

FIFTH AMENDMENT TO LEASE AGREEMENT

THIS FIFTH AMENDMENT TO LEASE AGREEMENT (this “**Fifth Amendment**”) is made and entered into to be effective as of the 20th day of February, 2024 (the “**Fifth Amendment Effective Date**”), by and between SFG ISF COLUMBUS 0 BUCKEYE, LLC, a Delaware limited liability company (“**Landlord**”), and WILLIAMS SCOTSMAN, INC., a Maryland corporation (“**Tenant**”).

RECITALS:

A. Pursuant to that certain Commercial Lease by and between Landlord and Tenant dated November 29, 2021 (the “**Original Lease**”), as amended by that certain First Amendment to Lease dated December 17, 2021 (the “**First Amendment**”), as further amended by that certain Second Amendment to Lease dated March 2, 2023 (the “**Second Amendment**”), as further amended by that certain Third Amendment to Lease dated April 21, 2023 (the “**Third Amendment**”), and as further amended by that certain Fourth Amendment to Lease dated July 13, 2023 (the “**Fourth Amendment**”), Landlord leased to Tenant certain premises consisting of approximately 14.76 acres of real property located at 648 Buckeye Park Road (f/k/a 0 Buckeye Road), Columbus, Ohio (the “**Premises**”), as more particularly described in the Original Lease, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment. The Original Lease, as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, and this Fifth Amendment shall collectively be referred to as the “**Lease**”. Capitalized terms used herein that are not otherwise defined will have the meanings ascribed to such terms in the Original Lease.

B. If not for this Fifth Amendment, the Term of the Lease would expire on December 31, 2031 (the “**Prior Lease Expiration Date**”).

C. Landlord and Tenant desire to amend and modify the Lease as hereinafter set forth to extend the Term and for other purposes as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Extension of Term.** Subject to the terms and conditions of this Fifth Amendment, the Lease Term is hereby extended for an additional period of twenty-four (24) months such that the Lease Term will expire on December 31, 2033 (the “**Amended Expiration Date**”) (the portion of the Lease Term between the Prior Lease Expiration Date and the Amended Expiration Date is referred to herein as the “**Extended Term**”).

2. **Base Rent.**

(a) Beginning as of the Fifth Amendment Effective Date, and continuing through the Amended Expiration Date, Tenant shall pay Monthly Rent (hereinafter designated as “**Base Rent**”) for the Premises as follows, which Base Rent shall be payable in the same manner as is set forth in the Original Lease for the payment of Base Rent (as amended by this Fifth Amendment):

<u>Period</u>	<u>Annual Base Rent</u>	<u>Monthly Base Rent</u>
Fifth Amendment Effective Date – 12/31/2024	\$962,102.87	\$80,175.24
1/1/2025 – 12/31/2025	\$990,965.95	\$82,580.50
1/1/2026 – 12/31/2026	\$1,020,694.93	\$85,057.91
1/1/2027 – 12/31/2027	\$1,051,315.78	\$87,609.65
1/1/2028 – 12/31/2028	\$1,082,855.25	\$90,237.94
1/1/2029 – 12/31/2029	\$1,115,340.91	\$92,945.08
1/1/2030 – 12/31/2030	\$1,148,801.14	\$95,733.43
1/1/2031 – 12/31/2031	\$1,183,265.17	\$98,605.43
1/1/2032 – 12/31/2032	\$1,218,763.13	\$101,563.59
1/1/2033 – 12/31/2033	\$1,255,326.02	\$104,610.50

(b) Effective as of the Fifth Amendment Effective Date, Exhibit B-1 of the Original Lease shall be deemed null and void and of no further force or effect.

3. Triple Net Lease: Maintenance and Repairs.

(a) Triple Net Lease. Notwithstanding any provisions in the Lease to the contrary, the parties acknowledge that the Lease is and shall be deemed and construed to be a triple net lease, such that except as expressly set forth in the Lease as amended hereby to the contrary, the Lease is intended to yield all Base Rent payable hereunder as an absolutely net return to Landlord. Except for Landlord's obligations under the penultimate sentence of this subsection, Landlord shall have no obligation to undertake maintenance, make any repairs or incur costs relating to the Premises that are not fully reimbursable by Tenant. Accordingly, except as specifically and expressly set forth herein to the contrary, Tenant shall be responsible for all other necessary maintenance, repairs and replacements at the Premises at its own cost. Such obligation shall include maintaining an annual preventative maintenance agreement with a reputable third-party company (which shall be subject to Landlord's reasonable approval) for the roof and HVAC system associated with any building constructed as part of the Construction Work (as defined in the Construction Addendum attached hereto as EXHIBIT B), and maintaining and handling any obligations relating to the Premises required by Laws (such as, for instance, any maintenance and reporting requirements associated with environmental matters or stormwater management at the Premises). At Landlord's request, Tenant will promptly provide written evidence that it is satisfying any such requirements. In addition, Tenant shall pay all taxes, insurance, assessments, and other costs, expenses and obligations of every kind and nature whatsoever relating to the ownership and operation of the Premises, including, without limitation, taxes, assessments, insurance costs (including deductibles) and maintenance, repair and compliance costs, all charges assessed against or attributed to the Premises pursuant to any applicable easements, license agreements, covenants, restrictions, agreements, declaration of protective covenants or development standards (including, without limitation, assessments charged by owners' associations) which accrue (or have accrued) with respect to the Premises on and after the Effective Date and prior to the expiration of the Amended Expiration Date. Tenant's obligation to pay all amounts described in this Section 3 (collectively, "Additional Rent"), shall survive the expiration or earlier termination of this Lease. Notwithstanding the foregoing, Landlord will be responsible for repairing any damage caused to the Premises that is directly and solely caused by Landlord's negligence or willful misconduct, but only if the damage is not covered by insurance that is required to be maintained by Tenant under the Lease as amended hereby ("Tenant Insured Issues"). Any provision contained in the Original Lease, the First Amendment, the Second Amendment, the Third Amendment, or the Fourth Amendment which is contrary to or incompatible with the terms of this Section 3 is hereby deemed to be null and void and of no further force or effect as of the Effective Date.

(b) Notice and Cure. Tenant shall give Landlord prompt written notice of any defects or material damage to the Premises. Notwithstanding anything to the contrary contained in the Lease, Landlord shall have the right, but not the obligation, to perform Tenant's obligations hereunder, which have not been performed by Tenant as required hereunder, and to charge Tenant as Additional Rent for all reasonable costs and expenses incurred in connection therewith. If Landlord does undertake any such obligations, Landlord will be entitled to assess a market-based management fee, plus an 8% inconvenience fee, all based on a percentage of the costs involved and Landlord will not be liable for inconvenience, annoyance, disturbance or other damage to Tenant by reason of Landlord making any repairs or the performance of work at the Premises or on account of bringing materials, supplies and equipment into or through the Premises during the course thereof; provided, however, that Landlord will use reasonable efforts not to disturb or otherwise interfere with Tenant's operations at the Premises in making such repairs or performing such work. Nothing in this subsection implies any duty of Landlord to do any work required of Tenant under this Lease, but the performance of any such work by Landlord will not constitute a waiver of Tenant's default in failing to perform it.

(c) Premises Taxes. Without limiting the generality of the terms of Section 3(a), the parties agree that all real property taxes, payment-in-lieu of taxes, special assessments and similar charges imposed upon the Premises (excluding Landlord's income taxes) (collectively, "Premises Taxes") shall be paid by Landlord directly to the taxing authority, and Tenant shall reimburse Landlord therefor in accordance with the terms of Section 3(g) below. Landlord acknowledges and agrees that Tenant shall not be responsible for any fines, penalties or interest incurred in connection with the late payment of Premises Taxes by Landlord so long as Tenant has timely complied with its reimbursement obligations to Landlord.

(d) Payment of Other Taxes. Tenant will pay and be liable for all rental, sales, use and inventory taxes or other similar taxes, if any, on the amounts payable by Tenant hereunder. Tenant will make such payment directly to such taxing authority if billed directly to Tenant, or if billed to Landlord, such payment will be paid concurrently with the payment of the Base Rent or such other charge upon which the tax is based, all as set forth herein.

(e) Utilities. It is the intention of the parties that all utilities will be separately metered for the Premises and billed directly to Tenant by the applicable utility providers. If Tenant has not already done so, then promptly following the Fifth Amendment Effective Date (or, in any event, prior to the activation of utilities, if not already active as of the Fifth Amendment Effective Date), Tenant shall promptly notify the appropriate utility and service providers to deliver directly to Tenant all statements and invoices for any such utilities. Tenant shall pay directly to the appropriate utility companies and service providers all charges for all utilities consumed in and services performed for the Premises, as and when such charges become due and payable. To the extent the invoices for any such utilities and services are received by Landlord, at Landlord's option, Tenant shall either pay the charge for such utilities and services directly to the utility or service provider or reimburse Landlord for such charges paid by Landlord.

(f) Property Management Fee. In the event at any time the parties mutually desire and agree to procure the services of a property management company, Tenant shall be responsible for payment to Landlord, as Additional Rent, of a monthly property management fee in the amount of one percent (1%) of Rent for the corresponding month.

(g) Billing and Payment Process.

i.) Estimate. Promptly after the beginning of each calendar year during the Lease Term, Landlord will estimate and provide supporting documentation evidencing the total amount of Additional Rent to be paid by Tenant to Landlord during such calendar year and Tenant will pay to Landlord one-twelfth of such sum on the first day of each calendar month during such calendar year, or part thereof, during the Lease Term. Landlord will have the right to send supplemental invoices to the extent it reasonably determines that the estimate will not be sufficient to cover expenses to be incurred by Landlord for that Lease Year. If Landlord does so, Tenant will pay such invoices within 30 days after delivery thereof.

ii.) Statement of Actual Amount. Within a reasonable time after the end of each calendar year, Landlord will submit to Tenant a statement of the actual amount of Additional Rent for such calendar year, and the actual amount owed by Tenant, and within 30 days after delivery of such statement, Tenant will pay any deficiency between the actual amount owed and the estimates paid by Tenant during such calendar year.

iii.) Overpayment. In the event of overpayment, Landlord will credit the amount of such overpayment toward the next installment of Additional Rent owed by Tenant or, if the Lease Term has expired, pay such amount to Tenant.

iv.) Survival. The obligations in Section 3(g)(ii) and (iii) will survive expiration or termination of the Lease with respect to any deficiency or overpayment applicable to the final calendar year of the Term.

4. Payment of Rent. The deposit account for purposes of Rent payment is hereby amended, if necessary, to mean the following:

For ACH / Wire:

Bank Name: Village Bank & Trust

Bank Address: 234 W. Northwest Hwy., Arlington Heights, IL 60004

ABA/Routing Number: 071925460

Account Name: SFG ISF Columbus 0 Buckeye, LLC

Account Number: 6299551684

5. Site Layout. The parties acknowledge and agree that the orientation and layout of the Premises as reflected on the Site Layout, attached hereto as EXHIBIT A, is deemed final and is not subject to further change without Landlord's express approval.

6. Construction Work. Section 7, Section 8.2, EXHIBIT B-2, EXHIBIT C, and EXHIBIT D of the Original Lease are each hereby deleted in their entirety. Landlord will perform the Phase One Work and Tenant will perform the Phase Two Work in accordance with EXHIBIT B attached hereto. Notwithstanding the foregoing, the parties acknowledge that the term "Tenant Improvements" (as defined in the Original Lease) is contemplated by and encompassed within the Construction Work, as further described on EXHIBIT B attached hereto. In addition, "Tenant Improvements" and "Additional Tenant Improvements" (as defined in the Original Lease) will be deemed to be Tenant Alterations for all purposes of the Lease, including, without limitation, Landlord's right to approve the associated plans and specifications pursuant to Section 8 of this Fifth Amendment.

7. Notices. (a) The address of Landlord for purposes of notices sent by Tenant pursuant to the terms of the Lease is hereby amended to mean the following:

SFG ISF Columbus 0 Buckeye, LLC
c/o Stonemont Financial Group
Terminus 100
3280 Peachtree Road NE, Suite 2770
Atlanta, GA 30305
Attn: General Counsel
Email: mike.patel@stonemontfinancial.com

With a copy to:

SFG ISF Columbus 0 Buckeye, LLC
c/o Stonemont Financial Group
Terminus 100
3280 Peachtree Road NE, Suite 2770
Atlanta, GA 30305
Attn: Ryan Meehan
Email: ryan.meehan@stonemontfinancial.com

(b) The address of Tenant for purposes of notices sent by Landlord pursuant to the terms of the Lease is hereby amended to mean the following:

Williams Scotsman, Inc.
901 S. Bond Street
Suite 600
Baltimore, MD 21231
Attn: Legal Department
Email: Samantha.Bishop@willscot.com

8. Tenant Alterations. Section 9 of the Original Lease is hereby amended by adding the following language to the end of such Section 9:

“Tenant will not make or allow any alterations to any part of the Premises (each a “**Tenant Alteration**”), without first obtaining on each occasion Landlord's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed. As part of its approval process, Landlord may require that Tenant submit plans and specifications and provide a schedule of values related to the proposed Tenant Alteration. Landlord shall have the right to charge a fee (payable to either Landlord or its designee), not to exceed 5% of the costs of the Tenant Alteration, to account for its internal costs of reviewing plans and/or any oversight or monitoring of Tenant's activities that Landlord elects to undertake (the “**Tenant Alteration Monitoring Charge**”). Promptly after completion of any Tenant Alterations other than Non-Approval Tenant Alterations (defined below), Tenant will deliver Landlord the as-built construction drawings for the Tenant Alterations to Landlord in the format requested by Landlord.

(a) No Approval Required. Notwithstanding the foregoing, Landlord's prior written approval shall not be required for Tenant Alterations that are made to Tenant's mobile or modular office and buildings which Tenant will be removing at the end of the Term, or Tenant Alterations that satisfy all of the following conditions (“**Non-Approval Tenant Alterations**”):

- (1) they are non-structural and do not affect the roof of any buildings installed by Landlord,
- (2) they do not require the filing of plans and specification with any governmental or quasi-governmental agency or authority or require a building permit,
- (3) they do not involve the removal of any fences, gates, or electrical or other utility lines or penetration or removal of any paved areas,
- (4) they do not reduce the value or utility of the Premises or any of the improvements installed by Landlord, and

- (5) they do not cost more than \$20,000.00 for any one such alteration, or more than \$60,000.00 for all such alterations in the aggregate.

If Landlord's approval is not obtained, Tenant shall, at Landlord's request remove all such alterations and restore the Premises to its condition as of the Commencement Date (and, with respect to the portions of the Premises affected by the Construction Work, in the same condition as when Substantial Completion of same occurred) and prior to such Tenant Alteration. Landlord hereby generally approves installation of foundations for modular and removable office and buildings, fencing and gates, and exterior lighting [all, subject to Landlord's approval of detailed plans and specifications relating to any such installation (and for their removal at the end of the Lease Term)].

For the avoidance of doubt: notwithstanding any provision in the Lease to the contrary Landlord will not be required to repair or restore damage to Tenant Alterations (including any of the above-referenced buildings), and references to the Premises in Section 12 of the Original Lease shall not be deemed to include any such items and improvements."

9. Insurance. Section 11 of the Lease is hereby deleted in its entirety and replaced with the following:

"11. **Insurance.**

(a) Insurance Coverages Maintained by Tenant. From and after the Fifth Amendment Effective Date, Tenant will carry and maintain (or cause to be maintained), at its sole cost and expense, the following insurance coverages:

Policy	Minimum Coverage Limits	Terms
Commercial General Liability	<u>Primary:</u> \$1,000,000 per occurrence, \$2,000,000 aggregate.	<ul style="list-style-type: none"> • Must be written on an occurrence (not claims made) basis. • Includes Broad Form Contractual Liability coverage or reasonable equivalent thereto. • Must cover Premises and Tenant's use thereof. • Extends to liability of Tenant arising out of indemnities by Tenant in <u>Section 29</u>.
Commercial Auto Liability	\$1,000,000 combined single limit.	<ul style="list-style-type: none"> • Must cover operations of all owned, hired and non-owned vehicles.
Workers Compensation	As required by statute in state where Premises is located.	<ul style="list-style-type: none"> • Must include a waiver of subrogation provision in favor of Landlord, any lender of Landlord, and any property manager designated by Landlord.
Employer's Liability	\$1,000,000 per accident, per employee and policy limit.	<ul style="list-style-type: none"> • Must include a waiver of subrogation provision in favor of Landlord, any lender of Landlord, and any property manager designated by Landlord.
"Following Form" Excess Liability	\$10,000,000 per occurrence, \$10,000,000 aggregate, per policy year.	

Policy	Minimum Coverage Limits	Terms
Special Form Property Insurance	<u>Trade Fixtures, Personal Property, Tenant Alterations:</u> Tenant expressly waives the requirement for property insurance to insure any loss to its inventory, trade fixtures, personal property, and Tenant Alterations, including, but not limited to, office trailers, construction trailers, storage containers, container offices and any other equipment or personal property located on the Premises. Tenant hereby agrees to hold Landlord harmless from any and all claims or losses to Tenant's inventory, equipment or personal property and Tenant will provide a waiver of subrogation for any property insurance policy carried by Tenant that may apply to such claim or loss. Any loss that would be covered by Special Form Property Insurance if it had been carried by Tenant (with a \$0 deductible and no self-insured retention) shall be deemed to be a Tenant Insured Issue regardless of whether it is in fact carried by Tenant.	

(b) Mutual Release; Waiver of Subrogation.

i.) Mutual Release. Notwithstanding anything to the contrary contained in this Lease, Landlord hereby releases Tenant, and Tenant hereby releases Landlord, Lender and their respective partners, principals, members, officers, shareholders, directors, agents, employees and affiliates from any and all liability for loss, damage or injury to the property of the other, whether located in or about the Premises or elsewhere, including any loss or damage caused or alleged to be caused by the negligence of the party against whom claims are waived, which results from an event which is covered by insurance actually carried and in force at the time of the loss (or which would have been covered but for a failure to maintain insurance coverage that was required to be maintained under this Lease) by the party sustaining such loss.

ii.) Waiver of Subrogation. Each of Landlord and Tenant hereby waives all rights of subrogation of its insurers and will cause its insurance policies to be endorsed such that said waiver of subrogation does not affect the right of the insured to recover thereunder. Notwithstanding any provision in the Lease (as amended hereby) to the contrary, Landlord shall in no event be liable to Tenant for any Tenant Insured Issue, and Tenant will indemnify Landlord with respect to any third-party claims against Landlord if the underlying loss is a Tenant Insured Issue.

(c) Landlord Insurance. Landlord may carry commercial general liability insurance and any other insurance reasonably required by its lender from time-to-time (collectively, "Landlord Insurance"), and Tenant will reimburse Landlord for the costs of Landlord Insurance when invoiced for same, as Additional Rent."

10. Rent Credit. The parties acknowledge that Tenant exercised its right to, and has received, the Credit pursuant to the terms of Section 27 of the Original Lease, and therefore, Landlord has no further obligation to Tenant under such section.

11. Hazardous Substance Disclosure. Within thirty (30) days of the request of Landlord, which requests shall be no more than once per year, Tenant shall provide Landlord with the applicable Material Safety Data Sheets ("MSDS") for each Hazardous Substance Tenant uses on the Premises; provided, however, Tenant's failure to timely comply with this Section 11 shall not constitute a default unless Tenant's failure to provide the requested MSDS exceeds a period of sixty (60) days.

12. Extension Option. Section 3 of the Original Lease is hereby deleted in its entirety and replaced with the following new Section 3:

"3. Option to Extend Term.

(a) Grant of Extension Option. Landlord grants to Tenant one (1) option to extend the Term for a period of five (5) years (the “**Extension Option**”). If applicable, the corresponding period by which the Term is extended is referred to as the “**Option Extension Period**”.

(b) Exercise of Extension Option. To exercise the Extension Option, Tenant must deliver written notice to Landlord at least 6 months prior to (but not more than 9 months prior to) the Amended Expiration Date (the “**Extension Option Exercise Notice**”).

(c) Determination of Base Rent.

i.) Definitions:

A. “**Market Area**” means the area of Franklin County, Ohio.

B. “**Prevailing Market Rate**” means the prevailing market rate applicable to the Option Extension Period for base minimum rental calculated on a per square foot basis for leases covering premises comparable to the Premises (as adjusted for any variances between such premises and the Premises, including without limitation age, location, setting, type of building, HVAC, parking, irrigation systems, roof status and market tenant improvement allowances) located in the Market Area.

C. “**Qualified Appraiser**” means an appraiser that (y) is a member of the American Institute of Real Estate Appraisers or similar professional organization and (z) has at least 10 years prior experience in the commercial leasing market of the Market Area.

ii.) Landlord Determination of Prevailing Market Rate. Within 30 days after delivery of the Extension Option Exercise Notice, Landlord will deliver a notice to Tenant setting forth Landlord’s determination of the Prevailing Market Rate (the “**Market Rate Determination Notice**”).

iii.) Tenant Response. Within 30 days following delivery of the Market Rate Determination Notice (the “**Market Rate Determination Response Period**”), Tenant will deliver written notice to Landlord that it either (1) accepts Landlord’s determination of the Prevailing Market Rate as set forth in the Market Rate Determination Notice (a “**Market Rate Determination Acceptance**”) or (2) rejects Landlord’s determination of the Prevailing Market Rate and thereby elects to engage the Appraisal Process as defined below (a “**Market Rate Determination Rejection**”) (in either event, Tenant’s response is referred to as the “**Market Rate Determination Response**”). Failure to timely deliver the Market Rate Determination Response will be deemed to be a Market Rate Determination Acceptance. If Tenant delivers a Market Rate Determination Acceptance (or does not deliver any Market Rate Determination Response) within the Market Rate Determination Response Period, Landlord’s determination of the Prevailing Market Rate set forth in the Market Rate Determination Notice will be deemed to be the Prevailing Market Rate for purposes of subsection (d) below. If Tenant delivers a Market Rate Determination Rejection within the Market Rate Determination Period, then the Prevailing Market Rate will be determined through the following process (the “**Appraisal Process**”):

A. Tenant’s Selection of Appraiser. To be effective, a Market Rate Determination Rejection by Tenant must include a designation by Tenant of a Qualified Appraiser to act on Tenant’s behalf in the Appraisal Process (“**Tenant’s Appraiser**”).

B. Landlord’s Selection of an Appraiser. Within 20 days after delivery by Tenant of the Market Rate Determination Rejection, Landlord, by written notice to Tenant, shall designate a Qualified Appraiser, who shall act on Landlord’s behalf in the Appraisal Process (“**Landlord’s Appraiser**”).

C. Appraiser Determination of Prevailing Market Rate. Each of Landlord and Tenant will cause its Qualified Appraiser to work in good faith with the other Qualified Appraiser to issue a joint written determination of the Prevailing Market Rate within 20 days after the date on which Landlord provided notice to Tenant designating Landlord’s Appraiser (the “**Appraisers’ Determination Period**”). If the 2 Qualified Appraisers do issue the joint determination within the Appraisers’ Determination Period, then such determination shall be final, conclusive and binding as the Prevailing Market Rate for purposes of subsection (d) below.

D. Third Appraiser. If the 2 Qualified Appraisers are unable to agree upon a joint written determination of the Prevailing Market Rate within the Appraisers’ Determination Period, then each Qualified Appraiser will issue its own determination of the Prevailing Market Rate (each being that Qualified Appraiser’s “**Original Appraiser**”).

Determination”), and the 2 Qualified Appraisers shall jointly select a 3rd Qualified Appraiser (the “**Third Appraiser**”) to resolve the discrepancy by selecting, without change, the Original Appraisal Determination that most closely reflects the Third Appraiser’s own determination of the Prevailing Market Rate. The Prevailing Market Rate set forth in the Original Appraisal Determination selected by the Third Appraiser shall be final, conclusive and binding as the Prevailing Market Rate for purposes of subsection (d) below.

(d) **Determination of Option Extension Base Rent.** Subject to the Floor Requirement described in the following sentence, Base Rent for the Option Extension Period shall be calculated using the Prevailing Market Rate. Notwithstanding anything to the contrary contained herein, in the event annual Base Rent for the first year of the Option Extension Period as calculated using the Prevailing Market Rate is less than 103% of the annual Base Rent to be in effect immediately prior to the commencement of such Option Extension Period (“**Floor Rate Base Rent**”), the annual Base Rent during the first year of the Option Extension Period shall equal the Floor Rate Base Rent, and annual Base Rent will increase annually during the Option Extension Period by 3%.

(e) **Costs of Appraisers.** Landlord shall bear the fee and expenses of Landlord’s Appraiser; Tenant shall bear the fee and expenses of Tenant’s Appraiser; and Landlord and Tenant shall share equally the fee and expenses of the Third Appraiser, if any. Notwithstanding the foregoing, if the Prevailing Market Rate as ultimately established pursuant to the Appraisal Process is greater than Landlord’s determination of the Prevailing Market Rate set forth in its Market Rate Determination Notice, then Tenant shall bear the fee and expenses of all of the Qualified Appraisers. The obligation of the parties hereto to pay any fees and expenses hereunder shall survive termination of the Lease.

(f) **Terms and Conditions.** If Tenant exercises the Extension Option, the Amended Expiration Date will be deemed revised to be the last day of the Option Extension Period, and leasing of the Premises by Tenant for the Option Extension Period shall be subject to all of the same terms and conditions applicable during the Extended Term, except that:

i.) **Base Rent.** Base Rent for the Option Extension Period will be determined pursuant to subsection (d) above, and

ii.) **Concessions.** None of the improvement allowances, expansion rights, rent abatements or other concessions applicable to the leasing of the Premises during the Lease Term (as extended hereby) shall be applicable to the Option Extension Period.

(g) **Landlord’s Right to Reject.** Notwithstanding the foregoing, Landlord shall have the right to reject Tenant’s exercise of the Extension Option if, at the time Tenant delivers the Extension Option Exercise Notice to Landlord:

i.) **Tenant Default.** A Tenant Default has occurred, and the underlying Default Condition has not been cured to Landlord’s satisfaction (“**Default Condition**” means any fact or circumstance which, with the giving of notice or the passage of time, or both, would give rise to or become a Tenant Default), or

ii.) **Material Deterioration in Tangible Net Worth.** Tenant’s then current financial condition, as revealed by the publicly traded consolidated financial statements of its parent company, fails to demonstrate that Tenant’s net worth is at least equal to Tenant’s net worth as of the Fifth Amendment Effective Date.

iii.) **Transfer.** Tenant has transferred any interest in the Lease in violation of terms of the Lease applicable thereto and without Landlord’s consent.

(h) **Amendment to Lease.** At Landlord’s option, Landlord and Tenant shall enter into an amendment to this Lease to evidence Tenant’s exercise of its Extension Option. If this Lease is guaranteed, Landlord shall have the right to require that Tenant deliver to Landlord a reaffirmation of the guaranty in which the guarantor acknowledges Tenant’s exercise of its Extension Option and reaffirms that the guaranty is in full force and effect and applies to said Extension.”

13. **Brokers.** Tenant represents and warrants to Landlord that it has not entered into any agreement with, or otherwise had any dealings with, any broker or agent in connection with this Amendment. Landlord represents and warrants to Tenant that it has not entered into any agreement with, or otherwise had any dealings with, any broker in connection with this Amendment. Tenant hereby indemnifies and holds Landlord harmless from and against all loss, costs, damage, or expense (including, but not limited to, court costs, investigation costs and reasonable attorneys’ fees), as a result of any agreement or dealings, or alleged agreement or dealings, between Tenant and any agent or broker in connection with this Amendment. Landlord hereby indemnifies and holds Tenant harmless from and against all loss, costs, damage, or expense (including, but

not limited to, court costs, investigation costs and reasonable attorneys' fees), as a result of any agreement or dealings, or alleged agreement or dealings, between Landlord and any such agent or broker.


14. Miscellaneous. The parties hereby acknowledge and agree that the recitals set forth above are true and accurate as of the date hereof. Whenever terms are used in this Amendment, but are not defined, such terms shall have the same meaning as set forth in the Lease. The Lease, as modified by this Amendment, sets forth the entire agreement between Landlord and Tenant and cancels all prior negotiations, arrangements, agreements, and understandings, if any, between Landlord and Tenant regarding the subject matter of this Amendment. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same document. In the event of any conflict between the terms of the Lease and the terms of this Amendment, the terms of this Amendment shall control. Tenant represents and warrants that the person executing this Amendment is authorized to execute and deliver this Amendment and that all necessary approvals and consents have been obtained to bind Tenant under this Amendment and the Lease in accordance with their terms.

Remainder of this page left intentionally blank.

IN WITNESS WHEREOF, the duly authorized officers of Landlord and Tenant have signed and sealed this Amendment as of the day and year first set forth above.

LANDLORD:

SFG ISF COLUMBUS 0 BUCKEYE, LLC,
a Delaware limited liability company

By: 
Name: Ryan Meehan
Title: Vice President

TENANT:

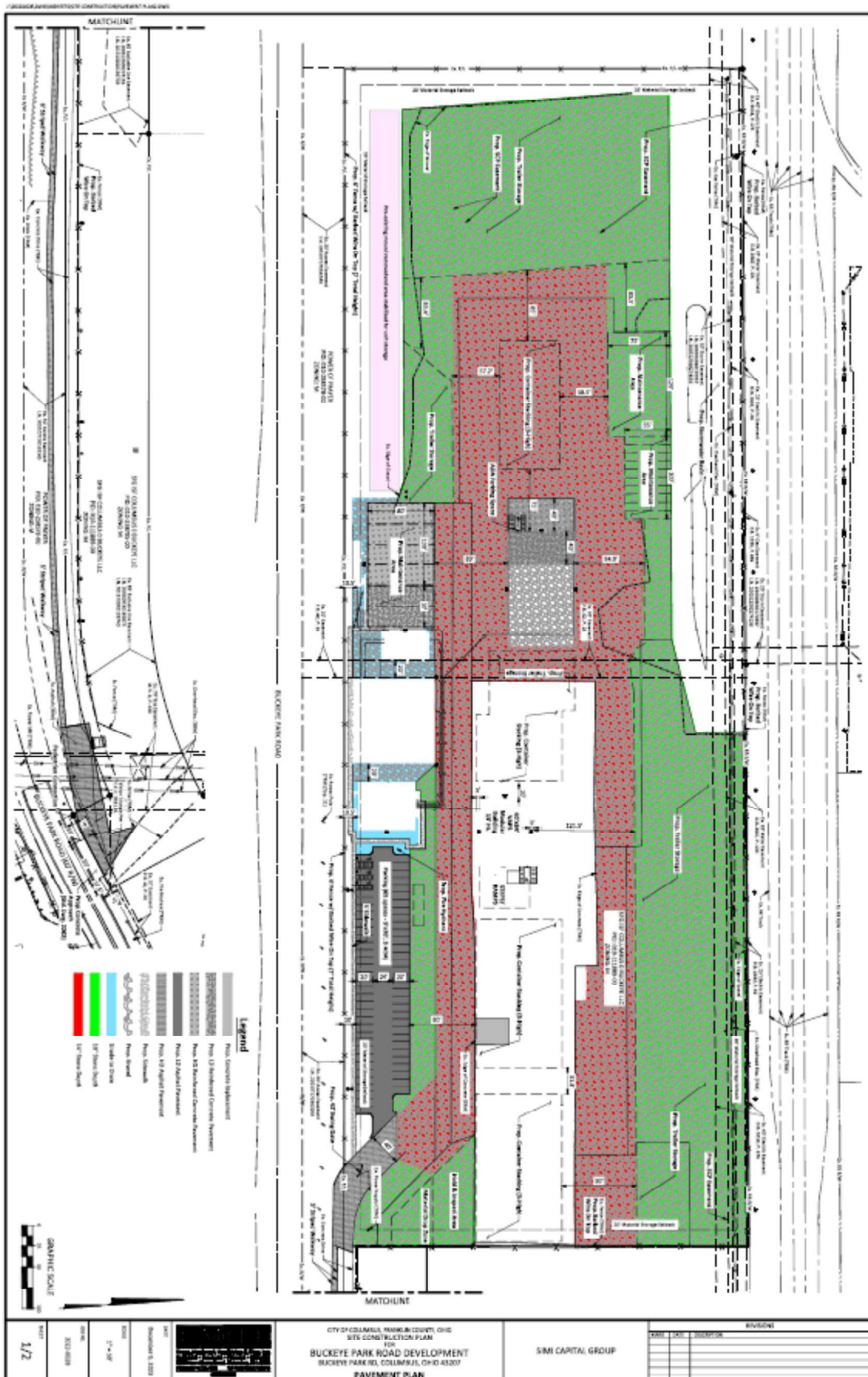
WILLIAMS SCOTSMAN, INC.,
a Maryland corporation (SEAL)

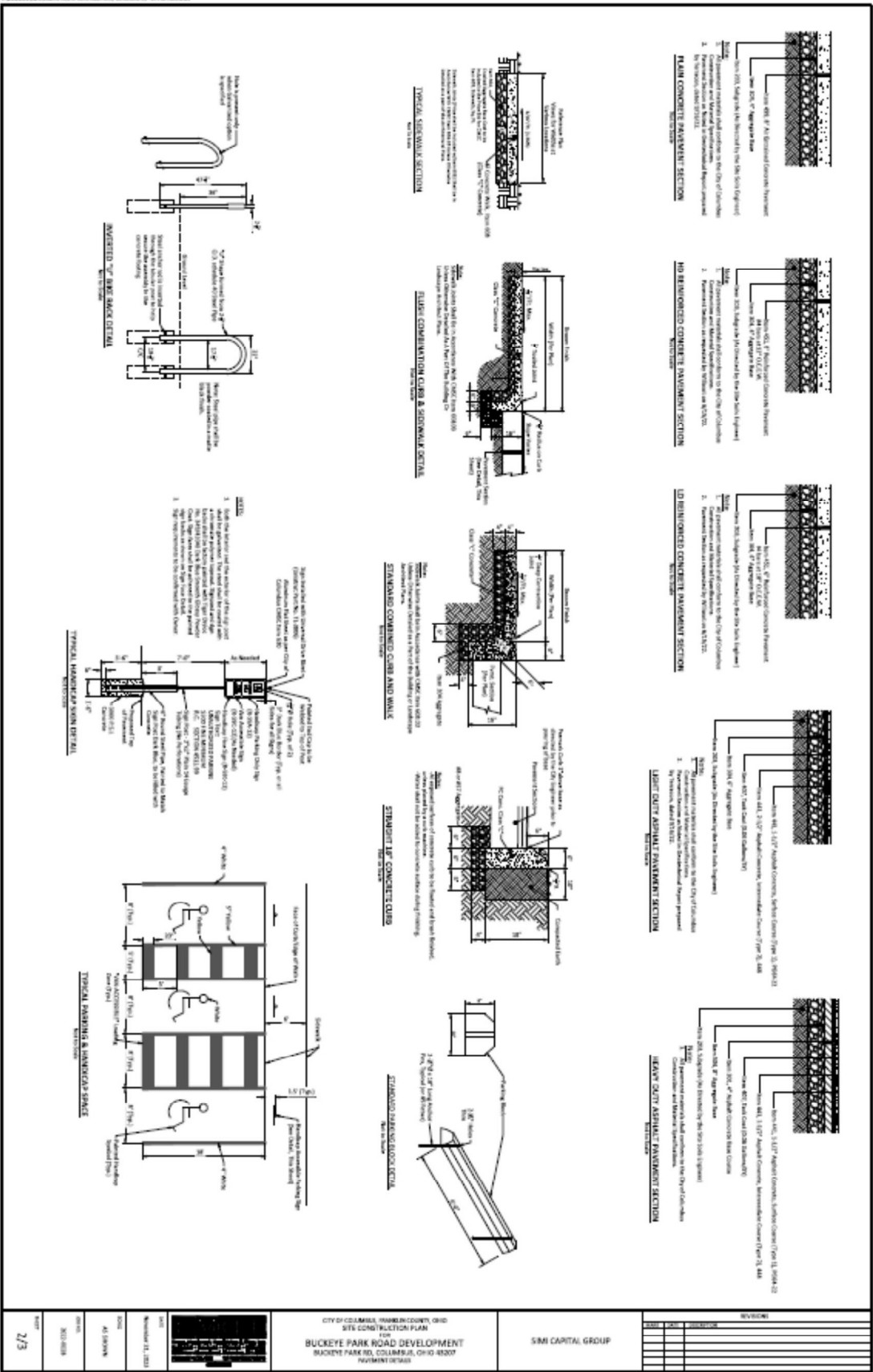
By: Franco Ibarra
Name: Franco Ibarra
Title: VP Operations

EXHIBIT A

Site Layout

[Attached on following page]





REVISIONS		SMM CAPITAL GROUP	CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO FOR BUCKETE PARK ROAD DEVELOPMENT BUCKETE PARK RD, COLUMBUS, OHIO 43207 PAVEMENT DETAILS
NO.	DATE		
1	11/11/2020		
2	11/11/2020		
3	11/11/2020		
4	11/11/2020		
5	11/11/2020		
6	11/11/2020		
7	11/11/2020		
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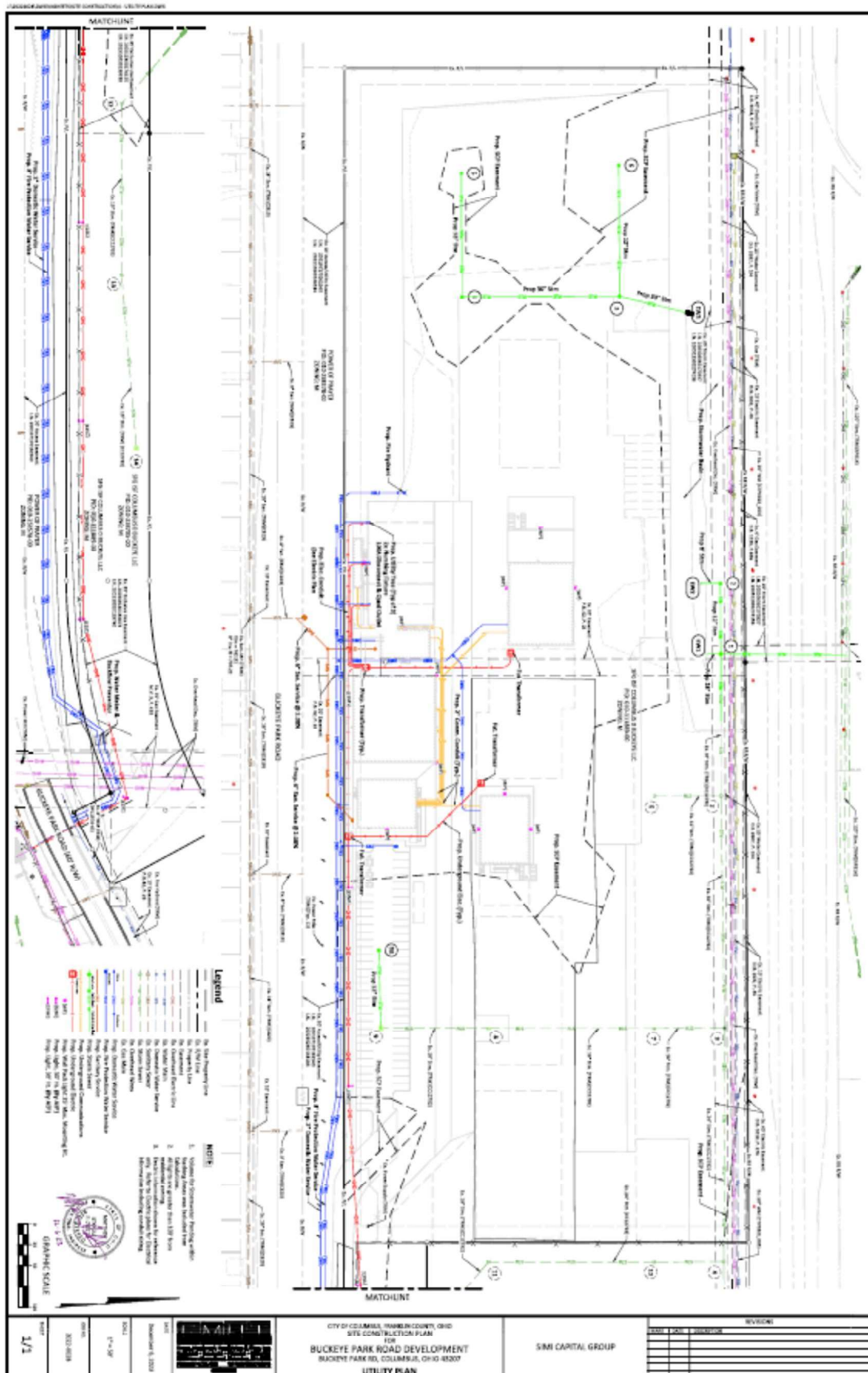


EXHIBIT B**Construction Addendum****A. Phase One Work.**

1. **Scope of Phase One Work.** Landlord shall construct the improvements (the “**Phase One Work**”) described on the plans and specifications attached (or referenced) on EXHIBIT B-1 attached hereto (the “**Phase One Work Plans and Specifications**”). Both Landlord and Tenant have approved the Phase One Work Plans and Specifications and the same are deemed final, subject only to change by Change Order as described below. As of the Fifth Amendment Effective Date, the applicable governmental authorities (“**Permits Issuer**”) have issued building permits for the Phase One Work (“**Phase One Permits**”).

2. **Timing.** Landlord will use reasonable speed and diligence to Substantially Complete the Phase One Work as soon as reasonably practicable following the Fifth Amendment Effective Date. Landlord’s failure to cause Substantial Completion of the Phase One Work by any particular date will not impose liability on Landlord or in any way affect the obligations of Tenant hereunder.

B. Phase Two Work

1. **Scope of Phase Two Work.** Tenant shall perform all portions of the Construction Work other than the Phase One Work and the scope of such work is referred to herein as the “**Phase Two Work**”. The Phase One Work and the Phase Two Work shall collectively be known as the “**Construction Work**”.

2. Phase Two Work Plans and Specifications.

(a) **Preparation of Phase Two Plans and Specifications.** As of the Fifth Amendment Effective Date, the parties, along with the design professionals previously engaged by Landlord for designing the Construction Work (the “**Design Professionals**”) have been working in good faith to finalize a set of permit-level plans and specifications and/or construction drawings covering all of the Phase Two Work (the “**Phase Two Work Plans and Specifications**”). The Phase Two Work Plans and Specifications must be approved by Landlord in writing (Landlord will act reasonably and in good faith with any such approval-requests by Tenant). The Phase One Work Plans and Specifications and the Phase Two Work Plans and Specifications (when finalized) shall collectively be known as the “**Plans and Specifications**”.

(b) **Phase Two Permits.** Upon approval of the Phase Two Work Plans and Specifications by Landlord, Tenant will cause the same to promptly be submitted to the appropriate Permit Issuer for issuance of the associated building permits (the “**Phase Two Permits**”). The Phase One Permits and Phase Two Permits are collectively referred to as the “**Permits**”.

(c) **Timing.** Tenant will use reasonable speed and diligence to Substantially Complete the Phase Two Work as soon as reasonably practicable following the issuance of the Phase Two Permits.

C. Provisions of General Application

1. **Approval of Contractors and Design Professionals.** All contractors and design professionals shall be subject to Landlord’s prior written approval prior to Tenant engaging same for the Construction Work. Landlord will not unreasonably withhold, condition or delay any such approval requested by Tenant. For the avoidance of doubt, the Design Professionals previously engaged by Landlord (as described in Section B(2)(a) above) have been approved by Landlord.

2. Costs of the Construction Work.

(a) **Work Costs Generally.** “**Work Costs**” means all costs incurred by Landlord and Tenant in connection with the Construction Work (both before and after the Fifth Amendment Effective Date), including, without limitation, expenses and fees related to (a) design of the Construction Work, including, without limitation,

preparation of proposed and preliminary plans, (b) building permits, (c) obtaining and maintaining licenses, easements or variances, (d) construction management fees, and (e) all costs and expenses charged by contractors, including, without limitation costs of labor and materials. Subject to the terms of subsection (b) below, Tenant will be required to pay all Work Costs (and to reimburse Landlord for any Work Costs incurred by Landlord).

(b) Tenant Allowance. Notwithstanding subsection (a) above, Landlord will provide a tenant allowance for Tenant's use in paying the Work Costs up to an amount equal to \$3,000,000.00 (the "**Tenant Allowance**"). As of the Fifth Amendment Effective Date, Landlord has incurred \$1,787,572.48 in Work Costs; and therefore, \$1,212,427.52 of the Tenant Allowance remains to be utilized by Tenant.

(c) Overage. Tenant will be responsible for all Work Costs (including, without limitation, any Work Costs incurred by Landlord or otherwise associated with the Phase One Work) that collectively exceed the Tenant Allowance as such Work Costs are incurred; provided however, that prior to performing any work that will exceed the Work Costs, Landlord shall present the additional work required that will exceed the Work Costs and obtain Tenant's written approval. To the extent any such costs are (or have been) incurred by Landlord, Tenant will reimburse Landlord for same within thirty (30) days of written demand by Landlord (provided that Tenant will not be required to so-reimburse Landlord to the extent the Tenant Allowance is applied to such costs).

3. **Tenant Allowance Conditions**. The following conditions will specifically apply to the Tenant Allowance and the rights of Tenant associated therewith:

(a) Plans. The Tenant Allowance may only be applied towards Tenant Alterations to the extent Landlord has approved the associated Plans and Specifications and the Design Professional and contractors responsible for the work.

(b) Disbursement Request. Upon receipt of Tenant's request for disbursement of the remaining Tenant Allowance (i.e., the Tenant Allowance less the Work Costs incurred by Landlord in causing the Phase One Work to be completed) (the "**Disbursement**"), Landlord shall make the Disbursement pursuant to the terms of this Section 3, provided Tenant has requested the Disbursement in writing, and provided Tenant submits the following documentation to Landlord in connection therewith (such request, along with the associated documentation is referred to as the "**Disbursement Request**"):

i.) a copy of the Phase Two Permits;

ii.) as applicable, either: (i) a Certificate of Substantial Completion on the Standard AIA Form G-704 executed by the Design Professional that was responsible for designing that portion of the Phase Two Work, or (ii) a certificate of occupancy or its equivalent from the municipality or municipalities having jurisdiction thereover;

iii.) all invoices, receipts and other evidence reasonably required by Landlord to evidence the cost of the Phase Two Work (and payment thereof);

iv.) lien waivers and affidavits from Tenant's contractor, all subcontractors, and all laborers or materials suppliers having performed any work at the Premises relating to the Phase Two Work, together with any other evidence reasonably required by Landlord to satisfy Landlord's title insurer that there are no parties entitled to file a lien against the Premises in connection with the Phase Two Work or any other Tenant Alterations at the Premises; and

v.) such other supporting documentation as may be reasonably required by Landlord's lender, including, without limitation, a certification from Tenant that the Phase Two Work has been completed in accordance with all applicable laws.

(c) Timing. The Disbursement shall be made by Landlord within 30 days after receipt of the Disbursement Request. If Landlord reasonably requests additional documentation to supplement what Tenant has delivered, then the 30-day period will commence upon delivery of that additional documentation. Notwithstanding any provision herein to the contrary, the Disbursement Request must be delivered to

Landlord prior to the date which is 12 months following the Fifth Amendment Effective Date (the "**Disbursement Request Deadline**"). To the extent any portion of the Tenant Allowance remains unused as of the Disbursement Request Deadline (any such unused portion being referred to herein as the "**Unused Portion**"), then so long as no Event of Default has occurred and so long as Tenant has completed the Phase Two Work and has provided reasonable written evidence to Landlord that Phase Two Work (and any other improvements at the Premises made by Tenant) have been paid for in-full and that no liens may attach to the Premises in connection therewith, Landlord will pay the Unused Portion to Tenant.

(d) **Exceptions.** Notwithstanding the foregoing, the Landlord will not be required to make the Disbursement if at the time the Disbursement would otherwise be required to be made by Landlord:

i.) an Event of Default has occurred.

ii.) an un-cured Default Condition exists. It is acknowledged however, that if the Disbursement is not required merely because of the existence of a Default Condition, the Disbursement shall be required to be made at such time that the Default Condition is cured to Landlord's reasonable satisfaction.

iii.) Tenant has elected to terminate this Lease for any reason other than a default by Landlord (if Tenant then has the right to cause such a termination at such time, Landlord shall have the right to condition the Disbursement upon Tenant's waiver of such right).

4. **Change Orders.**

(a) **General.** Any change in the Plans and Specifications (any such change being herein referred to as a "**Change Order**") will be at Tenant's sole cost and expense and subject to Landlord's written approval, which approval will not be unreasonably withheld, conditioned or delayed.

(b) **Notice of Approved Change Order.** In the event Landlord approves a Change Order, Landlord will give written notice thereof to Tenant.

5. **Substantial Completion.** For purposes of this Lease, the term "**Substantial Completion**" (or any variation thereof) means completion of construction of the Construction Work (or portion thereof) in accordance with the applicable Plans and Specifications, as established by the delivery by Landlord to Tenant (with respect to the Phase One Work) or by Tenant to Landlord (with respect to the Phase Two Work) of either a Certificate of Substantial Completion on the Standard AIA Form G-704 executed by the Design Professional that was responsible for designing that portion of the Construction Work, or a certificate of occupancy or its equivalent from the municipality or municipalities having jurisdiction thereover.

EXHIBIT B-1

Phase One Work Plans and Specifications

[Attached on following pages]

Stimmel Construction, LLC

Buckeye Park
648 Buckeye Park Rd
10/31/2022
Proposal # 22-1508



EXHIBIT A PAGES 1-9 -
CHANGE ORDERS + THROUGH 19

REVISED 2/1/2024

Qty	Unit	Erosion Control/Seed & Straw	Unit	Total
1	LS	Property Line/Silt Fence Survey	\$ 2,000.00	\$2,000.00
5100	LF	Silt Fence Installation (wattles)	\$ 2.25	\$11,475.00
5100	LF	Silt Fence Removal	\$ 1.00	\$5,100.00
1	LS	Fine grade prior to seed & straw	\$ 7,500.00	\$7,500.00
1	LS	Temporary/Permanent Seed & Straw	\$ 8,500.00	\$8,500.00
4000	SY	Straw Blanket Slopes	\$ 2.35	\$9,400.00
1	EA	Dewatering Bag	\$ 1,200.00	\$1,200.00
1	EA	Temporary Sediment Structure (Skimmer)	\$ 3,500.00	\$3,500.00
1	EA	Temporary Sediment & Structure Removal	\$ 1,850.00	\$1,850.00
11	EA	Dandy Bags	\$ 90.00	\$990.00
1	EA	Concrete Washout Point	\$ 1,200.00	\$1,200.00
1	LS	Stabilized Construction Entrance/maintenance	\$ 1,000.00	\$1,000.00
1	LS	Construction Traffic Maintenance/traffic control	\$ 750.00	\$750.00
				\$54,465.00

Qty	Unit	Earthwork	Unit	Total
1	EA	Mobilization of Equipment	\$ 3,500.00	\$3,500.00
1	EA	Tree clearing for site installation	\$ 25,000.00	\$25,000.00
1	LS	Dozer work for fence installation	\$ 2,500.00	\$2,500.00
1	LS	Clean up debris /nails /weed/misc. on site	\$ 1,000.00	\$1,000.00
1	LS	Rough Building & Pavement Layout	\$ 1,700.00	\$1,700.00
5000	CY	Pond/Site Excavation rough grade	\$ 7.00	\$35,000.00
2500	CY	Pond/Site Grading-Fill	\$ -	\$0.00
2500	CY	Pond/Site Grading-Cut	\$ -	\$0.00
1	LS	Shape in pond and fine grade	\$ 6,500.00	\$6,500.00
1	LS	Construction Staking (pond)	\$ 1,900.00	\$1,900.00
50000	SF	Skim off vegetation/soil from isolated areas on the site	\$ 0.09	\$4,500.00
1	EA	Regrade around existing basin #9-and adjust basin top elevation	\$ 900.00	\$900.00
11000	SF	Dig out areas for entry drive widening (10' to south side)	\$ 0.85	\$9,350.00

CAF 2/1/24

1	LS	Regrade mounds along south building/pad influence			\$	13,500.00	\$13,500.00
320	CY	Dig out for concrete entrance at main lot			\$	7.15	\$2,288.00
500	CY	Topsoil stripping			\$	7.50	\$3,750.00
550	CY	Haul off muck from pond			\$	14.40	\$7,920.00
1	LS	Forebay construction			\$	3,500.00	\$3,500.00
1	LS	Micro pool construction			\$	2,000.00	\$2,000.00
1	LS	Pumping pond during construction			\$	6,500.00	\$6,500.00

* Excess dirt material will remain on site; mounded at west end & SW side of site

\$131,308.00

Qty	Unit	Site Utility-Storm Sewer	Unit	Total
1	LS	Storm Staking & Cut Sheets	\$ 4,000.00	\$4,000.00
1	LS	Tie Into Existing 120" Storm	\$ 4,500.00	\$4,500.00
1	LS	Modify/Repair Existing Structures (CB 8 & 9)	\$ 2,500.00	\$2,500.00
24	LF	8" ADS with Type I Bedding & Backfill	\$ 41.00	\$984.00
340	LF	12" ADS with Type I Bedding & Backfill	\$ 45.00	\$15,300.00
170	LF	18" ADS with Type I Bedding & Backfill	\$ 63.25	\$10,752.50
275	LF	30" ADS with Type I Bedding & Backfill	\$ 87.54	\$24,073.50
1	EA	AA-S169 Endwall-8"	\$ 1,330.00	\$1,330.00
1	EA	AA-S169 Endwall-18"	\$ 1,470.00	\$1,470.00
1	EA	AA-S169 Endwall-30"	\$ 2,987.75	\$2,987.75
3	CY	Rock Channel Protection & Fabric at Endwall	\$ 185.47	\$556.41
3	EA	AA-S133A Catch Basin w/ HD Top	\$ 2,505.58	\$7,516.74
3	EA	AA-S133B Catch Basin w/ HD Top	\$ 2,645.60	\$7,936.80
1	EA	AA-S133B Outlet	\$ 4,620.80	\$4,620.80
1	EA	AA-S102 Type C 48" Manhole/Doghouse with concrete bottom	\$ 4,783.00	\$4,783.00
1	EA	AA-S102 Type C 60" Manhole	\$ 5,350.00	\$5,350.00
1	LS	Testing Storm	\$ 3,000.00	\$3,000.00
2	EA	Drains at east end of concrete pad	\$ 1,500.00	\$3,000.00

\$104,661.50

Qty	Unit	Railroad Bore	Unit	Total
1	LS	Jack & Bore Pits	\$ 79,850.00	\$79,850.00
142	LF	36" Railroad Bore	\$ 752.40	\$106,840.80
150	LF	18" RCP Storm Pipe	\$ 60.00	\$9,000.00
1	LS	Sheet piling for Bore Pit/per rail design requirements	\$ 187,500.00	\$187,500.00

Qad

1	SF	Crane Matting		\$	1,600.00	\$1,600.00
1	LS	Manage pond water/extra grading backfill of pond slope		\$	5,000.00	\$5,000.00
1	LS	Survey/Staking		\$	1,500.00	\$1,500.00
1	LS	Locate/expose existing utilities		\$	5,000.00	\$5,000.00
1	LS	Support to pile driving/pit operations (see below)	\$424,290.80	\$	28,000.00	\$28,000.00

* Safety allowance/open excavation protection

* Traffic control during pile driving operations

* Light towers

* Security for neighbor-non business hours

* Fence/asphalt replacement (neighbor)

* Temporary fencing during boring operations

* Stone backfill at edge of asphalt & fence line

* Seed and straw

* Temporary restroom facilities for the receiving pit side

Qty	Unit	Site Utility-Sanitary	Unit	Total
180	EA	Sanitary Service up to 180'	\$	\$11,700.00
150	EA	Sanitary Service up to 150'	\$	\$9,750.00

\$21,450.00

Qty	Unit	Site Utility-Water Service	Unit	Total
1	EA	8" x 8" Tapping Sleeve & Valve	\$	\$7,936.92
1	EA	8" x 2" Tapping Sleeve & Valve	\$	\$2,498.27
1	EA	Hot Box for Fire Line	\$	\$10,050.65
1	EA	Hot Box for Domestic	\$	\$5,542.32
1	EA	8" Backflow Preventor	\$	\$7,854.65
2	EA	Stand Pipe- 8" Riser	\$	\$1,297.52
100	LF	8" Ductile Iron Pipe	\$	\$7,145.00
2160	LF	8" C-900 Pipe	\$	\$112,665.60
2	EA	Hydrants Complete	\$	\$10,979.30
5	EA	8" DI 45 bends	\$	\$2,249.35
100	LF	2" Copper Water Pipe	\$	\$2,785.00
2330	LF	2" Domestic Water Line (CTS Poly)	\$	\$35,089.80
1	EA	2" Backflow Preventor	\$	\$3,845.12
1	LS	Construction Staking-Waterline	\$	\$1,500.00
1	LS	Backflow Testing	\$	\$550.00
1	LS	Pressure Test/Flush	\$	\$3,000.00
1	LS	Traffic Control	\$	\$1,550.00

4	EA	Yard Hydrants		\$	978.25	\$3,913.00
1	EA	Electric to Hot Box-Excavation only		\$	5,000.00	\$5,000.00
250	LF	4" Drain for the Hot Boxes		\$	14.87	\$3,717.50
1	LS	Concrete Repair/Street crossing		\$	1,500.00	\$1,500.00
1	LS	Street plate usage		\$	1,600.00	\$1,600.00
			\$232,270.00			

		Site Concrete		Unit		Total
Qty	Unit					
1000	SF	8" Concrete Approach entrance at Buckeye Park Rd		\$	17.42	\$17,420.00
1000	SF	6" stonebase entrance at Buckeye Park Rd		\$	2.65	\$2,650.00
1	LS	Excavate for sidewalk at BPR entrance		\$	2,500.00	\$2,500.00
255	SF	Sidewalk at Buckeye Park entrance		\$	8.76	\$2,233.80
2	EA	Detectable warning pad		\$	433.60	\$867.20
2500	SF	Production Pad (1-4) 6" 100' x 25'		\$	7.79	\$19,475.00
1250	SF	Production Pad (5-6) 8" 50' x 25'		\$	8.92	\$11,150.00
450	SF	Sidewalk at building only		\$	8.15	\$3,667.50
11000	SF	6" Stonebase material at drive widening-main drive		\$	1.15	\$12,650.00
11000	SF	8" Concrete at drive widening-main drive (continuous 1-side of drive)		\$	12.50	\$137,500.00
7400	SF	6" Stonebase material at entry to main lot		\$	1.55	\$11,470.00
7400	SF	8" Concrete at entry to main lot		\$	12.10	\$89,540.00
24	LF	Curb & gutter replacement		\$	60.00	\$1,440.00
1	EA	ROW permits		\$	750.00	\$750.00
3200	SF	Concrete apron on west side of PEMB 8" (40 x 80)		\$	8.92	\$28,544.00
			\$341,857.50			
			* Layout/surveying included			

		Demolition		Unit		Total
Qty	Unit					
1	LS	Demo existing gate		\$	640.00	\$640.00
6950	SF	Asphalt demo at existing entry		\$	2.15	\$14,942.50
1000	SF	Demo existing concrete approach		\$	5.00	\$5,000.00
1	LS	Demo of the existing loading dock		\$	1,800.00	\$1,800.00
70	LF	Saw cut asphalt at existing entrance		\$	3.25	\$227.50
24	LF	Demo curb & gutter		\$	15.00	\$360.00
			\$22,970.00			

Field Support/Incidentals			
Qty	Unit		Total
1	LS	6' Galvanized Chain Link Fence (1955 LF)	\$ 73,500.00
		Included above support for fence -	\$ 2,200.00
1	LS	Trim/Chip/Haul off vegetation on inside of fence	\$ 13,500.00
1	LS	Budget to Repair Existing Fence	\$ 7,500.00
1	EA	Entrance gate 40' Slide Gate (2-20' gates)	\$ 20,000.00
			\$116,700.00

- * No fence demo along drive
- * 6' Galvanized fence w/ 3 strands of barb wire at top
- * We will get as close to fence as we can, there will still be vegetation withing fence fabric

Asphalt Paving			
Qty	Unit		Total
22135	SF	2" Stonebase for Asphalt Parking Lot	\$ 0.60
22135	SF	Fine grade parking lot prior to paving	\$ 0.14
2460	SY	2" Light Duty Base Course Asphalt	\$ 19.04
1	LS	Clean Base Course Prior to Surface Course	\$ 2,900.00
2460	SY	Tack Coat	\$ 0.77
2460	SY	1.5" Light Duty Surface Course Asphalt	\$ 17.20
1	LS	Parking Lot Stripping	\$ 2,415.00
1	LS	Surveying/Staking drive and parking	\$ 2,350.00
773	SY	Asphalt at existing entry repair-6" asphalt	\$ 57.00
			\$159,150.50

- * No stonebase repair at existing entry repair area

Soil Conditioning Budget			
Qty	Unit		Total
1	LS	Soil drying	\$ 10,000.00
			\$10,000.00

Storm Repair Budget			
Qty	Unit		Total
1	LS	Support to cleaning & inspection	\$ 2,000.00
	*	No repairs included in this bid	\$2,000.00

Stone Subbase			
Qty	Unit		Total
1	LS	See Attached site sketch	\$ 403,562.00

Qaf

\$403,562.00

Site Work Total \$2,024,685.30

\$2,024,685.30

Qty	Unit	Site Management		Unit	Total
1	LS	5% Management of site work		\$ 101,234.27	\$101,234.27

*

Qty	Unit	Contingency		Unit	Total
1	LS	5% Contingency		\$ 101,234.27	\$101,234.27

\$101,234.27

Change Orders

Qty	Unit	Remove Drive Widening C/O #S1		Unit	Total
11000	SF	6" Stonebase material at drive widening-main drive		\$ (1.15)	-\$12,650.00
11000	SF	8" Concrete at drive widening-main drive (continuous 1-side of drive)		\$ (12.50)	-\$137,500.00
11000	SF	Dig out areas for entry drive widening (10' to south side)		\$ (0.85)	-\$9,350.00

-\$159,500.00

Qty	Unit	Sidewalk along Drive to Production Pad C/O #S2		Unit	Total
252	CY	Topsoil Stripping dig out 8" Ave		\$ 12.24	\$3,084.55
10195	SF	4" Stone base material for the sidewalk		\$ 0.86	\$8,767.70
80	SF	4" concrete slabs for hot boxes		\$ 10.41	\$832.80
7620	SF	4" Concrete sidewalk 1270' x 6'		\$ 7.51	\$57,226.20
2575	SF	4" Concrete sidewalk 515' x 5'		\$ 7.52	\$19,364.00
95	CY	*Additional Topsoil Stripping 4"		\$ 12.05	\$1,144.75
7620	SF	*Additional 4" Stone base material for the sidewalk		\$ 0.55	\$4,191.00
7620	SF	*Additional 2" Concrete sidewalk 1270' x 6'		\$ 1.15	\$8,763.00
2540	LF	Double Yellow Line Striping		\$ 0.40	\$1,016.00

\$104,390.00

* Additional will allow driving on sidewalk



Qty	Unit	Reduce Stone Base Work C/O #S3	Unit	Total
1	LS	Reduced Work per Site observation	\$ (124,795.00)	-\$124,795.00

Qty	Unit	Adjust Grade at CB #8 (Exist) C/O #S4	Unit	Total
250	SF	Demo/Replace concrete around CB #8	\$ 15.00	\$3,750.00
1	LS	Delete & Regrading at CB #8A (Proposed)	\$ (4,250.00)	-\$4,250.00
				-\$500.00

Qty	Unit	Rail Bore Adjustment C/O #S5	Unit	Total
1	LS	Reduced Pile Installation proposal	\$ (75,100.00)	-\$75,100.00

Qty	Unit	Delete Concrete at Parking Ent C/O #S6	Unit	Total
7400	SF	8" Concrete at entry to main lot	\$ (12.10)	-\$89,540.00
7400	SF	6" Stonebase material at entry to main lot	\$ (1.55)	-\$11,470.00
				-\$101,010.00

Qty	Unit	HD Pavement at Parking Ent C/O #S7	Unit	Total
5250	SF	8" Dig out stone & Clay	\$ 1.00	\$5,250.00
5250	SF	Grade stone base & compact	\$ 0.50	\$2,625.00
584	SY	4.5" Base course asphalt	\$ 42.00	\$24,528.00
584	SY	1.5" Surface course asphalt	\$ 18.50	\$10,804.00
				\$43,207.00

Qty	Unit	Remove Contingency C/O #S8	Unit	Total
1	LS	5% Contingency	\$ (101,234.27)	-\$101,234.27
		Any unforeseen as noted in the clarifications will be handled by change orders		-\$101,234.27

Qty	Unit	Remove Misc. Items C/O #9	Unit	Total
2	EA	Yard drains at east end of concrete pad	\$ (1,300.00)	-\$2,600.00
450	SF	Sidewalk at building only	\$ (8.15)	-\$3,667.50

3200	SF	Concrete apron on west side of PEMB 8" (40 x 80)		\$	(8.92)	-\$28,544.00
2575	SF	4" Stone base material for the sidewalk		\$	(0.86)	-\$2,214.50
2575	SF	4" Concrete sidewalk 515' x 5'		\$	(7.52)	-\$19,364.00
250	EA	4" Drain for the Hot Boxes		\$	(14.87)	-\$3,717.50
			-60,107.50			

Qty		Unit	Correcting Production Pad Area C/O #10		Unit	Total
8000	SF	Production Pads (1-4) 100' x 80'		\$	6.24	\$49,920.00
4000	SF	Production Pads (5-8) 50' x 80'		\$	7.34	\$29,360.00
2500	SF	Production Pad (1-4) 6" 100' x 25'	Credit	\$	(7.79)	-\$19,475.00
1250	SF	Production Pad (5-6) 8" 50' x 25'	Credit	\$	(8.92)	-\$11,150.00
			\$48,655.00			

Qty		Unit	Excavate Around Gas Line (Waterline) C/O #11		Unit	Total
1	LS	Additional time & material to excavate around gas line not on plan		\$	3,437.53	\$3,437.53
			\$3,437.53			

Qty		Unit	Additional Sheet Pile Rental C/O #12		Unit	Total
1	LS	Sheet Pile Rental 8/11/23-9/07/23		\$	10,475.00	\$10,475.00
1	LS	Sheet Pile Rental 9/07/23-10/10/23		\$	10,475.00	\$10,475.00
			\$20,950.00			

Unit		Install 80' of 30" RCP Storm C/O # S-13		Unit	Total
1	LS	Install 80' of 30" RCP Storm pipe		\$	21,288.43
1	LS	Locate existing service end of pipe		\$	2,660.00
			\$23,948.43		

Unit		Clean Out 30" Pipe C/O #S-14		Unit	Total
1	LS	Clean Out 30" Pipe		\$	2,530.00
			\$2,530.00		

Unit		Additional 2" Limestone on Western Lot C/O #S-15		Unit	Total
1	LS	Additional 2" Limestone on Western Lot		\$	37,338.44
			\$37,338.44		



Haul Off Existing Mound C/O #S-16				
Unit	LS	Haul Off Existing Mound	Unit	Total
1			\$ 69,403.20	\$69,403.20
				\$69,403.20
Haul Off Pond Spoils C/O #S-17				
Unit	LS	Haul Off pond spoils	Unit	Total
1			\$ 38,736.00	\$38,736.00
				\$38,736.00
Install Under Drain C/O #S-18				
Unit	LS	Install under drain	Unit	Total
1			\$ 4,533.00	\$4,533.00
				\$4,533.00
Electric Service C/O #S-19				
Unit	LS	Electric service Per proposal 24-1569	Unit	Total
1			\$ 86,249.40	\$86,249.40
				\$86,249.40

Grand Total \$2,088,285.07

Pat 2/1/24
9



Stimmel Construction Change Order Request

Project Name: Buckeye Park Road
Requested By: Stimmel Construction
Presented To: SFG ISF Columbus 0 Buckeye, LLC
Change Number: S-1
Date of Request: 12/30/22

Description of Change: Removing drive widening from proposal

Reason for Change: Owner's request for value engineering

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Dollars
6" stone/8" concrete drive & grading	Reduction	Increase
		-\$159,500

Total Net Change in Cost:

-\$159,500 *

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

Signature:

[Signature]

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

Stimmel Construction

☒ Approved

Signature:

[Signature]

Title:

Project Manager

Date:

10/17/23

Exhibit E

QAF 2/1/24
CO 1-12

13 pages



Stimmel Construction Change Order Request

Project Name: Buckeye Park Road
Requested By: Stimmel Construction
Presented To: SFG ISF Columbus 0 Buckeye, LLC
Change Number: S-2
Date of Request: 12/30/22

Description of Change:

Sidewalk along entry drive to production pad

Reason for Change:

Walk was part of drive removed in CO S-1, required walk for city

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Dollars
5-6' wide concrete sidewalk; see site proposal for details	Reduction	Increase
	Increase	Reduction
		Increase
		\$104,390

Total Net Change in Cost:

\$104,390

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

Signature:

[Signature]

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

☒ Approved

Signature:

[Signature]

Title:

Project Manager

Date:

10/17/23

Stimmel Construction

☐ Rejected



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-3
Date of Request 12/30/22

Description of Change:
Reduced stone base

Reason for Change:
Owner's request-value engineering

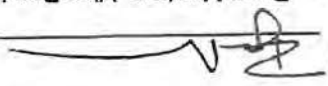
Effect on Deliverables (including a list of any affected deliverables):
None

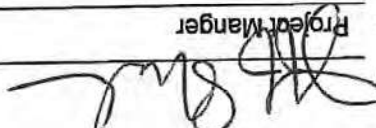
Effect on Schedule (including Estimated Completion Date for this change):
None

Effect on Project Cost:
Item Description
Reduction of stone-see site sketch for locations
Hours Reduction Increase
Dollars Reduction Increase
~\$124,795

Total Net Change in Cost:
-\$124,795

Reason for Rejection (if applicable):

Customer Representative
☒ Approved
☐ Rejected
Signature: 
Title: Ryan Meehan, Vice President
Date: January 11, 2024

Stimmel Construction
☒ Approved
☐ Rejected
Signature: 
Title: Project Manager
Date: 10/17/23

Stimmzel Construction Change Order Request

Project Name	Buckeye Park Road	Change Number	S-4
Requested By	Stimmel Construction	Date of Request	12/30/22
Presented To	SFG ISF Columbus 0 Buckeye, LLC		

Description of Change:

Reason for Change: Owner's request-value engineering

Effect on Deliverables (including a list of any affected deliverables): None

Effect on Schedule (including Estimated Completion Date for this change):

Effect on Project Cost:	Item Description	Delete CB #8A

Item Description	Reduction	Increase
Delete CB #8A	-	\$-4,250
Demo concrete, pour new concrete	-	\$3,750

Total Net Change in Cost:

Reason for Rejection (if applicable):

Customer Representative


☒ Approved
 ☐ Rejected
 Signature: [Signature]
 Title: Ryan Meehan, Vice President
 Date: January 11, 2024

Stimmel Construction

Stimmel Construction

☒ Approved

☐ Rejected

Signature: 

Title: Project Manager

Date: 10/17/23



Stimmel Construction
Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-5
Date of Request 12/30/22

Description of Change:
Reduction in pile installation

Reason for Change:
Received new design at lower cost

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description
New design or pile installation
Hours
Reduction
Dollars
Increase
Reduction
Increase
-\$75,100

Total Net Change in Cost:

-\$75,100

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

☐ Rejected

Signature:

Title:

Ryan Meehan, Vice President

Date: January 11, 2024

Stimmel Construction

☒ Approved

☐ Rejected

Signature:

Title:

Project Manager

Date:

10/17/23



Stimmel Construction
Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-6
Date of Request 12/30/22

Description of Change:

Delete concrete and grading at entry to parking lot

Reason for Change:

Owner's request-value engineering

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Reduction	Increase	Dollars
Delete concrete at entry to parking				
				-\$101,010

Total Net Change in Cost:

-\$101,010

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

☐ Rejected

Signature:

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

Stimmel Construction

☒ Approved

☐ Rejected

Signature:

Title:

Project Manager

Date:

10/11/23



Stimmzel Construction Change Order Request

Project Name	Buckeye Park Road
Requested By	Stimmel Construction
Presented To	SFG ISF Columbus 0 Buckeye, LLC
Change Number	S-7
Date of Request	12/30/22

Description of Change:
Heavy duty asphalt and grading at entry to parking in lieu of concrete (CO S-6)

Reason for Change:

Owner's request-value engineering

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description

8" stone 6" asphalt HD

Total Net Change in Cost:

Reason for Rejection (if applicable):

Customer Representative

☒ Approved☐ Rejected

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

Signature:

☒ Approved

☐ Rejected

Title:

Project Manager

Date:

10/17/23



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-8
Date of Request 12/30/22

Description of Change:
Credit for contingency on proposal

Reason for Change:
Owner's request-value engineering

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Dollars
5% contingency removed from proposal	Reduction	Reduction
	Increase	Increase
		\$101,234.27

Total Net Change in Cost:

-\$101,234.27

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

Signature:

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

☒ Approved

Signature:

Title:

Project Manager

Date:

10/17/23

Stimmel Construction

Stimmel Construction



Stimmel Construction Change Order Request

Project Name	Buckeye Park Road
Requested By	Stimmel Construction
Presented To	SFG ISF Columbus O Buckeye, LLC
Change Number	S-9
Date of Request	10/09/23

Description of Change:
Removing items not to be performed

Reason for Change:
Tasks determined not to be needed.

Effect on Project Cost:		Item Description
Area	Dollars	
Reduction	Increase	
		(2) Yard Drains at end of concrete pad *
		450 SF Sidewalk at office building
		Concrete apron at PEMB Shop
		4" Sidewalk at south property line
		4" Stonebase for sidewalk (S Prop Line)
		250 LF Hot Box Drain
		*-We cleaned up around the end of concrete
		Found existing drains.
		Total Net Change in Cost:
		\$(60,107.50)

Reason for Rejection (if applicable):

Customer Representative	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Rejected
Signature:		
Title:	Ryan Meehan, Vice President	
Date:	January 11, 2024	

Stimmel Construction	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Rejected
Signature:	<i>Jeff Shaben</i>	
Title:	Project Manager	
Date:	10/17/23	

- CONCRETE APRON REMOVED





Stimmel Construction
Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-10
Date of Request 9/25/23

Description of Change:

Correcting error of quantities on proposal

Reason for Change:

Incorrect square footage of production pad was keyed in on proposal

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Dollars
Original Production Pad (3750 SF)	Reduction	Increase
Corrected Size (12,000 SF)	Reduction	Increase
		-\$30,625
		\$79,280
		\$48,655

Reason for Rejection (if applicable):

Customer Representative

☒ Approved
☐ Rejected
Signature: [Signature]
Title: Ryan Meehan, Vice President
Date: January 11, 2024

Stimmel Construction

☒ Approved
☐ Rejected
Signature: [Signature]
Title: Project Manager
Date: 10/17/23



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-11
Date of Request 9/25/23

Description of Change:

Additional time and support to install waterline

Reason for Change:

Encountered 16" gas line that was not on plan, needed addition time and support to install

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Dollars
Reduction	Reduction	Increase
Additional Labor & Material		\$3,437.53

Total Net Change in Cost:

\$3,437.53

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

☐ Rejected

Signature:

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

Stimmel Construction

☒ Approved

☐ Rejected

Signature:

Title:

Project Manager

Date:

10/17/23



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-12
Date of Request 9/25/23

Description of Change:

Additional rental of shoring equipment

Reason for Change:

Rail bore delays

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Reduction	Increase	Reduction	Increase	Dollars
Additional Rental of Soring Eq (2 months)						\$20,950

Total Net Change in Cost:

\$20,950

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

☐ Rejected

Signature:

Title:

Ryan Meehan, Vice President

Date:

January 11, 2024

Stimmel Construction

☒ Approved

☐ Rejected

Signature:

Title:

Project Manager

Date:

10/17/23



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-13
Date of Request 10/18/23

Description of Change:

30" Concrete pipe from existing CB2 to MH1 (pond), locating end of existing service.

Reason for Change:

30" storm pipe was partially installed during initial site construction (CC12792)

Effect on Deliverables (including a list of any affected deliverables):

Will not be able to get final inspection of storm sewer without this run of pipe.

Effect on Schedule (including Estimated Completion Date for this change):

Approximately 3 days-

Effect on Project Cost:

Item Description	Hours	Dollars
Installing 80' of 30" RCP storm		\$21,288.43
Locate existing service end of pipe		\$2,660.00
Total Net Change in Cost:		\$23,948.43

Reason for Rejection (if applicable):

Customer Representative

☒ Approved
☐ Rejected
Signature:
Title: Ryan Meehan Vice President
Date: January 11, 2024

Stimmel Construction

☒ Approved
☐ Rejected
Signature:
Title: Project Manager
Date: Dec 14, 23

Exhibit G

C.O. 13-19

2/1/24 8 Page



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-14
Date of Request 10/18/23

Description of Change:

Clean Out 30" storm pipe prior to installation of new storm pipe from existing catch basin #2 & manhole #1

Reason for Change:

Need to clean out per city to begin install-pipe is clogged

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description	Hours	Dollars
Clean out (hydro-vac) 30" pipe	Reduction	\$2,530
	Increase	
	Reduction	
	Increase	

Total Net Change in Cost:

\$2,530

Reason for Rejection (if applicable):

Customer Representative

☒ Approved
☐ Rejected
Signature:
Title: Ryan Meehan Vice President
Date: January 11, 2024

Stimmel Construction

☒ Approved
☐ Rejected
Signature:
Title: Project Manager
Date: 1/10/24

Stimmzel Construction Change Order Request

Project Name	Buckeye Park Road
Requested By	Stimmel Construction
Presented To	SFG ISF Columbus O Buckeye, LLC
Change Number	S-16
Date of Request	12/14/23

Description of Change:


Haul off existing mound material, place fill to subgrade (10" below finish grade)


Reason for Change: Owners' choice to capture additional future parking

Effect on Deliverables (including a list of any affected deliverables):

Effect on Schedule (including Estimated Completion Date for this change):

Item Description	Hours	Dollars	Effect on Project Cost:
Haul off existing mound material		\$61,603.20	
Place fill to subgrade (approx. 1569 CY)		\$7,800.00	
Total Net Change in Cost:		\$69,403.20	
Reason for Rejection (if applicable):			

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Rejected
Customer Representative	
Signature: 	Title: Ryan Meehan Vice President
Date: January 11, 2024	

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Rejected
Stimmel Construction	
Signature: 	Title: Project Manager
Date: 1/10/24	



Stimmel Construction Change Order Request

Project Name Buckeye Park Road
Requested By Stimmel Construction
Presented To SFG ISF Columbus 0 Buckeye, LLC
Change Number S-17
Date of Request 12/14/23

Description of Change:

Haul off pond spoils instead of stockpile with existing mound

Reason for Change:

Owners' choice to capture additional future parking

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

Non

Effect on Project Cost:

Item Description	Hours	Dollars
Haul off pond spoil material	Reduction	Increase
		\$38,736.00

Total Net Change in Cost:

\$38,736.00

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

☐ Rejected

Signature:

Title: Ryan Meehan Vice President

Date: January 11, 2024

Stimmel Construction

☒ Approved

☐ Rejected

Signature:

Title: Project Manager

Date: 1/10/24



Stimmel Construction Change Order Request

Project Name: Buckeye Park Road
Requested By: Stimmel Construction
Presented To: SFG ISF Columbus 0 Buckeye, LLC
Change Number: S-18
Date of Request: 1/10/24

Description of Change:

Install 6" under drain from the Shop building to the pond (approx. 140') with a temporary stand pipe for drainage

Reason for Change:

Drain the proposed building pad during construction, utilize for downspout drain

Effect on Deliverables (including a list of any affected deliverables):

None

Effect on Schedule (including Estimated Completion Date for this change):

None

Effect on Project Cost:

Item Description

	Hours	Dollars
Reduction		
Increase		
Reduction		
Increase		

Total Net Change in Cost:

\$4,533

Reason for Rejection (if applicable):

Customer Representative

☒ Approved

Signature:

Title:

Ryan Meehan Vice President

Date:

January 11, 2024

Stimmel Construction

☒ Approved

Signature:

Title:

Project Manager

Date:

1/10/24

Stimmel Construction Company

P.O. Box 737
Logan, Ohio 43138
(740) 380-9800
Fax: (740) 380-9801

SFG ISF Columbus O Buckeye, LLC
3280 Peachtree Rd. NE
Atlanta, GA 30305

1/4/2024
PROPOSAL
24-1569R

- Electrical Service & Maintenance Pad**
- Installation of 3.5" primary conduit from AEP utility pole to the primary tap box, tap box to transformer being used for the utility tree, tap box to future transformer, utility tree transformer to future transformer (1,600').
 - Installation of underground to utility tree meter, and underground to each pedestal located at the maintenance pad.
 - Provide and install 400-amp meter base panel, and (3) subpanels with breakers.
 - Wire pulls and terminations to all referenced gear.
- Communication Conduit**
- Installation of 1.5" communications conduits. (2,800')
 - Pull string in each conduit for data contractor.
- Hot Box Power**
- Installation of 2" secondary conduit from AEP pole mounted transformer to 100-amp meter base disconnect combo. (65')
 - Installation of 1" conduit with #10 THHN wire to each Hot Box.
 - Installation of Utility tree with meter base disconnect combo with ass
- Exclusions**
- Work not listed in the above scope of work or prints dated 12/4/2023.
 - Cost of permitting and fees to Columbus Building Department.
 - Cost of AEP's primary wire, transformer, and transformer pad.
 - Cost of any engineering redesign or Columbus resubmissions.
- Our price for the above Scope of Work is:**

Harbolt Electric	Electrical Service & Maintenance Pad: \$40,500.00	10%	\$44,550.00
Harbolt Electric	Communications: \$10,000.00	10%	\$11,000.00
Stimmel Construction	Digging for Electric/Communications: \$21,350.00	0%	\$21,350.00
Harbolt Electric	Hot Box Power: \$6,500.00	10%	\$7,150.00
Stimmel Construction	Digging for Hot Box Power: \$2,200.00	0%	\$2,200.00
Mark-up			

Combined

Electric Work Total: \$86,250.00*

*Revised total with 10% mark up on subcontractor's quote & no mark up on self performed tasks.

*** THIS PROPOSAL IS GOOD FOR 30 DAYS FROM DATE LISTED ABOVE ***