

EXHIBIT A

NTV / Termination

- **NTV - Non-Renewal.pdf** (May 29 “ghost” email with no message body or identifiable sender)
- **Re_ Lease Status and Rent Confirmation.pdf** (Jun 4 email with “owner renovations” claim)
- **ntv_non_renewal_meaghan_poyer_052925.pdf** (identical attachment from both of above emails)

From: [Meridian Residential Group](#)
To: [chris.thaut.io](#); [mcneilandpoyer@gmail.com](#)
Subject: NTV - Non-Renewal
Date: Thursday, May 29, 2025 9:15:34 AM
Attachments: [ntv_non_renewal_meaghan_poyer_052925.pdf](#)

No content.

From: [Assistant Manager](#)
To: [chris.thaut.io](#); [Meridian Manager](#)
Cc: [C&M McNeil](#)
Subject: Re: Lease Status and Rent Confirmation
Date: Wednesday, June 4, 2025 3:29:29 PM
Attachments: [ntv_non_renewal_meadhan_pover_052925.pdf](#)
Importance: High

Good afternoon,

Per the email sent on 5/29/2025 (shows it was opened), a Notice to Vacate 181 Gordon St by July 31, 2025 at 11:59pm.

The owner has decided to do some renovations and you are asked to vacate the property at 181 Gordon St.

Thank you for your time and attention to this matter. Please see attached Notice to Vacate.

Dana DeVoe-Riddick

Assistant Manager

Meridian Residential Group

8310 Rivers Ave. Suite B

North Charleston, SC 29406

Phone 834-996-4987

From: chris thaut.io <chris@thaut.io>
Sent: Wednesday, June 4, 2025 3:12 PM
To: Meridian Manager <manager@meridianres.net>; Assistant Manager <assistant@meridianres.net>
Cc: C&M McNeil <mcneilandpoyer@gmail.com>
Subject: Lease Status and Rent Confirmation

Hi Stephanie,

I hope you're doing well.

We wanted to follow up because we never received a reply to our email of May 23 that outlined a few reasonable requests – mostly safety related - regarding the lease renewal options that were provided earlier. We went into the portal recently and noticed that the two lease options that had been listed (12-month and month-to-month) are no longer visible.

Since we now don't have access to a revised lease to review or sign, and the rent currently listed in the portal matches the prior month-to-month rate, we're assuming we are continuing on a month-to-month basis under the existing lease.

Please let us know if that's not correct or if anything further is needed from our end.

We appreciate your time and look forward to your response.

Best regards,

Chris McNeil & Meaghan Poyer

Chris McNeil
Founder, Thaut
Strategic Thought Leadership Coaching & Consulting
Thought Leadership Marketing

Mobile 843.818.3495

<http://thaut.io>

Host of Podcast: [Thought Leadership Studio](#)

Author of (upcoming): [Strategic Thought Leadership: The Book](#)

LinkedIn

<https://www.linkedin.com/in/chris-mcneil-chs/>



05/29/2025

Meaghan Poyer, James McNeil
181 Gordon St
Charleston, SC 29403

NOTICE TO VACATE

To: Meaghan Poyer, James McNeil, and all others in possession.

The purpose of this notice is to terminate your tenancy of the below-described premises on **July 31, 2025, at 11:59 p.m.** Per the terms of your lease agreement.

The premises are situated in Charleston, County of Charleston County, state of **South Carolina**, designated by the number and street as:
181 Gordon St Charleston, 29403

If you fail to perform or otherwise comply, the owner/landlord will institute legal proceedings to recover rent, charges/fees, damages, and possession of said premises, which could result in a judgment against you, including costs and necessary disbursements together, with damages as allowed by law for such unlawful detention. If you fail to fulfill the terms of your obligations, the Landlord and/or Landlord's Agent can submit a negative credit report reflecting your credit to a credit report agency.

Please note: you are required to pay rent for the entire notice period, even if vacating earlier than the required date. You are not to re-rent the property; refer all potential tenants to Meridian Residential Group

Agent: Tara Bayles

Date: 05/29/2025

Meridian Residential Group
8310 Rivers Ave. Suite B

North Charleston, SC 29406

Phone (843) 996-4987

www.meridianresidentialgroup.com