

EXHIBIT 1



VIA FED EX DELIVERY

August 13, 2014

Mall Entertainment LLC
c/o Balazs Szalay and Balazs Kovary
2178 Montana Pine Dr.
Henderson, NV 89052

RE: Lease negotiations for The Wine Bar @ Las Vegas Premium Outlets - North

Dear Mall Entertainment LLC:

As previously stated in multiple emails from Jon Schweitzer, please accept this as final notice that the prior lease negotiations between Mall Entertainment, LLC ("Mall Entertainment") and Simon/Chelsea Las Vegas Development, LLC ("Simon") for a proposed "The Wine Bar" Lease at Las Vegas Premium Outlets – North have reached an impasse and the parties will not be moving forward with a lease at this time.

Simon demands that Mall Entertainment remove its application for a Special Use Permit (SUP-54331) [PR]-54027] from consideration by the Las Vegas City Council as Mall Entertainment will not be occupying space in the Las Vegas Premium Outlets – North.

In the event Mall Entertainment fails to immediately comply with this demand, Simon will take the steps it deems necessary to protect its interests. To avoid legal recourse by Simon, please immediately cease efforts to obtain a Special Use Permit for use at Las Vegas Premium Outlets – North.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard McKeown".

Richard McKeown, CSM
Area General Manger
Las Vegas North & South Premium Outlets

Cc:

Nathan Patterson, Staff Attorney
Councilman Ricki Y. Barlow via email (rbarlow@lasvegasnevada.gov)
Joe Mitchell via email (jmitchell@lasvegasnevada.gov)

Submitted at City Council

Date

8-20-2014

Item 109

By:

David Scherind

EXHIBIT 2

To: Rich McKeown/Simon,
Cc:
Bcc:
Subject: Re: Fw: Beer/wine kiosk, Las Vegas Premium Outlet Mall

Rich McKeown Please see response below from Mall Entertain... 08/14/2014 04:00:01 PM

----- Forwarded by Rich McKeown/Simon on 08/14/2014 03:56 PM -----

From: Balazs Kovary <kovarybalazs@yahoo.com>
To: rmckeown@simon.com, jschweitzer@simon.com,
Date: 08/14/2014 02:38 PM
Subject: Beer/wine kiosk, Las Vegas Premium Outlet Mall

Dear Mr. McKeown and Mr. Schweitzer,

As per your request we have put our Special Use Permit on Indefinite hold with Las Vegas City Council. Needless to say we are very disappointed. We strongly believe that "The Wine Bar" would be a great addition to the Outlet Mall. Please consider and let us know when there would be a space for us to lease.

Thank you for your time

Best Regards

Bali Kovary
Mall Entertainment LLC.