

Nancy Mistele
Signatures Salon
5106 Reynolds Ave.
Wauwaukee, WI 53597

April 18, 2003

Dear Nancy,

As per our conversations, by phone and in person, the week beginning January 20, 2003 and the written note enclosed with the rent check for March 2003, A Cut Away has relocated to a more suitable business environment as of April 1, 2003. Since you refused to respond to my request to discuss the termination of my lease and terms of separation, I assumed that my notice was acceptable. As far as the terms of separation, I am still interested in discussing a mutually agreeable resolution.

In regards to your recent review of my payment history, your assessment is not accurate. According to the addendum to the lease terms (see note), dated 5/13/02, due to the removal of a cabinet, my rent was reduced to \$610 per month for the remainder of the lease, June 2002 through October 2003.

My rent payments for the period in question were made as follows:

June 2002	\$597 (\$610 rent less \$13 adjustment for overpayment in May)
July 2002	\$612 (balance due A Cut Away \$2)
August 2002	\$612 (balance due A Cut Away \$4)
September 2002	\$612 (balance due A Cut Away \$6)
October 2002	\$613 (balance due A Cut Away \$9)
November 2002	\$612 (balance due A Cut Away \$11)
December 2002	\$612 (balance due A Cut Away \$13)
January 2003	\$612 (balance due A Cut Away \$15)
February 2003	\$612 (balance due A Cut Away \$17)
March 2003	\$612 (balance due A Cut Away \$19)

The property known as Suite 111 at 602 River Place Road has been cleaned and all nail and fixture holes have been filled. Due to the length of time spent in the suite, by law, the landlord is actually responsible for painting. As a courtesy, I cleaned the suite even though it was not adequately cleaned when I took possession. While I have been a tenant at Signatures Salon, since its opening, I am not aware of any vacating tenant being required to remove signage but I will remove all signage from the door of suite 111, as per your request. Additionally, per your request, I am enclosing the keys so as to make the suite available to any future tenants.

Obviously your repeated requests for cleaning, painting, return of Signatures Salon property (keys) all signify constructive, if not actual, knowledge of your awareness of my intent to vacate and not merely an "oversight" on my part. Therefore, I will not be making any further rent payments for Suite 111 located at 602 River Place Road. As previously mentioned, I am still interested in discussing a mutually agreeable resolution.

For your information, I am enclosing a list of grievances that I have brought to your attention on numerous occasions. As you are aware, these reasons and your disregard for correcting them coupled with our deteriorating business relationship (due to your blatant discrimination) have created this untenable situation.

Please find the following enclosed:

- All property keys for Suite 111 and Signatures Salon located at 602 River Place Road
- Attachment A
- Copy of "Confidential Data Sheet Lease Terms" with highlighted information

Sincerely,



Melissa Wadsworth
A Cut Away

