

May 11, 2010

Dear League Bowlers:

I was very excited at the opportunity to purchase Jupiter Lanes back in 2007; I was looking forward to renovating the facility and reopening this icon of the Dallas bowling community.

Unfortunately we drastically underestimated just how physically poor the condition of the building was in. We knew that the property needed some repairs but we did not realize just how expensive it would be to maintain the property in an acceptable condition.

I am sure you are aware that the roof has major leaks that are beyond further repair. The Heating/Air Conditioning Units are not functioning properly and the plumbing and electrical systems are showing signs of their 50+ years of age.

In addition to the building issues we have also been unable to control the crime in our parking lot. We have had 14 reported (and numerous unreported) car break-ins between January 1st and April 15th despite adding security officers.

For the last few months I have been meeting with my investing partners as well as our lenders trying to restructure our debt or secure an additional \$175,000 to \$200,000 to replace the roof, HVAC and other building issues. Unfortunately I have been unable to secure the funding necessary to make these critical repairs. Additionally, the overall condition of the roof has become a major issue for Brunswick as well as our insurance carrier. As both parties have expressed concerns that the roof could collapse and injure patrons or damage the equipment.

When you combine these major issues with the fact that I can't secure funding to address them then you can understand why I have decided to forfeit possession of the property and equipment back to our creditors.

Thus on **Thursday June 3, 2010** we will be handing the keys over to the bank. It is unknown whether or not they intend on keeping the facility open until another buyer is found or if they will just shut the doors permanently. Based upon the conversations I have had with them, I believe I know the answer and it deeply saddens me.

I also feel it is important to assure of the following:

- **All the leagues will be allowed to finish their entire Fall Season.**
- **100% of all prize money is safely in the bank and is ready to be distributed in full at the conclusion of the league season.**

Additionally, we are trying our best to make room at our other center (Bowl-a-Rama) to accommodate as many of our loyal Jupiter league bowlers as possible. We have also been in communication with several league officers that have expressed their intentions to relocate their respective leagues to Bowl-a-Rama.

For those of you who might be interested in considering Bowl-a-Rama; I would like to point out that it is only a 7 mile drive from Jupiter Lanes, it features a smoke-free environment, and is virtually crime free. In fact, Jupiter actually had more break-ins in January than Bowlarama has had in 7 years of operation.

I have also enclosed a special invitation to Free Jupiter Bowler Appreciation Event that we are hosting at Bowlarama next week and I encourage everyone to attend if your schedule permits.

Once again, I am deeply saddened by this unfortunate situation and I hope everyone understands how hard I fought to try and keep Jupiter Lanes in business.

Sincerely,

Chuck Lande
Proprietor