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RONALD LORICCO, TRUSTEE *v.* HULA'S  
NEW HAVEN, LLC, ET AL.  
(AC 36363)

Sheldon, Keller and Bear, Js.

*Argued February 6—officially released May 26, 2015*

(Appeal from Superior Court, judicial district of New  
Haven, Zemetis, J.)

*John R. Harness*, with whom, on the brief, was *Brian  
P. Kraemer*, for the appellants (defendants).

*Robert T. Harrington*, for the appellee (plaintiff).

*Opinion*

PER CURIAM. The plaintiff, Ronald LoRicco, trustee, a landlord, brought this action against the defendant Hula's New Haven, LLC, a tenant, seeking payments pursuant to a commercial lease agreement. The plaintiff also named as defendants Donald G. Kelly, Albert J. Silverman and Todd M. Kazakowski, also known as Tom M. Kosakowski, as guarantors of the lease. Following a trial, the court, *Zemetis, J.*, rendered judgment in favor of the plaintiff as to all defendants by way of a memorandum of decision filed November 22, 2013. The defendants claim on appeal that the trial court erred in enforcing the guarantee because there was no meeting of the minds as to its terms. We have examined the record on appeal and considered the briefs and the arguments of the parties, and conclude that the judgment of the trial court should be affirmed. Because the trial court thoroughly addressed the arguments raised in this appeal, we adopt its well reasoned decision as a statement of the facts and the applicable law on the issue. See *LoRicco v. Hula's New Haven, LLC*, 53 Conn. Supp. 372, A.3d (2013). Any further discussion by this court would serve no useful purpose. See, e.g., *Woodruff v. Hemingway*, 297 Conn. 317, 321, 2 A.3d 857 (2010).

The judgment is affirmed.

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