

EXHIBIT B

UNIVERSITY OF CALIFORNIA, SAN DIEGO

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UCSD

SANTA BARBARA • SANTA CRUZ

OFFICE OF THE VICE CHANCELLOR -  
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June 13, 2014

Che Café Collective  
P.O. Box 948434  
La Jolla, CA 92037

Re: Notice of Termination – Che Café Collective  
Space Agreement Between UCSD Retail Cooperatives and The Regents of the University of California,  
dated May 1, 2006

Dear Che Café Collective:

Pursuant to the Space Agreement Between UCSD Retail Cooperatives and The Regents of the University of California on behalf of its campus at the University of California, San Diego ("UCSD") and University Centers (collectively, the "University"), dated May 1, 2006 ("Space Agreement"), the Che Café Collective ("Che Cafe") is a tenant of The Regents of the University of California ("University") occupying the facility identified in Addendum B to the Space Agreement ("Premises"). Because no valid extension of the Space Agreement is in effect, your tenancy under the Space Agreement is month-to-month.

Section 2.2 of the Space Agreement provides that all extensions of the term of the Space Agreement require Che Cafe to obtain written certification from both the AS and the GSA, as provided in Section 1.4(b) and (c) of the Space Agreement. On June 2, 2014, the GSA decertified Che Cafe and called upon the University to terminate the Space Agreement with Che Cafe. Accordingly, no further extensions of the Che Cafe Space Agreement will be granted. Please note that in accordance with Section 18.1(b)(3) of the Space Agreement, this decision is not subject to dispute resolution under the Space Agreement.

Therefore, please take notice that, effective 30 days from the date of delivery of this letter ("Termination Date"), University hereby terminates the Space Agreement between University and Che Cafe dated May 1, 2006 for the Premises identified in Addendum B to the Space Agreement.

On or before the Termination Date, Che Cafe must vacate the Premises and remove all personal property therefrom. Che Cafe must surrender the Premises to University in good and orderly condition, clean and free of debris. Che Cafe will be responsible for the cost to repair any damage to the Premises occasioned by the removal of Che Cafe's alterations, improvements, additions, utility installations, trade fixtures, furnishings, equipment, machinery, inventory, and personal property. Failure of Che Cafe to timely vacate the Premises will result in the institution of unlawful detainer proceedings.

If Che Cafe performs all of its obligations under the Space Agreement, Che Cafe's security deposit in the amount of \$150.00, or so much thereof as has not theretofore been applied by University, shall be returned, without payment of interest or other increment for its use, to Che Cafe, pursuant to paragraph 4 of the Space Agreement.

Nothing in this notice constitutes a waiver by the University of any of its rights or remedies under the Space Agreement.

Best regards,

A handwritten signature in black ink that reads "Gary Matthews".

Gary Matthews  
Vice Chancellor