

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE is executed effective September 27, 2021 by and between High Street Buildings, LLC, a Delaware limited liability company ("Landlord"), and KeHE Distributors, LLC, a Delaware limited liability company ("Tenant").

RECITALS

A. Landlord and Tenant are parties to that certain Lease dated April 28, 2017 (the "Original Lease") as amended by First Amendment dated June 26, 2020 (the "Lease"). Pursuant to the Lease, Tenant is leasing Premises located at 5415 East High Street, Suite 240, in Phoenix, Arizona. Such Premises consist of approximately 3,577 rentable square feet. The defined, capitalized terms used in the Lease shall have the same meanings when used herein.

B. Landlord and Tenant desire to amend the Lease as set forth in this Amendment.

NOW, THEREFORE, it is agreed as follows.

1. Relocation.

1.1 New Space. On the terms set forth herein, Tenant shall relocate to Suite 400 (the "New Space"). The parties agree that the New Space contains 6,722 rentable square feet.

1.2 Landlord's Work. Landlord shall improve the New Space by performing Landlord's Work in accordance with Exhibit A.

1.3 Relocation. Landlord shall deliver possession of the New Space to Tenant on the date of substantial completion (as defined in Exhibit A) of Landlord's Work, estimated to be November 1, 2021 ("Estimated Completion Date"). Tenant shall relocate to the New Space and surrender the original Premises in the condition required by the Lease for surrendered space within ten (10) days following delivery of possession of the New Space to Tenant; Tenant shall continue to pay all Base Rent, Operating Expenses and other amounts during this period.

1.4 Relocation Date. Upon Tenant relocating to the New Space, the New Space shall be and become the "Premises" for all purposes under the Lease. The actual date that Tenant relocates is the "Relocation Date". Upon the Relocation Date, the terms and provisions of the Lease shall continue in full force and effect and shall be applicable to the New Space as the "Premises" except as set forth herein. If the Relocation Date occurs after the first day following the presently scheduled expiration date of the Lease, the Term of the Lease will be extended on its existing terms until the day prior to the Relocation Date.

2. Continuation of Lease Provisions.

2.1 Relocation Term. Effective on the Relocation Date or, if earlier, on the tenth (10th) day following the date on which Landlord could have substantially completed Landlord's Work absent Tenant Delays (as defined in Exhibit A), the Term of the Lease will be the period from the Relocation Date to the final day of the sixty-third (63rd) full calendar month thereafter (the "Relocation Term").

2.2 Base Rent. During the Relocation Term, Base Rent will be as follows.

<u>Months</u>	<u>Monthly Amount</u>	<u>Annual Rate/RSF</u>
1-3	\$0.00*	\$0.00
4-12	\$20,446.08**	\$36.50
13-24	\$20,866.21	\$37.25
25-36	\$21,286.33	\$38.00
37-48	\$21,706.46	\$38.75
49-60	\$22,126.58	\$39.50
61-63	\$22,546.71	\$40.25

*Excess Office Operating Expenses are payable during any part of this period that occurs after the Base Year.

**Any first partial month is charged a prorated portion of this amount.

3. Adjustments.

3.1 Operating Expenses. Effective on the first day of the Relocation Term, (a) Tenant's Proportionate Share will be calculated based on the rentable square footage of the New Space, (b) the Base Year will be calendar year 2021 and (c) all references to "2017" in Section 4.6 shall be deemed to be "2021".

3.2 Security Deposit and Prepaid Rent. Within ten (10) days following the Relocation Date, Tenant shall pay Landlord (a) \$12,039.27 to be added to the Security Deposit of \$10,507.44 to increase the same to \$22,546.71, and (b) Base Rent for month 4 of the Relocation Term in the amount of \$20,446.08.

3.3 Parking. Effective on the first day of the Relocation Term, Tenant's parking allocation shall be increased to three (3) covered, reserved parking spaces and sixteen (16) covered, unreserved parking spaces in the multi-level parking structure located south of High Street at the monthly rate in effect from time to time (currently \$80.00 per reserved space and \$60.00 per unreserved space). Tenant shall have the right to an additional seven (7) covered, unreserved parking spaces during the Relocation Term, upon one full calendar month's prior written notice to Landlord at the monthly rate in effect from time to time.

3.4 Furniture. The parties acknowledge and agree that Landlord has provided Tenant with the use and possession of the Landlord's Furniture (as defined in the Original Lease). Tenant shall have the right to relocate and continue to use Landlord's Furniture in the New Space. Tenant shall surrender Landlord's Furniture with the Premises at the expiration or earlier termination of the then-current Term of the Lease.

4. Renewal Option.

4.1 Grant of Option. Landlord hereby grants to Tenant the option to renew this Lease for one (1) additional term of sixty (60) months (the "Renewal Term"). If this option is exercised, references in the Lease to the Lease Term shall include the Renewal Term.

4.2 Exercise. Tenant must exercise the option to renew, if at all, by giving Landlord written notice of such exercise not fewer than twelve (12) months prior to expiration of

the then current Lease term. Upon exercise of the option to renew, the Lease Term shall be extended through the expiration date of the Renewal Term on the same terms and conditions as contained herein, except that (a) there shall be no further right to renew the Lease term, and (b) Base Rent during the Renewal Term shall be the fair market rental value of the Premises determined pursuant to this Section.

4.3 Base Rent. Base Rent for the Renewal Term shall be established by agreement of the parties or, if they do not agree by the one hundred eightieth (180th) day prior to the commencement date of the Renewal Term, then Base Rent for the Renewal Term shall be the fair market rental value of the Premises established pursuant to the terms of this Section. If the parties are not able to agree upon the then fair market rental value of the Premises on or before the one hundred eightieth (180th) day prior to the commencement of the Renewal Term, then not later than the one hundred fiftieth (150th) day prior to the commencement of the Renewal Term, each party shall submit to the other a written final offer setting forth the then fair market rental value of the Premises. The written notice of the fair market rental value shall also be accompanied by a list of three qualified MAI appraisers, experienced in determining fair market rental values of similar commercial properties in the Scottsdale market. Each party shall have the right to strike one candidate from the list submitted by the other party. The resulting names that are timely submitted shall then be placed in a vessel and one MAI appraiser shall be selected at random. The MAI appraiser so selected (the "Appraiser") need not necessarily conduct an appraisal, but rather shall select, as between the two final offers submitted by the parties, that final offer that sets forth a fair market rental value that is closest to the actual fair market rental value based on retail rates in the Scottsdale market as the same may be determined by the Appraiser using whatever means (including an appraisal) the Appraiser deems reasonable. The decision of the Appraiser shall be final and binding on the parties and shall establish the Base Rent for the Renewal Term. The cost of the Appraiser's fee shall be shared equally by the parties.

4.4 Termination of Option. The rights granted in this Section shall terminate and shall cease to be effective (a) upon any assignment of this Lease or any sublease of all or part of the Premises for which Landlord's consent is required and is not obtained by Tenant pursuant to Section 19 of the Lease, or (b) upon any Event of Default by Tenant which is then continuing at the time of Tenant's exercise of the option to renew, or upon the termination of this Lease or of Tenant's right of possession; provided, if the option to renew shall have been exercised prior to the termination for an Event of Default, then the calculation of damages upon such termination shall include damages with respect to the Renewal Term.

4.5 Amendment to Lease. If Tenant exercises the option to renew this Lease, Landlord and Tenant shall execute and deliver an amendment to this Lease setting forth such fact and the amount of Base Rent for the Renewal Term, subject to Tenant's reasonable prior review and approval.

4.6 Certificate. At such time as the option to renew expires or Tenant otherwise has no further rights under this Section, Tenant shall execute and deliver to Landlord a certificate setting forth such fact, subject to Tenant's reasonable prior review and approval.

5. Improvements. Landlord will improve the New Space pursuant to the Work Letter attached as Exhibit A. Tenant will also be provided with Building standard suite and directory signage at Landlord's cost.

6. Early Expiration Right. Section 1.3.2 of the Original Lease is hereby deleted.

7. Legal Matters.

7.1 Images. Tenant shall not, without Landlord's prior written consent (which shall not be unreasonably withheld, conditioned, or delayed) use or license the use of (a) the name of the Building or the Project, or (b) any actual, digital, augmented or virtual image of all or any part of the interior or exterior of the Building or the Project for any purpose; Landlord reserves the exclusive right to all such usage and to all revenue associated with the same.

7.2 Transfers. Notwithstanding any provision in the Lease, Tenant shall not assign the Lease or sublease all or any portion of the Premises to a proposed transferee, or any person or entity that controls, is controlled by, or is under common control with the proposed transferee, if the proposed transferee or such person or entity (a) leases or occupies space in the Project on the date on which Tenant requests consent to the transfer, or (b) is negotiating with Landlord to lease space in the Project, or has negotiated with Landlord to lease space in the Project, during the twelve (12) month period prior to the date on which Tenant requests such consent.

7.3 Condition of Premises. Tenant agrees that except as expressly stated in the Lease and this Amendment (including Exhibit A), Landlord has made no representations or warranties of any kind, expressed or implied, oral or written, concerning the Premises or the Project or any matter related thereto, including zoning, availability of access or utilities, the presence and location of Hazardous Substances, physical or environmental conditions, or any information Landlord may provide regarding the foregoing. No agent or broker of Landlord has authority to make nor has made any promise, warranty or representation to Tenant. Except only for Landlord's covenants, representations and warranties stated in the Lease and this Amendment (including Exhibit A), the Premises are leased "AS IS, WHERE IS, WITH ALL FAULTS."

8. Acknowledgement. Tenant acknowledges and agrees that Landlord and all predecessor lessors have fully and timely performed each and all of their obligations under the Lease.

9. Effect of Amendment. Submission of this Amendment for review does not constitute an offer by Landlord to Tenant. This document may not be relied upon, nor may any claim for reliance or estoppel be made based upon this document, unless and until this document is fully executed and delivered by each party.

10. Representations. Tenant hereby represents and warrants to Landlord that (a) this Amendment constitutes the binding obligation of Tenant and is enforceable against the Tenant in accordance with its terms, (b) Tenant has not made any assignment, sublease, transfer, conveyance or other disposition of its interest in the Lease or in the Premises (including assignments for security purposes), (c) no consent of any third party is necessary for Tenant to execute, deliver and perform this Amendment, and (d) Tenant has engaged no broker regarding this Amendment. The

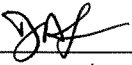
persons executing this Amendment on behalf of Landlord and Tenant each warrants his or her authority to do so.

11. Status of Lease. Except as expressly amended hereby, the Lease remains in full force and effect and is hereby ratified and confirmed.

IN WITNESS WHEREOF, this Amendment has been executed as of the date first above written.

TENANT:

KeHE Distributors, LLC,
a Delaware limited liability company

By: 
Name: Ryan Lawrence
Its: VP Sales

LANDLORD:

High Street Buildings, LLC,
a Delaware limited liability company

By: High Street AZ, LLC,
a Delaware limited liability company
Its: Manager

By: SKB-High Street II, LLC,
an Oregon limited liability company
Its: Manager

By: ScanlanKemperBard Companies, LLC,
an Oregon limited liability company
Its: Operating Manager

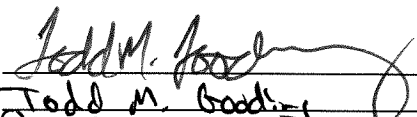
By: 
Name: Todd M. Gooding
Its: President



EXHIBIT A

Work Letter

1. Landlord's Work.

1.1 Plans. Landlord shall improve the Premises as generally described on Schedule 1 hereto (the "Final Plans"). The installation of the tenant improvements shown on the Final Plans is herein referred to as "Landlord's Work." Landlord represents that, to its actual knowledge, Landlord's Work as shown on the Final Plans, complies with all applicable codes; if this representation is inaccurate, then the sole remedy of Tenant shall be to require Landlord to cause such compliance at the expense of Landlord.

1.2 Construction. Landlord shall perform Landlord's Work substantially in accordance with the Final Plans. At Landlord's election, substantial completion may be demonstrated by a temporary or permanent certificate of occupancy or other final inspection (with or without conditions) or a certificate of substantial completion from Landlord's architect. Landlord's Work shall be deemed substantially complete on the earlier of (i) the date that Landlord has substantially completed construction in accordance with the Final Plans, or (ii) the date that Landlord could have achieved such substantial completion absent delays attributable to Tenant, including delays related to changes pursuant to Section 1.3 below, and/or delays in Landlord's Work caused by Tenant ("Tenant Delays").

1.3 Changes in Plans. Tenant may request reasonable changes in the Final Plans ("Tenant Changes"). Landlord may disapprove such request on any reasonable grounds. Landlord may require changes to the Final Plans if needed to cure a noncompliance of the Final Plans with applicable code ("Landlord Changes"). The Costs of Landlord's Work (as defined below) include additional Costs required to evaluate and design, and, if approved, to implement, all Tenant Changes and Landlord Changes, including, without limitation, architecture fees and increase in construction costs, except Costs related to a Landlord Change to correct a noncompliance actually known to Landlord at the time this Amendment is executed. Tenant Delays are all delays in substantial completion of Landlord's Work attributable to any act, omission or request of Tenant, including any delay in substantial completion caused by reviewing, processing and/or implementing a Tenant Change.

1.4 Adequacy of Final Plans. Neither the approval by Landlord of Schedule 1 or any other plans, specifications, drawings or other items associated with the Landlord's Work nor Landlord's performance, supervision or monitoring of the Landlord's Work shall constitute any warranty or covenant by Landlord to Tenant of the adequacy of the design for Tenant's intended use of the Premises. Tenant agrees to, and does hereby, assume full and complete responsibility to ensure that Landlord's Work and the Final Plans are adequate to fully meet the needs and requirements of Tenant's intended operations of its business within the Premises and Tenant's use, as described in the Lease of the Premises.

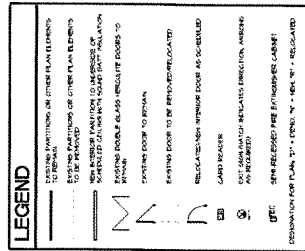
1.5 Inspection and Punchlist. Prior to the date which Landlord anticipates to be the date of substantial completion, Landlord shall deliver to Tenant written notice of the expected date of such substantial completion. Prior to the date of substantial completion, if Tenant desires,

representatives of Landlord and Tenant shall make a joint inspection of the Premises to create an agreed upon list of items yet to be substantially completed. The items included in such list are herein referred to as "Punchlist Items." Certain of the Punchlist Items may be completed by Landlord prior to substantial completion and Landlord shall complete the remaining Punchlist Items with due diligence, but in no event to exceed ninety (90) days unless due to the unavailability of materials or contractors. If the parties are unable to agree whether any particular item is to be included as a Punchlist Item or whether the same has been satisfactorily completed, then the decision of Landlord's architect shall be binding. Landlord shall continue to have complete access to the Premises for the purpose of taking any and all steps related to any then remaining Punchlist Items. Landlord's obligation to complete the Punchlist Items shall not alter the date of substantial completion. The obligation of Landlord to perform Punchlist Items work shall be to perform the same to an industry standard level, not to perfection. Except for the obligation to perform Punchlist Items, Landlord shall have no other or further obligation with respect to construction of Landlord's Work.

2. **Costs.** The "Costs" of Landlord's Work are all hard and soft costs related to Landlord's Work including but not limited to architectural plans, permits, construction costs, and Landlord's project management fee of 6%. Landlord shall pay the Costs up to the amount of the Tenant Improvement Allowance, which is \$336,100.00 (\$50.00 per rentable square foot). Tenant shall pay all Costs in excess of the Tenant Improvement Allowance ("Excess Costs"). A budget for the Landlord's Work based upon the Final Plans is attached hereto as Schedule 2 ("Budget"). Landlord shall notify Tenant of any material increases in the actual cost of Landlord's Work as against the Budget, including in connection with Section 1.3 hereof, and Tenant shall have the opportunity to "value engineer" with Landlord the Final Plans and Budget to address any potential Excess Costs before the same are incurred; any related delay in substantial completion shall be a Tenant Delay. Upon request from time to time, Tenant will pay the Excess Costs to Landlord; if actual Excess Costs vary, the difference shall be paid in cash between the parties promptly following completion of Landlord's Work. The current estimate of certain Costs of Landlord's Work is attached as Schedule 2.

3. **Early Access.** Commencing on a date fourteen (14) days prior to substantial completion of the Landlord's Work (the "Early Access Date") Tenant may have access to the New Space prior to the date of substantial completion in order to install Tenant's trade fixtures, equipment, furniture, systems and inventory ("Tenant's FF&E"). Tenant shall provide Landlord proof that all insurance Tenant is required to carry under the Lease is in full force and effect with respect to the New Space on or before such Early Access Date. All the terms, covenants and agreements set forth in the Lease (other than the payment of Rent) shall apply to any such early occupancy by Tenant.

DEMO EXISTING WALLS, DOORS, ELECTRICAL/TELEPHONE DATA, AND OTHER PLAN ITEMS. EXISTING WALLS TO REMAIN AS REQUIRED FOR REPAIRS TO EXISTING ROOF AND FLOOR FOR REINFORCEMENT AND MATERIALS AND SET ASIDE FOR RECYCLING. WITHIN SCOPE OF WORK, RETURN TO BUILDING OWNER'S STOCKPILE FOR FUTURE T.I. USE OR RECYCLE.



SUITE 400: +/- 6,722 RSF
95A-21 100' x 110'

NUMBER
1004-41
DATE
PAGE PLAN

KEHE
HIGH STREET
415 E. HIGH STREET
PHOENIX, ARIZONA

olution design

interior architecture
10 W 4th Street
Suite 905
Tucson, AZ 85701
phone 520-622-2882
toll-free 1-877-468-1881

1 – EXHIBIT A

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SCHEDULE 2

Stevens·Leinweber CONSTRUCTION INC.

PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT **KeHE**
OFFICES ON HIGH STREET
5415 E HIGH STREET #400
PHOENIX, AZ 85054

SUITE AREA 6,722
ARCHITECT EVOLUTION
PLAN DATE 7/9/2021
ESTIMATE DATE 6/11/2021

TRADE AND DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	BUDGET
102050 DEMOLITION					\$9,067
REMOVE PARTITIONS, FLOORING, SECTIONS OF CEILING	1	LS	9067	9,067	
106200 FINISH CARPENTRY					\$4,430
INSTALL DOORS IN SINGLE FRAMES	2	EA	170	340	
INSTALL NEW DOORS AND INTEGRAL 2" WIDE SL FRAMES	13	EA	290	3,770	
FURNISH/INSTALL TMB BOARD	1	EA	250	250	
INSTALL DOOR CLOSERS	1	EA	70	70	
106400 MILLWORK					\$2,600
BREAK AREA PLAM UPPER/LOWER CABINETS WITH QUARTZ TOP	0	LF	560	-	
PLASTIC LAMINATE UPPER AND LOWER CABINETS SOLID SURFACE TOP	5	LF	560	2,800	
107200 INSULATION					\$4,068
IN WALL INSULATION	2880	SF	0.6	1,728	
ABOVE CEILING INSULATION AT ALL PARTITIONS BETWEEN OFFICES	3120	SF	0.75	2,340	
108200 ALUMINUM FRAMES/WOOD DOORS/HARDWARE					\$13,530
SINGLE DOOR FRAMES	2	EA	250	500	
DOOR/2' SIDELIGHT FRAME	13	EA	440	5,720	
WOOD DOORS (REUSE 6 FROM DEMO)	6	EA	370	2,960	
CLOSERS	1	EA	140	140	
HINGES/STOPS	14	EA	35	490	
LOCKSETS (REUSE 6 SETS FROM DEMO)	6	EA	465	3,720	
108600 GLASS					\$17,196
SIDELIGHT GLASS IN FRAMES AT OFFICES	378	SF	14	5,292	
GLASS DOORS AT CONF ROOMS	2	EA	2770	5,540	
RELOCATE SLIDING DOOR SYSTEM	1	EA	2600	2,600	
SIDELIGHT GLASS IN U CHANNEL AT CONFERENCE ROOMS	198	SF	18	3,564	
109250 GWB & METAL FRAMING					\$33,092
DEMO PATCHING	1	LS	1000	1,000	
NEW PARTITIONS TO GRID	368	LF	68	25,024	
NEW PARTITIONS TO DECK AT WORK ROOM AND SERVER ROOM ONLY	0	LF	68	-	
GLASS HEADER	66	LF	45	3,168	
TOUCH UP/REPAIR EXISTING WALLS	1	LS	1400	1,400	
IN WALL BLOCKING/BACKING	1	LS	400	400	
BRACING	105	EA	20	2,100	
109500 ACOUSTICAL TREATMENT					\$13,932
REPAIR EXST GRID/TILE IN SUITE AND CORRIDOR AND INSTALL NEW AS NEEDED	3240	SF	4.3	13,932	
109680 FLOOR COVERING					\$26,329
CARPET TILE	680	SY	25	17,000	
VCT AT CLOSET	160	SF	3	480	
LVT AT BREAK ROOM AND LOUNGE	648	SF	5.5	3,564	
LVT AT RECEPTION AND CONF. ROOMS	630	SF	5.5	3,465	
RUBBER WALL BASE	1400	LF	1.3	1,820	
BACKSPLASH TILE AT BREAK AREA	0	SF	30	-	
109900 PAINTING					\$6,120
PAINT WALLS	12900	SF	0.5	6,300	
PAINT EXISTING HARDUD CEILINGS	1	LS	900	900	
STAIN NEW DOORS	6	EA	115	920	
110600 MISCELLANEOUS					\$240
FIRE EXTINGUISHER CABINETS PER CODE	1	EA	240	240	
115400 PLUMBING					\$0
SINK, FAUCET, PIPING, INSTA HOT, DISPOSAL, APPLIANCE WATER LINES	0	EA	5890	-	
115500 FIRE SPRINKLER					\$7,056
RELOCATE AND ADD HEADS PER CODE	6722	SF	1.05	7,056	

115600	HVAC								\$32,557
	AIR DISTRIBUTION ALLOWANCE FOR NEW LAYOUT (ASSUMES USING EXISTING HVAC UNITS AND REZONING SUITE)	6722	SF	4	26.686				
	EXHAUST FAN AT IT CLOSET	1	LS	1075	1.075				
	RELOCATE EXISTING EMS SENSORS AND CONTROLLERS AS NEEDED	5	EA	650	3.250				
	CERTIFIED AIR BALANCE	6722	SF	0.2	1.344				
116000	ELECTRICAL SYSTEMS								\$37,463
	RELOCATE EXISTING 2X4 FIXTURES	38	EA	105	3.990				
	SUPPLEMENT NEW 2X4 FIXTURES FOR MODIFIED OFFICE LAYOUT	18	EA	295	5.310				
	NEW EXIT SIGNS, RELOCATE EXISTING	4	EA	225	900				
	MOTION SENSORS, SWITCHING	6722	SF	0.6	4.033				
	DUPLEX OUTLETS	42	EA	145	6.090				
	TELEVISION OUTLETS	6	EA	165	1.480				
	DATA ROUGH IN	26	EA	45	1.170				
	DEDICATED OUTLETS FOR COPIER AND APPLIANCES	6	EA	365	2.310				
	DEDICATED QUAD OUTLET AT IT CLOSET	1	EA	450	450				
	GFCI OUTLETS	5	EA	160	800				
	JBOXES AND CIRCUIT FOR FURNITURE	5	EA	450	2.250				
	FLOOR OUTLETS AT CONFERENCE ROOM	2	EA	1575	3.150				
	FLOOR OUTLET AT CORNER OFFICE	1	EA	1575	1.575				
	INSTA HOT CIRCUIT AT BREAK AREA	1	EA	475	475				
	EXHAUST FAN CIRCUIT	1	EA	475	475				
	CONDUIT/WIRING	6722	SF	0.45	3.025				
116720	FIRE ALARM								\$9,075
	RELOCATE AND ADD DEVICES PER CODE	6722	SF	1.35	9.075				
101150	GENERAL CONDITIONS								\$26,414
	PROJECT SUPERINTENDENT	9	WK	1600	14.400				
	SUPERINTENDENT BURDEN	9	WK	480	4.320				
	TELEPHONE/COMPUTER	9	WK	40	360				
	FIELD DELIVERIES/COURIER	9	LS	50	450				
	PLASTICS/PROTECTION	1	LS	500	500				
	GENERAL CLEAN-UP	9	WK	360	3.240				
	DUMPSTER	3	EA	350	1.050				
	SMALL TOOLS & EXPENDABLES	1	LS	450	450				
	PLAN & SPEC REPRODUCTION	1	LS	300	300				
	FINAL CLEAN-UP	6722	SF	0.2	1.344				
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	SUBTOTAL DIRECT COST								\$246,392
	INSURANCE								\$2,454
	OH&P								\$16,110
	TOTAL								\$263,955

ALTERNATE PRICING OPTIONS

1	ADD TO FURNISH AND INSTALL LVT THROUGHOUT SUITE (IN LIEU OF NOTED CARPET AREAS)	\$15,758
2	ADD TO POLISH CONCRETE THROUGHOUT IN LIEU OF INSTALLING LVT AND CARPET	\$13,922

QUALIFICATIONS

- 1) BUDGET DOES NOT INCLUDE SECURITY, TELCO/DATA CABLING, A/V OR SIGNAGE WORK SCOPE
- 2) BUDGET DOES NOT INCLUDE CITY PLAN REVIEW FEE OR PERMIT COST
- 3) BUDGET ASSUMES EXISTING ELECTRICAL PANELS ARE SUFFICIENT FOR NEW SUITE CONFIGURATION
- 4) BUDGET ASSUMES THE EXISTING HVAC UNITS ARE SUFFICIENT TO ACCOMMODATE NEW SUITE CONFIGURATION
HVAC WILL BE MODIFIED TO FIT NEW SUITE LAYOUT
- 5) BUDGET DOES NOT INCLUDE APPLIANCES
- 6) BUDGET DOES NOT INCLUDE NEW WINDOW COVERINGS