

# Exhibit F

June 23, 2020 letter of  
expulsion from Plaintiffs

**1704 OCEAN AVENUE LLC**  
301 MILL ROAD | SUITE L6 | HEWLETT, NY 11557 P: (516) 374-1500

June 23, 2020

c/o Bluejay Management LLC  
301 Mill Road  
Suite L6  
Hewlett, NY 11557

By Certified Mail RRR and First Class Mail

Mr. Meyer Gutnick  
Bedford Realty Management LLC  
827 Montgomery Street  
Brooklyn, NY 11213

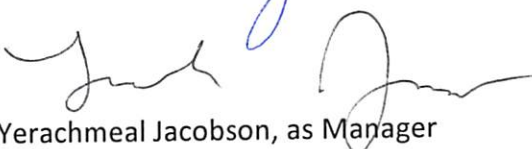
Dear Mr. Gutnick:

This notice is served pursuant to Section 8.5 of the Operating Agreement of 1704 Ocean Avenue LLC (the "Company").

You have engaged in or performed acts which, in the reasonable judgment of the Managers of the Company, are in bad faith and are detrimental to the interests of the Company, its Members and its Managers. Accordingly, please be advised that the Managers have determined to, and hereby, remove and expel Bedford Realty Management LLC ("Bedford"), which is an entity in which you are a manager, officer, director, trustee, member, shareholder or beneficiary, from the Company. Within seven (7) days of this notice of removal, the Company shall pay to Bedford the full balance of its Capital Account less (i) any reserve which the Managers determine is reasonable and necessary and which shall be no more than any reserve withheld from other similarly situated members of the Company; and (ii) any amount which the Managers, in their good faith judgment, believe is owed to the Company, including to compensate the Company for damages sustained by reason of your bad faith and detrimental conduct. The Company shall also pay to Bedford all distributions, if any, and shall allocate to Bedford income, gains, losses, deductions and credits, based on Bedford's capital account, through the date on which the payment is made in accordance with the immediately prior sentence.

Very truly yours,

  
Marc Jacobowitz, as Manager

  
Yerachmeal Jacobson, as Manager