IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS DIVISION OF ST. CROIX

MOHAMMAD HAMED, by his) CIVIL NO. SX-12-CV-370
authorized agent WALEED HAMED,) ACTION FOR DAMAGES,
Plaintiff/Counterclaim Defendant,) INJUNCTIVE RELIEF
) AND DECLARATORY RELIEF
Vs.) JURY TRIAL DEMANDED
FATHI YUSUF and UNITED CORPORATION,)
Defendants/Counterclaimants,)
Vs.)
WALEED HAMED, WAHEED HAMED,	,
MUFEED HAMED, HISHAM HAMED, and)
PLESSEN ENTERPRISES, INC.,)
Additional Counterclaim Defendants.	,))

DEFENDANTS' SUPPLEMENTAL RULE 26(a)(1)(A) DISCLOSURES

Defendants/counterclaimants Fathi Yusuf and United Corporation (collectively, the "Defendants"), through their undersigned attorneys, Dudley, Topper and Feuerzeig, LLP, hereby provide their supplemental disclosures pursuant to Rule 26(a)(1)(A) of the Federal Rules of Civil Procedure, applicable to these proceedings through Super. Ct. R. 7. These disclosures reflect information reasonably available to Defendants at this time. Defendants reserve the right to supplement these disclosures if additional or different information is obtained.

I. <u>Disclosures Under Fed. R. Civ. P. 26(a)(1)(A)(i)</u>.

The following individuals may have information used to support Defendants' asserted claims or defenses:

1. Adnan Asad Hamed. Mr. Hamed may have information relative to loans and payments made to Wally Hamed.

DUDLEY, TOPPER AND FEUERZEIG, LLP

1000 Frederiksberg Gade P.O. Box 756 St. Thomas, U.S. V.I. 00804-0756 (340) 774-4422 Defendants' Supplemental Rule 26(a)(1)(A) Disclosures Hamed v. Yusuf, et al.
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- 2. Adnan Rahhal. Mr. Rahhal may have information relative to loans and payments made to Wally Hamed.
- 3. Adnan S. Alhamed. Mr. Alhamed may have information relative to loans and payments made to Wally Hamed.
- 4. Eustace S. Roper. Mr. Roper may have information relative to loans and payments made to Wally Hamed.
- Fawzi Asad. Mr. Asad may have information relative to loans and payments made to Wally Hamed.
- 6. Maher F. Abukias. Mr. Abukias may have information relative to loans and payments made to Wally Hamed.
- 7. Mike Abukeis. Mr. Abukeis may have information relative to loans and payments made to Wally Hamed.
- 8. Tashin Hamed. Mr. Hamed may have information relative to loans and payments made to Wally Hamed.

II. Disclosures Under Fed. R. Civ. P. 26(a)(1)(A)(ii).

The following documents may be used to support Defendants' asserted claims or defenses:

- Scotiabank account records received in response to a Subpoena Duces Tecum, attached and designated FY 010987 - 011468;
- Banco Popular account records received in response to a Subpoena Duces
 Tecum, attached and designated FY 011469 012055;
- 3) Banco Popular account records on CD (titled Acct. 194602753- Waleed Hamed) received in response to a Subpoena Duces Tecum, attached and

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designated FY 012056;

- 4) Banco Popular account records on CD (titled Acct. 194602753- Waleed Hamed) received in response to a Subpoena Duces Tecum, attached and designated FY 012057;
- 5) Special Warranty Deed and Agreement of Sale of Stock related to Y & S Corporation, Inc., attached and designated FY 012058 012065;
- 6) Checks exchanged for removal of cash from Plaza Extra safe, attached and designated FY 012066 012069.

III. Disclosures Under Fed. R. Civ. P. 26(a)(1)(A)(iii).

- 1. The specific calculation of the outstanding rent obligations have been set forth in detail in various pleadings and affidavits filed in this action including Defendants' Motion for Partial Summary Judgment as to Rent and the August 12, 2014 Affidavit of Fathi Yusuf with its attachments. See Exhibit A August 12, 2014 Affidavit of Fathi Yusuf with attachment. Said pleadings are specifically incorporated herein by reference as if fully set forth herein verbatim as setting forth the calculations of damages for the outstanding rent obligations. Further, Defendants retain their claims to the increased rent amounts as set forth and calculated in the correspondence provided monthly to Hamed, copies of which are attached to the August 12, 2014 Affidavit of Fathi Yusuf.
- 2. The specific calculations and supporting documentation for the claims against Mohammed Hamed, Waleed Hamed, Mufeed Hamed and Hisham Hamed have previously been produced pursuant to the documents provided on January 8, 2014 in various binders for each individual. A log as to the specific documents produced is

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Defendants' Supplemental Rule 26(a)(1)(A) Disclosures

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attached hereto for reference as to the documents produced. See Exhibit B. Such calculations may be subject to updating and adjustment as additional information is received from the parties in response to requests, from Defendants and from the documents formerly held by the Department of Justice, and from third party sources such as financial institutions. Both the Department of Justice Documents and the documents received from Third Parties have also been produced in this litigation and are being produced as received.

3. As to a full and final accounting as between the partners, such accounting on behalf of Yusuf will be provided to the master appointed in the case under the procedure required by the Court in its Order of September 18, 2014 appointing the master. The Order requires the master to oversee the wind up process which includes the review of proposed accountings to be submitted by the parties.

DUDLEY, TOPPER and FEUERZEIG, LLP

Dated: September 30, 2014

Charlotte K. Perrell (V.I. Bar No. 1281)

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CERTIFICATE OF SERVICE

I hereby certify that on this 30th day of September, 2014, I caused the foregoing **Defendants' Supplemental Rule 26(a)(1)(A) Disclosures** to be served upon the following via email and U.S. Mail, postage prepaid:

Joel H. Holt, Esq. LAW OFFICES OF JOEL H. HOLT

2132 Company Street Christiansted, V.I. 00820 Email: holtvi@aol.com

Mark W. Eckard, Esq. Eckard, P.C. P.O. Box 24849 Christiansted, VI 00824 Email: mark@markeckard.com Carl Hartmann, III, Esq. 5000 Estate Coakley Bay, #L-6 Christiansted, VI 00820 Email: carl@carlhartmann.com

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1545 18th Street, N.W. #816 Washington, D.C. 20036

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Michelle Barkon

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MOHAMMAD HAMED, by his)
authorized agent WALEED HAMED,	CIVIL NO. SX-12-CV-370
Plaintiff/Counterclaim Defendant,) ACTION FOR DAMAGES,
vs.) INJUNCTIVE RELIEF) AND DECLARATORY RELIEF
FATHI YUSUF and UNITED CORPORATION	N,)
Defendants/Counterclaimants,)·))
ys.).) JURY TRIAL DEMANDED
WALEED HAMED, WAHEED HAMED,)
MUFEED HAMED, HISHAM HAMED, and PLESSEN ENTERPRISES,)
Additional Counterclaim Defendants) s.))
	<i>Y</i>

DECLARATION OF FATHI YUSUF

- I, Fathi Yusuf, pursuant to 28 U.S.C. §1746 and Super. Ct. R. 18, declare under the penalty of perjury, that:
- 1. Mohammad Hamed ("Hamed") and I agreed to carry on a supermarket business (the "Plaza Extra Stores") that eventually grew into three locations, including the first of three stores, Plaza Extra-East, which opened in April 1986. Plaza Extra-East was and is located in United Plaza Shopping Center owned by United Corporation ("United"), of which I am the principal shareholder. Under the business agreement between Hamed and me that I now describe as a partnership, profits would be divided 50-50 after deduction for rent owed to United, among other expenses. Under our business agreement, we also agreed that rent would accrue until such time as I decided that our business accounts should be reconciled. The reconciliation of business accounts would not only involve payment of accrued rent, but also advances that each of us had taken by withdrawing money from the store safe(s). Under our agreement, I was the person EXHIBIT

responsible for making all decisions regarding when the reconciliation would take place and hence when the rent would be paid. Hamed and I agreed at the outset that the rent would be calculated at a rate of \$5.55 per square foot for what is referred to as Bay 1, the primary space comprising the Plaza Extra-East store, which originally covered 33,750 square feet

- 2. Our decision to allow rent to accrue for some number of years before paying it was intended to enable the business to retain capital needed to grow the business.
- 3. This method of allowing rent to accrue for a number of years before being paid was important for the growth of the supermarket business for a number of reasons. First, at the time of the formation of the business agreement, the initial store, Plaza Extra-East, in St. Croix, was still in development. We thereafter made plans to open a second supermarket in St. Thomas (the store now known as Plaza Extra-Tutu Park), and it opened in October 1993. Later, we made plans to open a third grocery store in St. Croix (the store now known as Plaza Extra-West), and it opened in 2000. Construction began in 1998 and finished in 2000. Keeping money in the business for multi-year periods, rather than paying rent to United in monthly or even annual rent payments, ensured that the business would have the capital to establish and grow the stores in very challenging economic conditions.
- 4. For reasons discussed in more detail below, there has been only one reconciliation of accounts since our business agreement was formed, and it occurred at the end of 1993. The rent payment due from 1986 through December 31, 1993 was paid by means of a setoff on an account that reflected credits and debits made between Hamed and me. Specifically, Hamed's one-half portion of the rent was paid by means of a setoff against amounts I owed him by virtue of some large withdrawals I had made in preceding years.

- 5. In 1992, the Plaza Extra-East store burned down. As with all tenants in the United Shopping Plaza, the insurance policy on Bay 1 was paid to the property-owner, United. United decided to expand Bay 1 by purchasing an adjacent acre of land for \$250,000. I used \$100,000 of my personal funds and the balance was paid with insurance proceeds United received as the insured under a policy of insurance, which is required of all tenants of United Shopping Plaza. At that time, I agreed with Hamed, through his son, Waleed, to continue operating the Plaza Extra East supermarket in Bay 1 of United Shopping Plaza. I further agreed to keep the rent at the much lower-than market rate of \$5.55 per square foot for a ten-year period. Specifically, I told Hamed that we would keep that rate in place for the ten years following the date the rebuilt store opened for business.
- 6. The Plaza Extra-East store was reopened in May 1994. The Plaza Extra-Tutu Park store had just opened in October 1993. Around the time that the Plaza Extra-East store reopened, I was arranging a Scotiabank loan to United for approximately \$5,000,000 for the benefit of the partnership. The loan was guaranteed by my wife and me, and it was secured by our home on St. Croix and by United's shopping center in St. Croix. Because money was short, Hamed and I agreed not to have the rent withdrawn, and to simply continue to accrue rent until such time as I made a demand.
- 7. Some time in 2002 or 2003, I began discussions with Waleed Hamed regarding how the rent would be calculated for Plaza Extra-East after the expiration of the ten-year period during which the \$5.55/square foot rent formula was in place. During those discussions, we recognized, as before, that the prior rent was far below fair market value, and the decision was made to set the rent based on a percentage of sales formula using the yearly sales of Plaza Extra-Tutu Park. Total payments made to that store's landlord, Tutu Park, Ltd., for a given year were to

be divided by sales for the same year at that store to determine a percentage, and that percentage was then applied to the sales at Plaza Extra-East to determine the rent to be paid by Plaza Extra-East to United for that year. There is no dispute concerning the formula for calculating the rent for Plaza Extra-East from May 2004 forward, since rent based upon that agreed formula was paid via a check signed by Waleed Hamed on February 7, 2012 in the amount of \$5,408,806.74, covering the period from May 5, 2004 to December 31, 2011. A calculation of the rent based on this formula and a copy of the check in the amount of \$5,408,806.74 is attached as Exhibit A.

Between 1994 and 2004, we discussed the rent issues on several occasions. We 8. both agreed to continue accruing the rent because of the need for more capital for the then new St. Thomas store, and for the construction of the Plaza Extra - West store between 1998 and 2000. Between 2002 and 2003, I discussed with Hamed the new rental rate for the Plaza Extra - East store beginning May 5th, 2004. Also, in 2004, at about the time the new agreed-upon rent formula became effective, Waleed Hamed, acting on behalf of his father, and I discussed payment of the rent that had accrued since May 1994 at the \$5.55 per square foot rate. At the time, we were then embroiled in the criminal case, and all of the Plaza Extra accounts were frozen by an injunction. As a result, I made a decision and Waleed Hamed, on behalf of Hamed, agreed, that there was no prospect for the payment of the rent owed for the period since the last payment of rent and that payment of that rent would continue to be deferred. In addition, even if the ability to collect the rent had not been not blocked by the injunction, I was unable to calculate the rent for the second rental period and to do a full reconciliation of the partnership accounts, as I did not have the book of accounting entries called the "black book," and also did not have the comprehensive, larger ledger showing advances against the partnership that Hamed and I had taken by means of withdrawals from store safes. The FBI had seized substantially all of the financial and accounting

records of the Plaza Extra Stores, including these items, when it conducted its raid on the stores in October 2001. Among other things, the black book reflected the exact date of the last rent payment, information I needed to accurately determine when the rent for the second period had begun accruing. And the larger ledger reflected the debits and credits between the two partners (for the funds taken by them and members of their families from the store safes in the form of advances against partners' accounts). I had no recollection (and neither did Hamed) of exactly what dates the rent for the preceding period had covered, and indeed was not sure whether it ended in 1992, 1993 or 1994. We therefore needed to consult the black book to determine the start date for the subsequent rental period, which in turn would affect the amount of rent that had accrued since the last payment. Waleed Hamed and I agreed that rent would be allowed to continue to accrue until it was possible to calculate the amount of rent due and make the payment. Another consideration that counseled in favor of letting the rent continue to accrue, rather than paying it, is that our criminal defense lawyers did not want us to take any actions that supported the existence of a partnership as the owner of the Plaza Extra Stores.

9. In the latter part of 2011 and early 2012, the injunction in the District Court criminal proceeding had been relaxed sufficiently to permit a payment for rent that had accrued to that date from the date of the last payment. However, the original problem regarding the absence of the records to accurately calculate the rent for the period ending in 2004, and to conduct a full reconciliation of the rents from the date of the last reconciliation, remained unresolved because of the absence of the black book and the ledger. Neither of these items had been returned. I did not want to either understate or overstate the rent amount, but wanted the dollar amount of rent to be exactly correct. By contrast, we did not need the black book to pay the rent covering the period

from May 5, 2004 to December 31, 2011, as we knew that the new rent rate was in effect for that time period.

- In early 2012, I discussed with Waleed Hamed the payment of accrued rent, and we 10. agreed that the May 5, 2004 to December 31, 2011 portion of the accrued rent should be paid, while the potion preceding that would be deferred. Waleed acknowledged that we could not pay all of the rent that had accrued from the date of last payment in 1993 to May 5, 2004, as we still had not recovered the black book to determine the exact starting point for that period, and there also were insufficient funds in the operating account to pay the rent due for the ten year period of January 1, 1994 to May 5, 2004. During that conversation in 2012, Waleed Hamed agreed that rent was owed for that period, and agreed that it would be paid once the black book was recovered and a proper calculation could be made, and when sufficient funds are available. Shortly after that discussion, the rent for the period May 5, 2004 to December 31, 2011 in the amount of \$5,408,806.74 was paid by a check signed by Waleed. See Exhibit A. The reason why the rent for the May 5, 2004 to December 31st, 2011 paid was paid before the rent for the January 1994 to May 5, 2004 period was that information regarding the exact starting date for that prior period was not available, while the period of May 5, 2004 to December 31, 2011 was certain as to start and end dates.
- 11. My son, Yusuf, found the black book in early 2013, among a large number of documents that were returned to us by the FBI. After receipt of the black book, at my instruction, the attorney for United and me sent a letter dated May 17, 2013 to Hamed's attorney requesting payment of the past due rent, as we then were able to properly calculate the dollar amount. See letter attached as Exhibit B. This letter contained errors in the amount of the outstanding unpaid rent that are corrected by the calculations set forth in this declaration. On May 22, 2013, counsel

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for Hamed wrote a letter to my and United's counsel in which he advised that his client was now

taking the position that because of the statute of limitations, profits did not have to be determined

by deducting the unpaid rent for the 1994 to 2004 period. See letter attached as Exhibit C. Until

receipt of this letter, nobody on the Hamed side had ever challenged or otherwise disputed this

rental obligation or the terms of our partnership agreement that required rent to be deducted in

order to determine profits.

12. I received a partial copy of the FBI file, records, and documents electronically

produced and stored on a hard drive in approximately mid-2010. When these documents were

initially returned, I had no reason to suspect any wrongdoing by Hamed, Waleed Hamed or any

other members of the Hamed family. Later in 2010, as I reviewed these documents, I discovered

certain documents that led me to believe that Hamed and his son, Waleed, may have taken monies

without my knowledge. In 2012, I discovered the tax returns for Waleed Hamed for various years,

which reflected more than \$7,500,000 in stocks and securities owned by Waleed Hamed. I knew

Waleed's salary as a Plaza Extra store manager, and knew that he had no other employment or

source of income. I believed there was no way he could have legitimately accumulated that much

wealth, but for having taken money from the partnership without telling me or making a record of

it.

13. As to the primary space occupied by the Plaza Extra-East store, Bay 1, rent is due for

two basic periods: a) 1994 - 2004, and b) 2012 through the present. Additional rent is due for

limited periods when Plaza Extra-East used additional space for extra storage and staging of

inventory.

14. The rent as to Bay 1 can be divided into four periods, two of which have been paid and

two of which remain unpaid: 1) 1986 through December 1993 was paid as of December 31, 1993;

- 2) January 1, 1994 through May 4, 2004 has not been paid; 3) May 5, 2004 through December 31, 2011 was paid as of February 7, 2012; and 4) January 1, 2012 to date has not been paid.
- 15. The rent for Bay 1 from January 1, 1994 to May 4, 2004 ("Past Due Rent") is due and owing. The Past Due Rent is \$3,999,679.73.
- beginning in 2004 rent for Bay 1 was calculated on the basis of percentage of sales formula discussed above, once the disputes between the parties intensified, United sent a termination notice and requested the premises to be vacated. When Hamed refused to vacate despite receiving more than 1 year's notice to vacate, United provided written notice of rent increases. Beginning on January 1, 2012 through March 31, 2012, rent was increased to \$200,000.00 per month plus 1% per month interest on the unpaid balance. Copies of the three Notice Letters from United are attached as Exhibit D. Beginning on April 1, 2012, rent was further increased to \$250,000.00 per month plus 1% per month interest on the unpaid balance. See Exhibit D. The total amount of the increased rent from January 1, 2012 through August 30, 2014 is \$9,155,371.52, as set forth in the latest notice letter. See Exhibit E.
- 17. While United claims the authority to require payment of the increased rent as set forth in the preceding paragraph, there is no dispute that rent is due from January 1, 2012 to date at least in the amount based on the same percentage of sales formula used to calculate the rent payment covering the period May 5, 2004 to December 31, 2011 that was made on February 7, 2012. Although United reserves its right to pursue its claims for the increased rent as to Bay 1 at trial, it is seeking summary judgment only for the undisputed rent calculated according to the same formula used for the previous payment of rent on February 7, 2012 of \$5,408,806.74, which is the

formula used at Plaza Extra – Tutu Park. See Exhibit F, which are the rent calculations that I prepared. See Exhibit F.

- 18. For 2012, the undisputed rent due is \$702,908. See Exhibit F, p.1.
- 19. For 2013, the undisputed rent due is \$654,190.09. See Exhibit F, p. 2.
- 20. For the period from January 1, 2014 through August 30, 2014, the undisputed rent due is \$452,366.03. This amount was calculated by adding the rent for 2012 and 2013 and dividing that sum by 24 months in order to determine an average monthly rent, which is then multiplied by 8, representing the eight months from January through August 30, 2014 (\$702,908 + 654,190.09 = \$1,357,098.09 \div 24 = \$56,545.75 x 8 = \$452,366.03). The total undisputed Current Rent is the sum of \$702,908, \$654,190.09 and \$452,366.03, which is \$1,809,464.12.
- 21. At periodic points in time, additional space was used by Plaza Extra-East for extra storage and staging of inventory. United has made demand for the rent covering the additional space actually occupied by Plaza Extra-East, but no payment has been received to date.
- 22. For the period from May 1, 1994 through July 31, 2001, Plaza Extra-East has occupied and owes rent for Bay 5 ("Bay 5 Rent"). The Bay 5 Rent is calculated by multiplying the square feet actually occupied (3,125) by \$12.00 for 7.25 years. The total due for Bay 5 Rent is \$271,875.00.
- 23. For the period from May 1, 1994 through September 30, 2002, Plaza Extra-East has occupied and owes rent for Bay 8 ("First Bay 8 Rent"). The First Bay 8 Rent is calculated by multiplying the square feet actually occupied (6,250) by \$6.15 for 8 years, 5 months. The total due for First Bay 8 Rent is \$323,515.63.
- 24. For the period from April 1, 2008 through May 30, 2013, Plaza Extra-East has occupied and owes rent for Bay 8 ("Second Bay 8 Rent"). The Second Bay 8 Rent is calculated by

multiplying the square feet actually occupied (6,250) by \$6.15 for 5 years, 2 months. The total due for Second Bay 8 Rent is \$198,593.75.

25. The total amount due for Bay 5 Rent, First Bay 8 Rent, and Second Bay 8 Rent is \$793,984.38.

26. The total outstanding, unpaid rent for all the space used by Plaza Extra-East from January 1, 1994 through August 30, 2014 is \$6,603,122.23, excluding the "disputed" increased rent from January 1, 2012 through the present. Exhibit G is a Chronology of Rents, which accurately reflects the history of the rents that were paid and remain unpaid.

Dated: August 12, 2014

Fathi Yusuf

United Corporation dba Plaza Extra		
Tutu Park Store Sales:	32,323,902.88	
1-1-2004 to 12-31-2004	-10.849,029.02	
Less: 1-1-2004 to 5-4-2004	21,474,873.86	·
Sales 5-5-2004 to 12-31-2004	21,474,073.00	
Tutu Park Store:		
Paid Rent, Water, & Property Tax	263,577.53	
Paid 1.5% Overage	71,914.23	
5-5-2004 to 12-31-2004	335,491.76	
1-1-2005 to 12-31-2005	515,361.54	
1-1-2006 to 12-31-2006	590,533.60°	
1-J-2007 to 4-1-2007	255,699.33	
4-2-2007 to 12-3-2007	468,689.55	
1-3-2008 to 12-5-2008	540,180.12	
1-5-2009 to 12-10-2009	529,799.66	
1-6-2010 to 12-3-2010	527,565.40	
1-1-2011 to 12-31-2011	541,175.61	
Rent, etc. 5-5-2004 to 12-31-2011	4,304,496.57	
Parking Lot Cleaning	126,000.00	
Total Amount Paid	4,430,496.57	ล
Tutu Park Store Sales:		
5-5-2004 to 12-31-2011	261,474,323.91	
Portion of Sales - Rented building	217,895,269.93	b
Portion of Sales - Area built by Plaza	43,579,053.98	
Total Paid as a % of Sales (Rented Bldg.)	≔ a/b	2.0333147073%
Sion Farm Sales;		
Sion Farm Sales 5-5-2004 to 12-31-2011	273,884,222.70	
Less: R/X	-7,874.897.13	
	266,009,325.57	
Calculated Rent as a % of Sales Sion Farm	\$ 5,408,806.74	ЕХНІ

Lested Conforming Bash Flaza Catha United Shopping Flash

Rent - Sion farm

Item to be Raid - Description

64866 Check Number: Check Date:

Fab 7, 2012

Check Assemt: \$5,408,806.74 Discount Taken

5,408,605.74 Assumt Paid

***\$\$,408,806.74 Feb 7, 2012 CATE ALBOURT BANCO POPULAR DR PUBITIO RICO 101-BENKIS 纳 UNITED CORPORATION DIEJA PLAZA EXTRA 4C & 4D ESTATE SION FARM CHRISTANSTED, VI (0821 (340) TR-2240 (340) 719-1870

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BY: FIRST CLASS MAIL & EMAIL ONLY

May 17, 2013

Joel Holt, Esq. 2132 Company Street Christiansted, VI 00820

Re: Rent Due - Plaza Extra - East Operations

Dear Attorney Holt,

On behalf of United Corporation, the following is a notice of the value of rents due as follows:

Rent due for Plaza Extra – East
Bay No. 1 January 1, 1994 through April 4, 2004
69,680 SQ. FT. at \$5.55 10 years and 95 days

Bay No. 5 May 1, 1994 through October 31, 2001
3,125 SQ. FT. at \$12.00 6 years and 184 days

Bay No. 8 April 1, 2008 through May 30, 2013
6,250 SQ. FT. at \$12.00 5 years and one month

Balance Due \$3,967,894.19

Total Amount Duc \$4,593,048.19

These amounts are undisputed, and have been outstanding for a very long time - before 2012. This amount does not reflect the rent increase requested and noticed to Mohammed Hamed since January 1, 2012. We reserve our client's right for the additional rents due and owing based on the rent increase after January 1, 2012. Kindly review the amount with your client, and advise when a check can be issued. Thank you.

Night A. DeWood, Esq.

EXHIBIT

B

B

JOEL H. HOLT, ESQ. P.C.

2132 Company Street, Suite 2 Christiansted, St. Croix U.S. Virgin Islands 00820 Tela. (340) 773-8709
Fax: (340) 773-8677
E-mail: holtvi@aol.com

May 22, 2013

Nizar A. DeWood The Dewood Law Firm 2008 Eastern Suburb, Suite 101 Christiansted, VI 00820

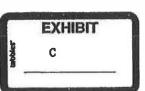
By Email and Mall

Re: Plaza Extra

Dear Attorney DeWood:

In response to your letter dated May 17, 2013, regarding "Rent Due" for Bay Nos. 1, 5 and 8, my clients have authorized me to respond as follows:

- Bay No. 1-The rent claimed is for the time period between 1994 and 2004. There
 was never any understanding that rent would be paid for this time period, much
 less at that rate. In any event, this inflated claim is clearly barred by the statute of
 limitations.
- 2. Bay No. 5-The rent claimed for the time period between 1994 and 2001 is for vacant space was used without charge until a tenant could be located. Thus, there was never any agreement to pay rent for this space either. In fact, the rate your client is attempting to charge is grossly inflated as well. In any event, this claim is also barred by the statute of limitations.
- 3. Bay No. 8-The rent claimed for this Bay was never agreed to, as the items stored there were removed from a space in a trailer where everything was just fine. Moreover, no one would agree to pay the amount you claim is due for warehouse storage, The fact that this amount is even being sought confirms that Fathi Yusuf should no longer be a partner in the Piaza Extra supermarkets, as it is a breach of the duty of good faith and fair dealing (that every partner owes the partnership) when you try to extort money from your own business. In any event, these items will be removed from Bay 8 to the second floor of the store since your client now wants to charge rent for this space.



Ever since your clients lost the preliminary injunction hearing, they have done everything they can to undermine the partnership. Your clients' belated claim for inflated amounts of back rent (that were never agreed to) is just another example of your clients' continued efforts to try to undermine the Court's Order.

Yours,

Joel H. Holt

UNITED CORPORATION 4C & 4D Sion Farm St Croix, USVI 00821 Phone (340) 778-6240

January 12, 2012

Mr. Mohamed Hamed,

During the month of September 2009, I had a discussion with your son Wally, and within two days I repeat the same request while you were present that United Corporation would like to have its location back. Unfortunately, up to now, I have not seen that you give up the keys.

Therefore as of January 1, 2012 the rent will be \$200,000.00 per month, only for the coming three months. If you do not give up the keys before the three months, it will be \$250,000.00 per month until further notice.

Sincerely,

Fathi Yusuf

EXHIBIT

FY 004000

UNITED CORPORATION 4C & 4D Sion Farm St Croix, USVI 00821 · Phono (340) 778-6240

January 13, 2012

Mr. Mohamed Hamed.

Based on my father's phone call this morning, yesterday's letter (Jan 12, 2012) should read as follows; "Doring the month of September 2010 (not 2009)... I had a discussion with your son Wally, and within two days I repeat the same request while you were present that United Corporation would like to have its Jacation back. Unfortunately, up to now, I have not seen that you give up the keya".

"Therefore as of January 1, 2012 the rest will be \$200,000.00 per month, only for the coming three months. If you do not give up the lays before the three months, it will be \$250,000.00 per month until finiteer notice?.

I can sorry for the error, he was hurrying to eatch a plane.

Sincerely.

Najeh Yusuf for Rath! Yusuf

CC: Wally Hamed

United Corporation 4-C & 4-D Retate Sion Famo P.O. Box 763 Christiansted, VI 00320

Date: January 19, 2012

**VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED **

Mohammad Abdul Qader Hamed Plans Entra Supermariost 4-C & 4-D Estato Slon Farm Christiansted, V.I. 00820

Re: - Notice & Confirmation of <u>Increased rent</u> for Flaza extrasion farm—for the period of January 1, 2012 through June 30, 2012.

- notice of lease termination for plaza extra—sion farm as of june $30^{16},\,2012.$

Dear Mr. Hamed,

This notice is to confirm the increased rent for the above referenced premises. As you will know, I have given both you and your son Walcod Hamed cont notice in September 2010 to vecate the premises. At that time, I have advised you that the rent will increase to Two Hundred Thousand Dollars (\$200,000,000) per month for each of the first three months of Jennary, February, and March, 2012. Thereafter, the rent shall increase to Two Hundred & Pitty Thousand Dollars (\$250,000,00) each month commencing April 1, 2012 through June 30th, 2012. The last date for this loose is June 30th, 2012. There will be no additional extensions of tenancy to Plaza Batra — Sion Feam.

An orderly inspection will be done to evaluate the condition of the premises. Kindly, advise as to when you are available to conduct an inspection, and to inventory all fixtures and improvements that will remain on the premises. Elimuid you have any concerns regarding this motion, or any other matters concerning this lease, please ensure that same be made in writing.

and delivered by way of confiled mall, return receipt requested to the address above. Thank you for your prompt attention in this matter.

Sincerely.

United Corporation

Fath Yusuf, CEO

UNITED CORPORATION 4C & 4D Sion Farm St. Croix, USVI 00821

Phone (340) 778-6240

August 1, 2014

Fathi Yusuf Mohammad Abdul Qader Hamed Plaza Extra Supermarket 4-C & 4-D Estate Sion Farm Christiansted, VI 00821

Statement of Rent due for Plaza Extra - East as of August 1, 2014

Rent due for Plaza Extra - East

January 1, 2012 through July 31, 2014

Balance Due

\$8,817,199.52

1% interest on outstanding Balance

Amount Due

\$ <u>88,172.00</u> \$8,905,371.52

August 2014 rent currently due:

\$250,000,00

Total Balance due august 1, 2014

\$9,155,371.52

Please forward a check immediately.

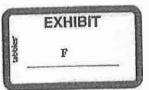
Sincerely,

Maher Yusuf





HHUNK SHOULD COM PACE ST	n sto ggad
Plaza Extra TuTu Park Mali Sales	
From 01-01-2012 To 12-31-2012	31,075,735.56
Less 10,000 SQ.FT Build Area by Plaza	(5,157,798.43)
Leased Area Of 50,250 SQ.FT.	25,917,937.13 A
Total Amount Paid to TuTu Park	495,877.27
Parking Lot Cleaning	18,000.00
Total Cost Of Rent & Parking	513,877.27 B
B/A Rent	1,982708992% C
Plaza East Sales	35,931,601.41
Pharmacy Rent 3,000 Monthly	36,000.00
Total Sales & Rent	35,967,601.41
Less Pharmacy Sales	(515,701,87)
Net Sales Plaza East in 2012	35,451,899.54 D
Rent Due IN 2012 :	
DXC	702,908.00





Plaza Extra TuTu Park Mall Sales From 01-01-2013 To 12-31-2013	30,383,544.66	
Less 10,000 SQ.FT Build Area by Plaza	(5,042,911.98)	
Leasad Area Of 50,250 SQ.FT.	25,340,632.68	Ä
Total Amount Paid to TuTu Park Parking Lot Cleaning	462,673.60 18,000.00	
Total Cost Of Rent & Parking	480,673.60	В
B/A Rent	1.896849246%	С
Plaza East Sales Pharmacy Rent 3,000 Monthly	34,938,818.47 36,000.00	
Total Sales & Rent	34,974,818,47	
Less Pharmacy Sales	(486,569.56)	
Net Sales Plaza East in 2013	34,488,248.91	D
Rent Due IN 2013 :		
DXC	654,190.09	

CHRONOLOGY OF RENTS

Timeline	Bay 1	Bay 5	Bay 8
1986	Paid as of December 31, 1993	Not Utilized	Not Utilized
1987	Paid as of December 31, 1993	e e	tt .
1988	Paid as of December 31, 1993		*
1989	Paid as of December 31, 1993		· · · · · · · · · · · · · · · · · · ·
1990	Paid as of December 31, 1993	*	и
1991	Paid as of December 31, 1993		
1992	Pald as of December 31, 1993	м	*
1993	Pald as of December 31, 1993	W	-
1994 —	Unpaid - Due	Beginning May 1, 1994 - Unpaid - Due	Beginning May 1, 1994 - Unpaid - Due
1995	Unpaid - Due	Unpaid - Due	Unpaid - Due
1996	Unpaid - Due	Unpaid - Due	Unpaid - Due
1997	Unpald - Due	Unpaid - Due	Unpaid - Due
1998	Unpaid - Due	Unpaid - Due	Unpaid - Due
1999	Unpaid - Due	Unpaid - Due	Unpaid - Due
2000	Unpaid - Due	Unpaid - Due	
2001	Unpaid – Due	Thru July 31, 2001	Unpaid - Due Unpaid - Due
		Unpaid - Due	Onbard - Due
	1	(Balance Due for this	
		period: \$271,875.00]	
2002	Unpaid - Due	Not Utilized	Thru Sept. 30, 2002
		NOT OTHER	Unpaid – Due
	1		(Balance Due for this period:
	L		\$323,515.63]
2003	Unpaid - Due	и	#323,313,03j
Jan. 1, 2004-	Unpald - Due	W	и
May 4, 2004	[Balance Due for this period:		
	\$3,999,679.73]	_	
May 4, 2004-	Paid as of February 7, 2012	N	и
Dec. 31, 2004			l i
2005	Paid as of February 7, 2012		"
2006	Paid as of February 7, 2012	и	_ u
2007	Paid as of February 7, 2012		W
2008	Paid as of February 7, 2012	"	Beginning April 1, 2008- Unpald -
	<u> </u>		Due Due
2009	Pald as of February 7, 2012	**	Unpald - Due
2010	Paid as of February 7, 2012		Unpaid - Due
2011	Paid as of February 7, 2012	и	Unpald - Due
2012	Unpaid Due*	м	Unpald - Due
2013	Unpaid Due*	er e	Thru May 30, 2013
	1		Unpaid – Due
			(Balance Due for this period:
			\$198,593.44]
January 1,	Unpald Due*	и	W
2014 -	[Balance Due for this period		
Present	(excluding increased rent):		
	\$1,696,362.61]		
Subtotal:	\$5,696,042.34	\$271,875.00	\$522,109.38
TOTAL DUE:	Bay 1, 5 and 8: \$6,490,026,72		

tabbles*

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IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS DIVISION OF ST. CROIX

WALEED HAMED, WAHEED HAMED, MUFEED HAMED, HISHAM HAMED, PETER'S FARM INVESTMENT CORPORATION, PLESSEN ENTERPRISES, INC., SIXTEEN PLUS CORPORATION, and Y & H INVESTMENTS, INC., Additional Counterclaim Defendants.	V.)	FATHI YUSUF and UNITED CORPORATION,) Defendants/Counterclaimants	, ·	Plaintiff/Counterclaim Defendant,	MOHAMMAD HAMED, by his authorized agent WALEED HAMED,)
	TO TOTAL DEMANDED		INJUNCTIVE RELIEF AND DECLARATORY RELIEF	ACTION FOR DAMAGES.	CIVIL NO. SX-12-CV-370

HAL DEMANDED

FATHI YUSUF'S DISCOVERY PRODUCTION LOG - CORRECTED In Response to Plaintiff's 1st RPDs (January 9, 2014)

	SH UK SECTION TO SECTION SECTI	The same of the same of	
01-08-2014	FY 003743 - FY 004121	Resp to RPDs	4
01-08-2014	FY 003615 – FY 003627	Resp to RPDs SX-12-cv-370	့်ယ
<u>Date</u> <u>Produced</u> :	Bates® Stamp	How Produced	Response No:



Response No:
How Produced
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<u>Date</u> <u>Produced:</u>

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Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs Sx-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	SX-12-cv-370
UC 002867-Mohammad - UC 002882- Mohammad	UC 002847-Hisham - UC 002866-Hisham	UC 002641-Hisham - UC 002846-Hisham	UC 002618-Hisham - UC 002640-Hisham	UC 002615-Hisham - UC 002617-Hisham	See Response to No. 6	FY 004123 – FY 004210	FY 004300 – FY 004326	FY 004727 – FY 004299	FY 004246 – FY 004271	FY 004211 – FY 004245	
01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	

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Response No:	How Produced	Bates® Stamp	<u>Date</u> <u>Produced:</u>
10,	Resp to RPDs SX-12-cv-370	UC 002883-Mohammad - UC 002899- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 002900-Mohammad - UC 002947- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 002948-Mohammad - UC 002960- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 002961-Mohammad – UC 003033- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003034-Mohammad - UC 003051- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003052-Mohammad - UC 003085- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003086-Mohammad - UC 003131- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003132-Mohammad - UC 003134- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003135-Mohammad - UC 003218- Mohammad	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003219-Mufeed - UC 003356-Mufeed	01-08-2014
10.	Resp to RPDs SX-12-cv-370	UC 003357-Mufeed	01-08-2014

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	10	10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	Response No:
SX-12-cv-370	Resp to RPDs	Resp to RPDs	Resp to RPDs SX-12-cv-370	How Produced								
	UC 003592-Mufeed - UC 003614-Mufeed	UC 003574-Mufeed - UC 003591-Mufeed	UC 003561-Mufeed - UC 003573-Mufeed	UC 003546-Mufeed - UC 003560-Mufeed	UC 003533-Mufeed - UC 003545-Mufeed	UC 003528-Mufeed - UC 003532-Mufeed	UC 003517-Mufeed - UC 003527-Mufeed	UC 003513-Mufeed - UC 003516-Mufeed	UC 003497-Mufeed - UC 003512-Mufeed	UC 003449-Mufeed - UC 003496-Mufeed	UC 003358-Mufeed - UC 003448-Mufeed	Bates® Stamp
	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	<u>Date</u> <u>Produced:</u>

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IIC 000331	UC 000315 – UC 000330	UC 000306 – UC 000314	UC 000294 – UC 000305	UC 000280 – UC 000293	UC 000249 – UC 000279	UC 000232 – UC 000248	UC 000224 – UC 000231	UC 000212 - UC 000223	UC 000200 - UC 000211	UC 000199		Bates® Stamp
01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014		<u>Date</u> <u>Produced:</u>

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01-08-2014	UC 000381 – UC 000383	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000376 – UC 000380	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000375	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000374	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000366 – UC 000373	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000355 – UC 000365	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000349 – UC 000354	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000348-1 – UC 000348-2	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000343 – UC 000348	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000333 – UC 000342	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000332	Resp to RPDs SX-12-cv-370	10.

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UC 000482 – UC 000501	UC 000450 – UC 000481	UC000448 – UC 000449	UC 000438 – UC 000447	UC 000403 – UC 000437	UC 000401 – UC 000402	UC 000395 – UC 000400	UC 000393 – UC 000394	UC 000392	UC 000391	UC 000384 – UC 000390		Bates® Stamp
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UC 000568 – UC 000623
UC 000566 – UC 000567
UC 000564 – UC 000565
UC 000561 – UC 000562
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UC 000502 – UC 000553

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UC 000692 – UC 000693	UC 000690 – UC 000691	UC 000688 – UC 000689	UC 000686 – UC 000687	UC 000680 – UC 000685	UC 000677 – UC 000679	UC 000676	UC 000632 – UC 000675	UC 000628 – UC 000631	UC 000625 – UC 000627	UC 000624
01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014

10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	Response No:
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UC 000729 – UC 000731	UC 000726 – UC 000728	UC 000724 – UC 000725	UC 000721 – UC 000723	UC 000714 – UC 000720	UC 000712 – UC 000713	UC 000709 – UC 000711	UC 000708	UC 000701 – UC 000707	UC 000700	UC 000696 – UC 000701	Bates® Stamp
01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	<u>Produced:</u>

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10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	Response No:
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UC 000791 – UC 000792	UC 000789 – UC 000790	UC 000783 – UC 000788	UC 000779 – UC 000782	UC 000764 – UC 000778	UC 000759 – UC 000763	UC 000748 – UC 000758	UC 000745 – UC 000747	UC 000739 – UC 000744	UC 000735 – UC 000738.	UC 000732 – UC 000734	Bates® Stamp
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01-08-2014	UC 000834 – UC 000835	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000832 – UC000833	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000830 – UC 000831	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000828 – UC 000829	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000822 – UC 000827	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000820 – UC 000821	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000810 – UC 000819	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000808 – UC 000809	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000797 – UC 000807	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000794 – UC 000796	Resp to RPDs SX-12-cv-370	10.
01-08-2014	UC 000793	Resp to RPDs SX-12-cv-370	10.

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UC 001218 – UC 001220	UC 001120 – UC 001217	UC 001110 – UC 001119	UC 000975 – UC 001109	UC 000966 – UC 000974	UC 000860 – UC 000965	UC 000856 – UC 000859	UC 000850 – UC 000855	UC 000848 – UC 000849	UC 000839 – UC 000847	UC 000836 – UC 000838	Bates® Stamp
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10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	10.	Response No:
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UC 001437 – UC 001448	UC 001434 – UC 001436	UC 001422 – UC 001433	UC 001417 – UC 001421	UC 001405 – UC 001416	UC 001400 – UC 001405	UC 001374 – UC 001439	UC 001367 – UC 001373	UC 001252 – UC 001366	UC 001249 – UC 001251	UC 001221 – UC 001248	Bates® Stamp
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UC 001628 - UC001653	UC 001510 – UC 001627	UC 001507-UC 001509	UC 001495 - UC 001506	UC 001492 – UC 001494	UC 001480 – UC 001491	UC 001477 – UC 001479	UC 001465 – UC 001476	UC 001463 – UC 001464	UC 001451 – UC 001462	UC 001449 – UC 001450	Bates® Stamp
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UC 002459-Waheed - UC 002464-Waheed	UC 002418-Waheed -UC 002458-Waheed	UC 002206-Waheed - UC 002417-Waheed	UC 001984-Waheed - UC 002205-Waheed	UC 001840-Waheed - UC 001983-Waheed	UC 001762-Waheed - UC 001840-Waheed	UC 001712-Waheed - UC 001761-Waheed	UC 001673-Waheed - UC 001711-Waheed	UC 001672	UC 001666 – UC 001671	UC001654 – UC 001665	Bates® Stamp
01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-00-2014	01-00-2014	01 00 2011	01-08-2014	01-08-2014	<u>Date</u> <u>Produced:</u>

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10. 15.	10.	10.	10.	10.	10.	10.	10.	Response No:
Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	Resp to RPDs SX-12-cv-370	How Produced
Defendant's 0017308 - 0104300	FY 000001 – FY 002142	UC 002575-Waheed - UC 002614-Waheed	UC 002574-Waheed	UC 002530-Waheed - UC 002573-Waheed	UC 002484-Waheed - UC 002529-Waheed	UC 002477-Waheed - UC 002476-Waheed	UC 002465-Waheed - UC 002476-Waheed	Bates® Stamp
01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	01-08-2014	<u>Date</u> <u>Produced:</u>

31.

Resp to RPDs SX-12-cv-370

FY 004359-FY 004410

22.

Resp to RPDs SX-12-cv-370

FY 002143

01-08-2014

01-08-2014