



August 25, 2025

DP Media Network LLC  
5990 Washington Street  
Denver, CO 80216  
Attention: Marshall Anstandig

Brownstein Hyatt & Farber  
410 Seventeenth St., 22<sup>nd</sup> Floor  
Denver CO 80202  
Attention: Bruce James, Esq.  
Aaron Hyatt, Esq.  
Justin Cohen, Esq.

**VIA Certified Mail, Return Receipt Requested: 1st Tracking #7001 0320 0004 1164 3321  
2nd Tracking #7001 0320 0004 1165 9070**

RE: **NOTICE OF DEFAULT** – regarding that certain Lease Agreement dated September 29, 2006 and Amended December 12, 2023 (collectively the “Lease Agreement”), between The City and County of Denver (“City”) successor in interest to Kayan, LLC, successor in interest to CO-Newspaper, LLC (“Landlord”) and The Denver Post LLC, f/k/a The Denver Newspaper Agency LLC predecessor-in-interest to DP Media Network LLC (“Tenant”) for the property located at 101 West Colfax Ave, Denver, CO 80202.

Dear Marshall Anstandig,

This letter serves as Notice of an Event of Default for Tenant’s failure to pay Basic Rent pursuant to Section 6 of the Lease Agreement. Section 6 states, in part “Tenant shall pay to Landlord . . . as minimum annual rent for the Leased Premises during the Term, the Basic Rent in Advance, on the Basic Rent Payment Dates. Pursuant to Exhibit “B” of the Lease Agreement, Basic Rent in the amount of \$649,550.18 was due in advance of August 1, 2025. As of the date of this notification, City has not received payment. This letter serves as City’s Notice of Default of Tenant’s failure to pay Basic Rent in accordance with Section 6 of the Lease Agreement. In addition, pursuant to Section 6 (d) of the Lease Agreement, Tenant’s failure to pay Basic Rent within five (5) days after the same was due on August 1, 2025 resulted in a Late Charge as Additional Rent. In accordance with the Lease Agreement, Tenant shall have five (5) days from the date of this notice to remit Basic Rent and the Late Charge as Additional Rent in the amounts of \$649,550.18 and \$32,477.51 respectively to City at the address stated on the April 11, 2024 Tenant Notice of Assignment and Assumption, which is:

City and County of Denver  
Division of Real Estate  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202

Denver Department of Finance  
201 W. Colfax Ave. | Denver, CO 80204  
[www.denvergov.org/finance](http://www.denvergov.org/finance)  
p. 720.913.5500 | f. 720.913.4103

The City reserves all rights and remedies under the Lease Agreement, at law and in equity, including but not limited to the collection of rent, additional rent, late charges, fines, penalties, interest, and fees.

Sincerely,



Lisa Lumley  
Director of Real Estate

Denver Department of Finance  
201 W. Colfax Ave. | Denver, CO 80204  
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