

MADISON VENTURE, LLC

Date: January 31, 2007

To: Mayor William D. Euille
301 King Street
Alexandria, VA 22314

From: Matthew Robinson
Madison Venture, LLC

**Re: The Madison
800 North Henry**

Harris Teeter has advised Madison Venture, LLC, the owner and developer of the proposed Madison development at the corner of Madison and North Henry Streets in Old Town Alexandria, that it had exercised its right to terminate its grocery store lease for a 45,000 square store in the Madison project. In its letter terminating the lease, Harris Teeter stated that it has determined that the configuration of the store under the current plan for the project would be unworkable from a business perspective and therefore made a decision not to pursue the project and has terminated the lease. Madison Venture, LLC remains committed to pursuing a high quality mixed-use project on the site. With the support from Alexandria's Economic Development Partnership, Madison Venture, LLC is in the process of contacting other grocers to determine their interest in the site and the viability of a store at this location.