAUNA HERRINGTON	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name: ZANE PELZEL	9/14/2020 Page: 4 of 7
<i>[Signature]</i>	Yes				



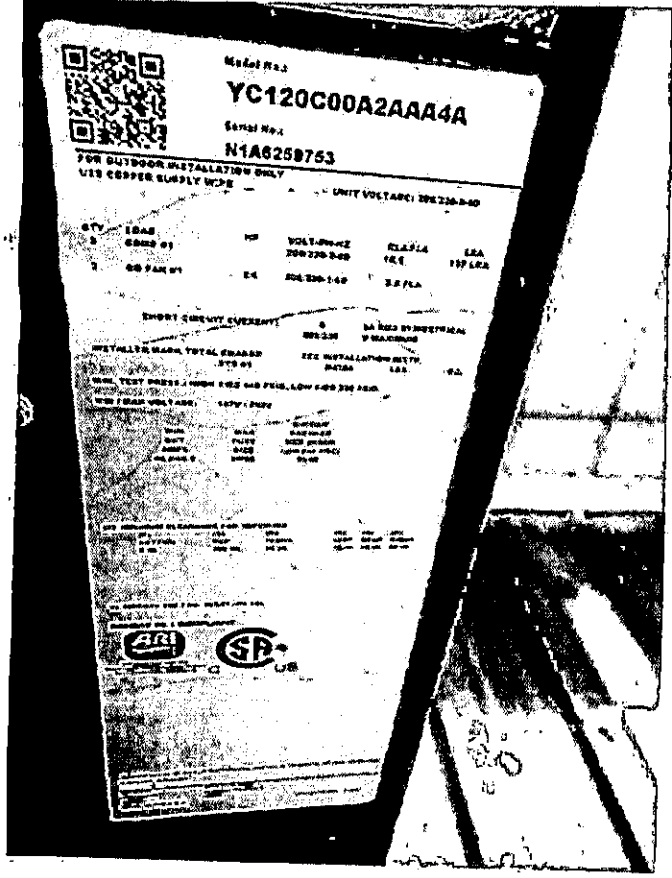
Work Ticket

Work Order: 1912068
 Integration #:
 Technician ID: ZANPEL
 Customer Name: DOLLAR GENERAL

Site Number: 509	Location: WOODVILLE, TX 75978-4803
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CMS Service Work Order 24 Hour Service Phone: 800-382-3150 Fax: 800-897-7886

Attachment



8473C2CD-21F5-4162-85A4-4F90876F81BF.jpeg

SHAUNA HERRINGTON <i>[Signature]</i>	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/14/2020
	Yes			ZANE PELZEL	Page: 5 of 7

Work Order: 1912068

Integration #:

Technician ID: ZANPEL

Customer Name: DOLLAR GENERAL

Site Number: 509	Location: WOODVILLE, TX 75979-4803
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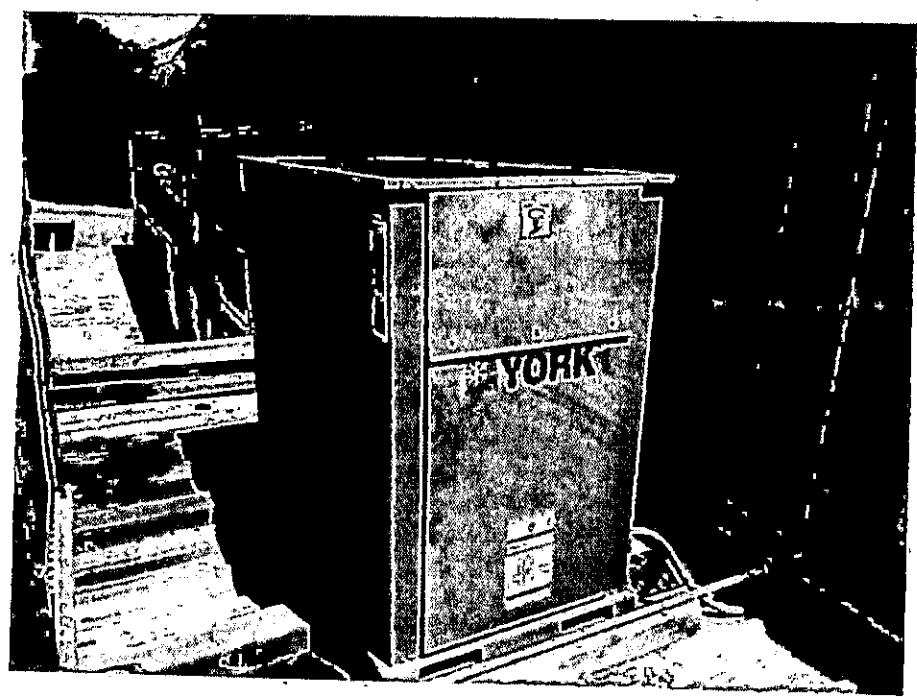
CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

Attachment



8A9873EC-5F74-48EC-95D9-9FB0458FCD45.jpeg

SHAUNA HERRINGTON <i>[Signature]</i>	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name: ZANE PELZEL	9/14/2020 Page: 6 of 7
	Yes				



Work Ticket

Work Order: 1912068

Integration #:

Technician ID: ZANPEL

Customer Name: DOLLAR GENERAL

Site Number: 509

Location: WOODVILLE, TX 75979-4803

CMS Service Work Order

24 Hour Service

Phone: 800-382-3150

Fax: 800-897-7886

Attachment



966DA8BD-9EC1-4611-A021-D70D378C54E4.jpeg

SHAUNA HERRINGTON	Cust. satisfied?	EMS Closeout	IVR Closeout	Technicians Name:	9/14/2020
	Yes			ZANE PELZEL	Page: 7 of 7

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

September 02, 2020

Tyler County
c/o Jacques L. Blanchette
100 W Bluff Room 102
Woodville, TX 75979

Re: DOLLAR GENERAL #00509 - WOODVILLE, TX

Dear Landlord:

This letter is to advise you of the following maintenance issue(s) that have arisen at the above-referenced location.

HVAC unit(s) not working properly.

Per the terms of our Lease Agreement, the issue(s) stated above have been determined to be the Landlord's responsibility to repair. Please make the necessary repairs as quickly as possible and notify us so we can ensure our records are updated accordingly: email rdailey@dollargeneral.com or visit us online at www.dollargeneral.com/LC and complete the Issue Form. **ALL TECHS MUST CHECK IN WITH STORE EMPLOYEES TO LET THEM KNOW THEY ARE ONSITE PERFORMING WORK.**

Please be aware that if the issue(s) stated above are not corrected within **thirty (30) days** from the date of this letter, such non-compliance shall constitute a default per the terms of our Lease Agreement. Due to HVAC capacity and the required heating/cooling needs for a store, when unit(s) are down, repairs to other units arise quickly resulting in more costly repairs and the possibility of no HVAC for the store. Should we not hear from you with your plan of action within 7 days we will invoke our right to proceed with emergency repairs. Therefore, should the issue(s) stated above not be remedied in the manner and timeframes set forth in the Lease, Dollar General will exercise any and all rights available to it under the Lease, including any self-help remedies set forth therein, including the right to perform the necessary repairs on your behalf and deduct the cost of same from any future amounts of rent due.

If you have any questions or wish to discuss, please contact me via email or phone (615-855-5399).

Sincerely,
DOLGENCORP OF TEXAS, INC.

Rachael Dailey
Lease Compliance Coordinator

VIA CERTIFIED MAIL #7019 1120 0002 2102 7906

CC Email: judge@co.tyler.tx.us/ssaunders.cotreas@co.tyler.tx.us (Sent: 09/02/2020 15:40:46 CDT).

Report issues that are resolved online at www.dollargeneral.com/LC.

Save time. Save money. Every day!®

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

September 16, 2020

Tyler County
c/o Jacques L. Blanchette
100 W. Bluff Room 102
Woodville, TX 75979

Re: EMERGENCY REPAIRS - DOLLAR GENERAL #00509 - WOODVILLE, TX

Dear Landlord,

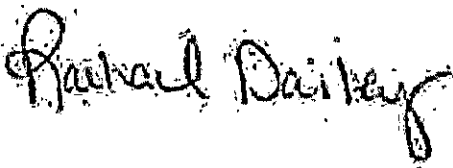
Please be advised that the following maintenance issue(s) at the above-referenced location that were first brought to your attention on 09/02/2020 have now put the store at high-risk for closure.

HVAC unit(s) not working properly.

In response to the above-named issue(s), Dollar General has exercised its right to proceed with emergency repairs. Our vendor has been authorized to perform the work pursuant to the Maintenance Section under the terms of the Lease. Accordingly, Dollar General will seek reimbursement or deduct the costs from rent.

If you have any questions or wish to discuss, please contact me via email (rdalley@dollargeneral.com) or phone (615-855-5399).

Sincerely,
DOLGENCORP OF TEXAS, INC.



Rachael Dailey
Lease Compliance Coordinator

VIA CERTIFIED MAIL #7019 1120 0002 2102 9382

CC Email: judge@co.tyler.tx.us/ssaunders.cotreas@co.tyler.tx.us (Sent: 09/16/2020 13:26:00 CDT)

Report issues that are resolved online at www.dollargeneral.com/LC.

Save time. Save money. Every day!®