

Exhibit F

**HAILE SHAW &
PFAFFENBERGER**

ATTORNEYS AT LAW

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May 24, 2013

Via E-mail (william.swent@smithmoorelaw.com)

William Swent, Esquire
Smith Moore Leatherwood LLP
300 East McBee Avenue, Suite 300
Greenville, SC 29601

Re: Sherman Financial Group, LLC ("Tenant") Lease dated May 15, 2008 (as amended, the "Lease")
for premises ("Premises") at Wells Fargo Center aka Wachovia Place, Greenville, SC
("Building").

Dear Mr. Swent:

As you know, I represent FM FRI Greenville, LLC. Please be advised that the Tenant is in default under the terms of the Lease for abandoning its Premises prior to the expiration of the Lease term. Pursuant to Section 9.2.1 of the Lease, the Tenant is hereby informed that its possessory right to the Premises shall expire on May 31, 2013. Any personal property of the Tenant remaining at the Premises must be removed by Tenant prior to that date. If the Tenant's personal property is not removed, it will be disposed of at Tenant's cost. Pursuant to Section 9.3.2 of the Lease, the expiration of Tenant's right to possession shall not relieve the Tenant of its liabilities under the Lease including the obligation to pay rent. Accordingly, Tenant must continue to make the required monthly installments of rent.

The Landlord specifically reserves all of its rights and remedies available at law and under the Lease including, without limitation, the right to recover certain costs as provided in Section 9.2.2. On or about June 1, 2013, the Landlord intends to commence demolition of the Premises in order to prepare the space for reletting. After completion of the work necessary to ready of Premises for reletting, Landlord shall provide Tenant with an invoice for the cost of such work. Pursuant to Section 9.2.2 of the Lease, the Tenant is responsible for this cost.

The Landlord will be putting together a list of other obligations which have been breached by Tenant (e.g., the disengagement of the FM200 fire suppression system and the failure to remove supplemental HVAC systems and the access control system) and the costs which will likely be incurred by the Landlord to cure such defaults. My client will seek recovery of such costs from the Tenant.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HAILE SHAW & PFAFFENBERGER, P.A.

By: 

William L. White, Esquire

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