Direct Dial: 502.638.5488
Email: sean.renfroe@texasroadhouse.com

June 30, 2017

VIA EMAIL: barnest@bceo.org
Butler County Engineers Office
1921 Fairgrove Avenue
Hamilton, Ohio 45011
Attention: Theresa Barnes, Design Manager

RE: Certain construction by Tylersville Investments, LLC ("***Owner***") relating to the Texas Roadhouse restaurant located at 7309 Kingsgate Way, West Chester, Ohio 45069 (the "***Premises***")

Ms. Barnes:

My name is Sean Renfroe and I am Associate General Counsel for Texas Roadhouse. As of the date of this letter, Texas Roadhouse Holdings LLC ("***Roadhouse***") is ground leasing the Premises from Owner pursuant to that certain Ground Lease Agreement dated March 2, 2016 (as amended, the "***Lease***"). Pursuant to the terms and conditions of the Lease, Owner is required to perform certain site improvements on the Premises, including, without limitation, the installation of the detention basin located on the Premises. Roadhouse has requested a certificate of occupancy from the Butler County Engineers Office for the Texas Roadhouse restaurant to be located on the Premises. It is my understanding that the certificate of occupancy will not be issued because the existing detention basin located on the Premises was not constructed by Owner in accordance with the applicable design specifications unless certain other conditions are satisfied by Owner.

Roadhouse is aware of the existing condition of the detention basin and is also aware that Owner is diligently working to make the necessary corrections to the detention basin to cause the same to become in compliance with such design specifications. Roadhouse is further aware that in consideration for the grant of Roadhouse's certificate of occupancy for its restaurant on the Premises, Owner has provided a letter to the Butler County Engineers Office agreeing to indemnify the Butler County Engineers Office for any damages that it may incur due to the non-compliant detention basin.

If you should have any questions or comments relating this letter, then please do not hesitate to contact me. Thank you in advance.

Sincerely,

Sean Renfroe
Associate General Counsel of Texas Roadhouse