

May 30, 2026

VIA CERTIFIED MAIL AND EMAIL: STEVE@HEARDENT.COM

Stephen Sternschein
Heard Entertainment Texas, LLC
2506 Cecil Drive
Austin, Texas 78744



Re: **Notice of Termination of Tenancy and Notice to Vacate 604 7th Street, Austin, Texas 78701 (the "Property")**

Mr. Sternschein:

As you know, we represent 606 Holdings, LLC ("606 Holdings"), in connection with its ownership of the Property and its disputes with Heard. We presume that Heard remains represented by Mr. Douglas in connection with this dispute, so he is copied below.

As you have previously acknowledged, Heard is currently occupying the Property without a written lease, without a fixed duration of Heard's tenancy, and without paying rent. Accordingly, Heard is occupying the Property as a tenant at-will, and any claimed tenancy may be immediately ended. As the rightful owner of the Property, 606 Holdings hereby terminates any tenancy, tenancy at will, license, or any other right of possession, claimed or possessed by Heard as of the date of this Notice, and 606 Holdings unconditionally demands possession of the Property.

Pursuant to Texas Property Code § 24.005, Heard is hereby given notice to vacate the Property within three days of the date of this Notice. If you do not vacate the Property within this timeframe, continued possession, occupancy, or usage of the Property shall constitute unlawful possession, and a forcible detainer suit will be filed against Heard to recover possession of the Property, together with all other damages, costs, attorney's fees, and relief available under Texas law.

You are further directed to remove all personal property from the premises before deadline set forth above. Any property remaining after the surrender or abandonment will be handled and disposed of in accordance with applicable law.

Very truly yours,

/s/ Daniel H. Byrne
Daniel H. Byrne

