

No. 1
Plaint

IN THE SUMMARY COURT AT GEORGE TOWN

Cause No. SC ____ of 20__

BETWEEN:

PIVAC Agency Ltd (Petrena Hallwood)

Plaintiff

AND:

BCQS Property Management Ltd (TOM MANN)

Defendant

To the Defendant

BCQS Property Management Ltd (TOM MANN)
Whitehall House 2nd Floor
238 North Church Street
P O. Box 871, GT
Grand Cayman, KY1-1103
Cayman Islands

THIS PLAINT has been issued against your by the above – named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Plaint on you, counting the day of service you must either satisfy the claim or return to the Court Office, PO Box 495GT, George Town, Grand Cayman, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out **full particulars of your defence** in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defence, the Plaintiff may apply for a **default judgment** without any further notice to you.

Issued this 10 day of Nov 20 23

See overleaf for particulars of the Plaintiff's claim

PARTICULARS OF CLAIM

(Here set out in numbered paragraphs the grounds upon which the Plaintiff claims that the Defendant is indebted to him or is liable to pay damages to him)

Please see the attached.

AND the Plaintiff claims:

- 1 The sum of \$ 3,082.00.
- 2 Interest in the sum of \$ N/A calculated at the prescribed rate from to date.
- 3 Fixed costs of \$ 3,107.00, alternatively costs to be assessed.



Plaintiff's Signature

Plaintiff's address for service

7 Dr. Roy's Drive
George Town, Grand Cayman
KY1-1202 KY

PIVAC Agency Ltd (Petrena Hallwood)

BCQS Property Management Ltd (TOM MANN)

Tom

On July 26, 2023, I, Petrena Hallwood, director of PIVAC Agency Ltd made payment of CI\$3,082.50 to Joint Holding Ltd C/O BCQS Property Management Ltd as deposit for unit B2 at Plaza Venesia, located at Block 14C Parcel 338, George Town, Grand Cayman. On August 01, 2023, I made the first month's payment for rent in the amount of CI\$3,801.75.

I called Tom Mann on August 15th at approximately 11am to inform him that I met with the inspectors of the Early Childhood Care & Education Unit earlier and was informed that the unit could not be used for the Daycare as intended. They stated that this is due to the fact that there is no useful outdoor space for the babies. Tom asked me to send him the information in an email which I did.

On August 17th, Tom emailed me and stated that the Landlord will allow me to assign the lease to another party but until I find a replacement tenant to take over the lease, I will be responsible for rent/CAM. He proceeded by giving me contact details for someone who contacted him the day before who was interested in the unit (which I contacted the individual).

I placed an ad on Facebook marketplace and on Ecaytrade seeking a replacement tenant to take over my lease. On August 28th I asked Tom how likely it was for the landlord to reject an individual as the process wasn't clear to me and knowing that I am the person who was seeking the new tenant and showing them the property. Tom replied on August 28th stating that the tenant who want to take over the lease would need to submit signed heads of terms similar to what I have, and he will arrange for them to complete/sign and he will ask the landlord for approval; once approved he will get the lease signed etc. and then I can get back my deposit. On the 29th Tom stated that it was highly unlikely for the landlord to reject the new tenant.

On August 31st I contacted Tom and informed him that I had board members of a church who are interested in renting the space in my office and that they have completed the Head of Terms and took CI\$6,800 for the deposit and September's rent. I also told Tom that I gave the key to them. Tom immediately replied and asked me to take back the key since they have not since a lease yet and are not considered authorized tenants and he will seek the landlord's approval immediately. I took back the key, however I kept the funds.

On September 1st at 12:03pm I emailed Tom asking if had any response from the owners as the prospective tenants are anxious. Tom responded and said, "Not yet but I'll let you know when I hear back". I heard nothing from Tom until September 4th when I emailed him asking for a response from the owners; he said nothing yet. On September 5th at 2:12pm I emailed Tom asking for an update as it is getting very concerning to me. At 3:50pm Tom responded saying that the landlord has found a replacement tenant (Anytime Wellness) which is a massage company and that I should let the church know that their application was denied and to return their funds.

asked me to return the key as the new tenant will be signing the lease on September 8th. I informed Tom that I will need my money once I return the key. Tom stated that the landlord will need to do it online and asked me to provide him with my bank info and he will provide it to the landlord for approval. I provided him with my Butterfield bank information. I gave my daughter, Moya, the key to take to BCQS office as I was unable to take it on September 7th. On September 8th I emailed Tom stating that I did not see the funds in my account. Tom was pleased to now tell me that this is not an instant process and that the balance of my funds will be returned in due course.

I emailed Tom each day asking for an update on my money he did not respond. I called Michael Baulk, a director at BCQS and informed him of the situation and that Tom was not responding to my calls or emails regarding the return of my deposit. On September 13th Tom emailed me that once he received the CUC bill for August and the lawyer bill for the new lease draft the replacement tenant, he will refund my balance. Please note this is the first time I have been told that my deposit will not be turned in full. I was not aware that the unit had electricity as I had never used a light in there. I made it clear that those expenses are not mine and should be and that he was giving me the run-around.

On October 3rd after several calls and emails I was informed that a cheque was at the BCQS office for my collection. When I got there the receptionist handed me an envelope. When I opened it there was a cheque with CI\$930 plus with a dirty piece of paper enclosed with several items being crossed out with a pen. I asked to speak with Tom. When he came out, I lost it as I have been waiting for so many weeks for my full deposit and now it is less than CI\$1000. A gentleman came on and I explained to him why I was upset and all of what happened Tom's remark was that he is not giving me any more money than that.

I left the cheque there and asked him to prepare a cheque with my full deposit. Tom has not given me my money yet nor has he been able to provide proof for the need of the deductions.

Petrena Hallwood

Joint Holdings Ltd
 C/O BCQS Property Management Ltd
 PO Box 871
 Grand Cayman KY1-1103
 (345) 9499300

Statement

Date
8/1/2023

To:
B2 - Pivac Agency Ltd

		Amount Due (CI\$)	
		\$3,801.75	
Date	Transaction	Amount (CI\$)	Balance (CI\$)
05/31/2023	Balance forward		0.00
07/26/2023	PMT	-3,082.50	-3,082.50
08/01/2023	INV #1593. Security Deposit	3,082.50	0.00
	--- Security Deposit \$3,082.50		
08/01/2023	INV #1594. RENT / CAM	3,801.75	3,801.75
	--- Monthly Rent \$3,082.50 --- CAM \$719.25		

Please make cheques payable to BCQS Re: Joint Holdings Ltd. If paying in US\$, please convert at 0.82.

If paying by on-line transfer, please pay to the following account at Butterfield:

A/C Name: BCQS Re Joint Holdings
 A/C Number: 1361803690132

Amount Due (CI\$)
\$3,801.75

Cayman Islands
Tel: 345-623-8900
www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 4 October 2023 11:04 am
To: Pivac Agency <info.pivacagency@gmail.com>
Cc: Michael Baulk <mbb@bcqs.com>
Subject: RE: Heads of Terms

Hi Patrena,

Its actually been 27 days not 'over a month' since the newly signed tenants took over the lease

Your deposit balance is sitting at reception

Regards

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Wednesday, October 4, 2023 9:01 AM
To: Tom Mann <tjm@bcqs.com>
Cc: Michael Baulk <mbb@bcqs.com>
Subject: Re: Heads of Terms

Tom,

Are you aware that you have rented and collected a deposit over a month now ? I work very hard for my money; I am not a thief or am I a prostitution or a scammer.

Please have my money ready when I get there. Thank you.

I can bet if it was a white collar client this would be a different story. But remember Cayman is small and BCQS is the property manager for the apartment I own.

Enough is enough.

On Wed, 4 Oct 2023 at 8:51 AM, Tom Mann <tjm@bcqs.com> wrote:

Hi Patrena

info.pivacagency@gmail.com

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 11 October 2023 9:17 am
To: info.pivacagency@gmail.com
Cc: Michael Baulk
Subject: RE: Heads of Terms

Hi Patrena,

The lease was drafted by Lily Lee at Campbells Law. Would you like me to arrange an email with her to confirm that? The final draft was sent to me as a word document so minor amendments could be made if required (which happened in this case you're referring to below).

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Tuesday, October 10, 2023 2:47 PM
To: Tom Mann <tjm@bcqs.com>
Cc: Michael Baulk <mbb@bcqs.com>
Subject: RE: Heads of Terms

Tom,

Is my money ready? Also, don't waste your time to take any deductions for a lawyer to write the lease agreement as it was not done by a lawyer. Just be reminded that the lease had errors of other previous client's information and you were the one who corrected it when we came to sign. No lawyer will present a lease agreement like that. So, don't be fooled by my demeanor.

Best regards,

**Petrena Hamilton - Hallwood
PIVAC Agency Ltd
7 Dr. Roy's Drive
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202**

P.O Box 30432, George Town

Grand Cayman KY1-1202

Cayman Islands

Tel: 345-623-8900

www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 13 September 2023 3:14 pm
To: info.pivacagency@gmail.com
Subject: Re: Heads of Terms

Hi Patrena

I understand you're frustrated your application for a daycare business got denied, however, I find it bizarre you are blaming me for that inconvenience when it's the government who did this and not me (or BCQS)

You personally signed a commercial lease and are liable under the conditions of the lease. If you review the conditions you will find that I'm acting with reason and again under instructions of the landlord (not my own personal opinion)

In reference to the below quote "I should not be paying for the lawyer's bill as my lease did not get to the lawyers before I informed you."

We paid an attorney to draft your lease which you opted to default on. I have taken additional on work to help mitigate your losses in finding a replacement tenant and the lawyer has had to draft a new lease for them - in summary, you will and should be paying for this

When I have an update I will contact you. Until then please be patient

Thanks

Tom Mann

BCQS Property Management Ltd

939-7269

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Wednesday, September 13, 2023 3:06 PM

To: Tom Mann <tjm@bcqs.com>

Subject: RE: Heads of Terms

Hi Tom,

You are giving me the run-a round.

The last time you tell me that you are waiting on the owners to give you permission to transfer my money, now you are saying something new, that you are waiting on CUC. I didn't even know that light was in the building it was the maintenance man you asked me to give access to informed me that there was light in the building.

I should not be paying for the lawyer's bill as my lease did not get to the lawyers before I informed you. I signed the lease on August 8th and I informed you on August 15th that the day care would not be allowed.

Best regards,

Petrena Hamilton - Hallwood

PIVAC Agency Ltd

[7 Dr. Roy's Drive](#)

Monaco Towers 3, Unit # 1

P.O Box 30432, George Town

MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Friday, September 8, 2023 10:35 AM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Heads of Terms

Hi Tom,

Thank you for responding.

Your email stated that the funds will be returned today once the lease is signed. However I informed you that I would like the funds when I returned the key.

All I need is to know what time today the funds will be refunded.

Thank you.

Petrena

On Fri, 8 Sep 2023 at 10:31 AM, Tom Mann <tjm@bcqs.com> wrote:

Hi Patrena

This is not an instant process. I stated below it would be processed by the Landlord. I will confirm when the balance of your funds will be returned in due course.

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Friday, September 8, 2023 10:29 AM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Heads of Terms

Hi Tom,

I delivered the key yesterday and I have not received any money yet to my account.

Please send me confirmation of the transfer.

Thank you

Petrena

On Thu, 7 Sep 2023 at 2:31 PM, Tom Mann <tjm@bcqs.com> wrote:

Hi Patrena,

The Landlord will need to do this online. Please provide bank info and I will provide to the Landlord for approval

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Thursday, September 7, 2023 2:30 PM

To: Tom Mann <tjm@bcqs.com>

Subject: RE: Heads of Terms

Hi Tom,

I am available today after 4:30 to drop off the key; also, I would appreciate that my funds are returns at the same time the key is delivered.

Thank you.

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
[7 Dr. Roy's Drive](#)
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900

www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Thursday, 7 September 2023 12:48 pm
To: info.pivacagency@gmail.com
Subject: RE: Heads of Terms

Hi Patrena,

The new tenants lease commences tomorrow. They are signing in the morning.

I will need the key returned today and your funds will be transferred back to you once the lease transfer is complete.

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Tuesday, September 5, 2023 4:03 PM
To: Tom Mann <tjm@bcqs.com>
Subject: RE: Heads of Terms

Ok. Thanks for letting me know. I will return the key when I get my fund.

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
[7 Dr. Roy's Drive](#)
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Tuesday, 5 September 2023 3:50 pm
To: info.pivacagency@gmail.com
Subject: RE: Heads of Terms

Hi Patrena,

The Landlord has found a replacement tenant (Anytime Wellness) which is a massage company

You can let the church know their application was denied and return their funds. I will get the lease to Anytime Wellness ASAP for signature

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Tuesday, September 5, 2023 2:12 PM

To: Tom Mann <tjm@bcqs.com>

Subject: FW: Heads of Terms

Hi Tom,

Good afternoon. Do you have an update on the heads of terms?
This is getting very concerning for me.

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
[7 Dr. Roy's Drive](#)
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Monday, 4 September 2023 3:00 pm

To: 'Tom Mann' <tjm@bcqs.com>

Subject: RE: Heads of Terms

Thank you!

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
7 Dr. Roy's Drive
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Monday, 4 September 2023 2:47 pm
To: Pivac Agency <info.pivacagency@gmail.com>
Subject: RE: Heads of Terms

Good afternoon,

Still waiting on the Landlord to decide. Ive sent a follow up just now.

Kind regards,

Tom Mann | Associate
MSc



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Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Monday, September 4, 2023 2:45 PM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Heads of Terms

Hi Tom,

Good afternoon. I am awaiting your response.

As previously stated reception will call you when it's ready and that will be today but I can't guarantee by 11am so please wait for the call

Thanks

Regards

Tom Mann | Associate
BCQS Property Management Ltd
939-7269

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Tuesday, October 3, 2023 8:20:26 PM
To: Tom Mann <tjm@bcqs.com>
Cc: Michael Baulk <mbb@bcqs.com>
Subject: Re: Heads of Terms

Please ensure that the cheque is signed as I will be stopping by tomorrow at 11am to collect it. Also, have all receipts of any deductions available.

Thank you

On Mon, 2 Oct 2023 at 5:02 PM Tom Mann <tjm@bcqs.com> wrote:

Hi Patrena

Your cheque has been written. Once it's signed you'll get a call to collect

Regards

Tom Mann | Associate
BCQS Property Management Ltd
939-7269

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Monday, October 2, 2023 4:57:04 PM
To: Tom Mann <tjm@bcqs.com>
Cc: Michael Baulk <mbb@bcqs.com>
Subject: FW: Heads of Terms

Tom,

This is my final request for the return of my money!!

Best regards,

Petrena Hamilton - Hallwood

PIVAC Agency Ltd

[7 Dr. Roy's Drive](#)

Monaco Towers 3, Unit # 1

P.O Box 30432, George Town

Grand Cayman KY1-1202

Cayman Islands

Tel: 345-623-8900

www.pivacagency.com

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Tuesday, 19 September 2023 2:15 pm

To: 'Tom Mann' <tjm@bcqs.com>

Cc: 'Michael Baulk' <mbb@bcqs.com>

Subject: RE: Heads of Terms

Hi Tom,

This has six days since the last email. I would like for you to call CUC to get the bill as I told you before, I didn't know that electricity was in the building so it could not have been anything much.

I don't think I should wait until you please yourself for you to reimburse my money. I would like a date for the refund before I get the police and my lawyer involved.

Best regards,

Petrena Hamilton - Hallwood

PIVAC Agency Ltd

7 Dr. Roy's Drive

Monaco Towers 3, Unit # 1

P.O Box 30432, George Town

Grand Cayman KY1-1202

Cayman Islands

Tel: 345-623-8900

www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 13 September 2023 3:35 pm
To: info.pivacagency@gmail.com
Subject: Re: Heads of Terms

Hi Patrena

I would urge you to review your lease obligations, emails from me and any other forms of communications before you insinuate, I've been untruthful... again, it sounds like you're attempting to place the blame of this entire inconvenience from the governments rejection which has zero benefit to me or bcqs on us... in fact, it's created more work and no benefit whatsoever

Regards

Tom Mann

BCQS Property Management Ltd

939-7269

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Wednesday, September 13, 2023 3:20 PM
To: Tom Mann <tjm@bcqs.com>
Subject: RE: Heads of Terms

Tom,

I am not blaming you for any inconvenience with the government not approving the space.

You told me to get someone to rent the space which I did, and you turned it down to give it to someone else. I can be patient if you can be truthful.

“From: Tom Mann <tjm@bcqs.com>
Sent: Tuesday, 5 September 2023 3:50 pm
To: info.pivacagency@gmail.com
Subject: RE: Heads of Terms

Hi Patrena,

The Landlord has found a replacement tenant (Anytime Wellness) which is a massage company

You can let the church know their application was denied and return their funds. I will get the lease to Anytime Wellness ASAP for signature

“

I have been more than patient.

Best regards,

Petrena Hamilton - Hallwood

PIVAC Agency Ltd

[7 Dr. Roy's Drive](#)

Monaco Towers 3, Unit # 1

Grand Cayman KY1-1202

Cayman Islands

Tel: 345-623-8900

www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 13 September 2023 2:20 pm
To: info.pivacagency@gmail.com
Subject: Re: Heads of Terms

Hi patrena

Once I get the CUC bill for august and the lawyer bill for the new lease draft the replacement tenant I'll let you know the balance to be refunded. Still waiting to confirm costs

Thanks

Tom Mann

BCQS Property Management Ltd

939-7269

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Wednesday, September 13, 2023 1:13:32 PM
To: Tom Mann <tjm@bcqs.com>
Subject: RE: Heads of Terms

Hi Tom,

Can you provide me with an update on the refund?

Best regards,

**Petrena Hamilton - Hallwood
PIVAC Agency Ltd
[7 Dr. Roy's Drive](#)
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com**

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Monday, 11 September 2023 1:52 pm
To: 'Tom Mann' <tjm@bcqs.com>
Subject: RE: Heads of Terms

Hi Tom,

Can you provide me with an update on the refund?

Best regards,

**Petrena Hamilton - Hallwood
PIVAC Agency Ltd
[7 Dr. Roy's Drive](#)
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com**

From: Tom Mann <tjm@bcqs.com>
Sent: Friday, 8 September 2023 10:38 am
To: Pivac Agency <info.pivacagency@gmail.com>
Subject: RE: Heads of Terms

Hi Patrena,

Your lease is still active until the new lease is signed so nothing can be processed until the new lease is locked in and yours is surrendered.

Once that's done I will ask the Landlord for approval to return your funds. I act on the Landlords instructions, I am unable to do anything without their consent.

Kind regards,

Tom Mann | Associate

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Monday, 4 September 2023 3:00 pm
To: 'Tom Mann' <tjm@bcqs.com>
Subject: RE: Heads of Terms

Thank you!

Best regards,

**Petrena Hamilton - Hallwood
PIVAC Agency Ltd
7 Dr. Roy's Drive
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com**

From: Tom Mann <tjm@bcqs.com>
Sent: Monday, 4 September 2023 2:47 pm
To: Pivac Agency <info.pivacagency@gmail.com>
Subject: RE: Heads of Terms

Good afternoon,

Still waiting on the Landlord to decide. Ive sent a follow up just now.

Kind regards,

Tom Mann | Associate
MSc



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Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Monday, September 4, 2023 2:45 PM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Heads of Terms

Hi Tom,

Good afternoon. I am awaiting your response.

3

info.pivacagency@gmail.com

From: Tom Mann <tjm@bcqs.com>
Sent: Tuesday, 5 September 2023 3:50 pm
To: info.pivacagency@gmail.com
Subject: RE: Heads of Terms

Hi Patrena,

The Landlord has found a replacement tenant (Anytime Wellness) which is a massage company

You can let the church know their application was denied and return their funds. I will get the lease to Anytime Wellness ASAP for signature

Kind regards,

Tom Mann | Associate
MSc



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Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

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From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Tuesday, September 5, 2023 2:12 PM
To: Tom Mann <tjm@bcqs.com>
Subject: FW: Heads of Terms

Hi Tom,

Good afternoon. Do you have an update on the heads of terms?
This is getting very concerning for me.

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
7 Dr. Roy's Drive
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com

On Mon, 4 Sep 2023 at 11:07 AM Pivac Agency <info.pivacagency@gmail.com> wrote:

Hi Tom,

Good morning. Do you have an update on the heads of terms?

Thank you,

Petrena

On Fri, 1 Sep 2023 at 1:57 PM <info.pivacagency@gmail.com> wrote:

Hi Tom,

Thank you for responding. I awaiting you quick response.

Best regards,

Petrena Hamilton - Hallwood

PIVAC Agency Ltd

7 Dr. Roy's Drive

Monaco Towers 3, Unit # 1

P.O Box 30432, George Town

Grand Cayman KY1-1202

Cayman Islands

Tel: 345-623-8900

www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>

Sent: Friday, 1 September 2023 12:08 pm

To: Pivac Agency <info.pivacagency@gmail.com>

Subject: RE: Heads of Terms

Hi Patrena

Not yet but I'll let you know when I hear back

Kind regards,

Tom Mann | Associate

MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103

Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>

Sent: Friday, September 1, 2023 12:03 PM

To: Tom Mann <tjm@bcqs.com>

Subject: Re: Heads of Terms

Hi Tom

Good afternoon. Did you get a response from the owners ?

The church is anxious to know what is happening.

On Thu, 31 Aug 2023 at 4:56 PM Pivac Agency <info.pivacagency@gmail.com> wrote:

Noted.

On Thu, 31 Aug 2023 at 4:55 PM Tom Mann <tjm@bcqs.com> wrote:

Hi Patrena

You need to get the key back from them. They do not have a lease yet and are not the authorized tenants.

I will ask the Landlord for approval of this tenant now.

Kind regards,

Tom Mann | Associate

MSc



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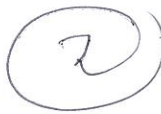
From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Thursday, August 31, 2023 3:30 PM

To: Tom Mann <tjm@bcqs.com>

Cc: arlaroberts78@gmail.com

Subject: Heads of Terms



Hi Tom,

Please see attached the signed Heads of Terms and IDs for the 4 board members. One of the board members is copied on this email.

I have collected \$6,800.00 from them; this would be the deposit and September's rent. I have given them the key I had as well.

Best regards,

Petrena Hamilton - Hallwood

PIVAC Agency Ltd

[7 Dr. Roy's Drive](#)

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Tom Mann | Associate
MSc



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From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Monday, August 28, 2023 5:56 PM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Plaza Venesia

Hi Tom,

I am looking back at your email. Are you saying if I get someone to rent the space the landlord can reject that individual?

I just need to get this clear as I think this would not be fair; knowing that from the get-go I made it clear that I will be seeking the government's approval.

Please let me know.

Thank you,

Petrena

On Mon, 28 Aug 2023 at 10:11 AM, Tom Mann <tjm@bcqs.com> wrote:

Good morning

The tenants who want to take over the lease would need to submit signed heads of terms similar to what you did

Please arrange for them to complete / sign and I will ask the Landlord for approval

Once approved we will need to get the lease signed etc and then you can get your deposit back

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Sunday, August 27, 2023 1:40 PM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Plaza Venesia

Hi Tom,

Good day. The 2 persons who are interested in the space would like to start in September. Can I return the key and you return my deposit?

Thank you.

On Sat, 26 Aug 2023 at 3:05 PM Tom Mann <tjm@bcqs.com> wrote:

Ok thanks

Let me know when you have someone who is confirmed and we will get heads of terms together for them so they can take over

Kind regards,

Tom Mann | Associate
MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

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From: Pivac Agency <info.pivacagency@gmail.com>
Sent: Friday, August 25, 2023 4:03 PM
To: Tom Mann <tjm@bcqs.com>
Subject: Re: Plaza Venesia

Hi Tom,
I have 2 serious persons but they want to start September 1st.

On Fri, 25 Aug 2023 at 4:02 PM, Tom Mann <tjm@bcqs.com> wrote:

Hi

Any progress with the replacement tenant?

Regards

Tom Mann
BCQS Property Management Ltd
939-7269

Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103
Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

[Website](#) | [Facebook](#) | [Twitter](#)

From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>
Sent: Wednesday, August 30, 2023 2:45 PM
To: Tom Mann <tjm@bcqs.com>
Subject: RE: Plaza Venesia

I would like the opportunity to speak to the owns and express my situation. Would that be possible?

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
7 Dr. Roy's Drive
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 30 August 2023 2:37 pm
To: Pivac Agency <info.pivacagency@gmail.com>
Subject: Re: Plaza Venesia

Hi

Any update on this as it's almost September ?

Tom Mann
BCQS Property Management Ltd
939-7269

From: Tom Mann
Sent: Tuesday, August 29, 2023 10:27:54 AM
To: Pivac Agency <info.pivacagency@gmail.com>
Subject: RE: Plaza Venesia

Good morning,

This would be highly unlikely unless the prospective replacement tenant does not seem like a good fit

The sooner you get them to submit the heads of terms and get them agreed the sooner we can allow you out of your lease

Kind regards,



info.pivacagency@gmail.com

From: info.pivacagency@gmail.com
Sent: Wednesday, 30 August 2023 7:01 pm
To: 'Tom Mann'
Subject: RE: Plaza Venesia

Flag Status: Flagged

Ok Tom, I understand.

I am pleading for them to understand my situation and allow me to continue search for a tenant. I am cognizant of the fact that they are also doing a business, but I am still seeking a space to put the Day care. I am also thinking if I can get a 30 day wavier it would allow me some additional time to either put another business there or give the persons who are contacting me sometime to make their minds up.

If that doesn't work what is the worst case scenario for me?

Best regards,

**Petrena Hamilton - Hallwood
PIVAC Agency Ltd
7 Dr. Roy's Drive
Monaco Towers 3, Unit # 1
P.O Box 30432, George Town
Grand Cayman KY1-1202
Cayman Islands
Tel: 345-623-8900
www.pivacagency.com**

From: Tom Mann <tjm@bcqs.com>
Sent: Wednesday, 30 August 2023 3:39 pm
To: info.pivacagency@gmail.com
Subject: RE: Plaza Venesia

Hi Patrena

Unfortunately the Landlord does not communicate directly with tenants so your concerns would need to be sent to me and forwarded to the Landlord.

Kind regards,

**Tom Mann | Associate
MSc**



From: Pivac Agency <info.pivacagency@gmail.com>

Sent: Thursday, August 17, 2023 5:48:51 PM

To: Tom Mann <tjm@bcqs.com>

Subject: Re: Plaza Venesia

Hi Tom,

I have 2 persons interested in the space. Would the lease be transferred to the new person's name by you or I will need to write them a lease?

On Thu, 17 Aug 2023 at 10:13 AM Pivac Agency <info.pivacagency@gmail.com> wrote:

Thank you for responding. I will do.

On Thu, 17 Aug 2023 at 10:09 AM Tom Mann <tjm@bcqs.com> wrote:

Hi Patrena

The Landlord will allow you to assign the lease to another party but until you find a replacement tenant to takeover the lease you will be responsible for rent / CAM

Someone just inquired yesterday (info) below. I suggest you get an ecastrate ad up ASAP

Good Afternoon,

We are interested in the Plaza Venezia unit available for rent.

If still available we would like to view at your soonest convenience please.

Kindest Regards,

T. McCoy

(345) 927-9889

Kind regards,

2

Tom Mann | Associate

MSc



Whitehall House 2nd Floor, PO Box 871, Grand Cayman, KY1-1103

Direct +1 345 949 9300 | Mobile +1 345 939 7269 | tjm@bcqs.com

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From: info.pivacagency@gmail.com <info.pivacagency@gmail.com>

Sent: Tuesday, August 15, 2023 12:58 PM

To: Tom Mann <tjm@bcqs.com>

Subject: Plaza Venesia

Dear Tom,

Thank you for accepting my call earlier today.

I contacted the Early Childhood Care & Education Unit to visit the location; they were only available to make the visit this morning at 10am.

After their pre-approval inspection they informed my that the location would be able to meet their requirements as there are no outdoor space and that the back door was too close to the liquor store's parking lot.

I was not aware that this would be a problem for my new business as I was focusing on infants and toddlers (6 weeks to 2 1/2years).

I am asking if you have anyone that can take over my lease and if you have anywhere that I could look at?

Best regards,

Petrena Hamilton - Hallwood
PIVAC Agency Ltd
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--

Best regards,

Petrena Hamilton - Hallwood
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Thank you.

Best regards,

Petrena Hamilton - Hallwood

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--
Best regards,

Petrena Hamilton - Hallwood

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