

**THE
CITY OF
COLUMBIA
HEIGHTS**

**COMMUNITY
DEVELOPMENT**

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED: 12/4/2025	AMOUNT REQUESTED:
DATE REVIEWED:	TAX ID NUMBER: 99-0959020

PROPERTY OWNER INFORMATION Check if Applicant

Name: Sadiq punjani Year Purchased: _____
Address: 4801 central ave NE suit 200 Columbia heights, MN 55421
Telephone: 612490 [redacted] Email Address: [redacted]@gmail.com

BUSINESS INFORMATION Check if Applicant

Business Name: The Golden Nuts
Primary Contact: Joe Rammouni
Address: 4801 central ave NE suit 200 columbia heights, MN 55421
Telephone: 612772 [redacted] Email Address: [redacted]@gmail.com
Type of Business: International sweet store / coffee shop

Check the appropriate type of ownership:
 The business owns the property The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:
Change Front glass & door for the front building.

Describe any other improvements, if applicable:

Estimated Cost of Improvements: \$13,650.63

Have you engaged the services of a Contractor, Designer, or Architect: Yes No
Would you be able to complete the improvements this year: Yes No
Would you allow the placement of surveillance cameras on your property or business: Yes No

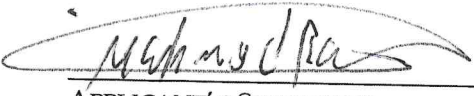
APPLICATION PROCESS

1. The following documents must accompany a completed application:
 - a. Proof of property ownership or lease.
 - b. Written consent from the property owner giving permission to conduct the façade improvements.
 - c. Color photographs of existing storefront façade conditions.
 - d. Two or more competitive proposals from contractors.
 - e. Other supporting documentation deemed necessary by the Columbia Heights Economic Development Authority (the "EDA"), the Columbia Heights Police Department, or the Applicant.
2. Process after application submission:
 - a. A meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.
 - b. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.
 - c. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted: Proof of Final Inspection by the Building Official or his or her designee, A copy of the Final Invoice Received from Contractor, Photographs of improvements, Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.
2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.
3. The Applicant acknowledges that they have read the Façade Improvement Grant Program and Design Guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed. Additionally, if identified by the Police Department that an Applicant qualifies for the installation of surveillance cameras, the Applicant shall be required to allow the City to place surveillance cameras on the front façade of certain buildings.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.



APPLICANT'S SIGNATURE



DATE



PROPERTY OWNER'S SIGNATURE



DATE

GLASSSOURCE LLC
2520 NEVADA AVE NO
GOLDEN VALLEY, MN 55427

PH:763-545- [REDACTED] AX:763-545- [REDACTED]

Federal Tax ID: 20-0721109

P/O#:	Cust State Tax ID:	Quote: Q028332
Taken By: DAN	Cust Fed Tax ID:	
Installer:	Ship Via:	
SalesRep: GLAZING SALE	Adv. Code:	Date: 12/4/2025
Bill To: GLAZING Acct: CASH		Time: 01:19 PM
Sold To: GLAZING Acct: CASH		

THE GOLDEN NUTS
 4801 CENTRAL AVE NE
 SUITE 200
 COLUMBIA HEIGHTS, MN 55421

THE GOLDEN NUTS
 4801 CENTRAL AVE NE
 SUITE 200
 COLUMBIA HEIGHTS, MN 55421

(919) 200- [REDACTED]

Qty	Part Number	Description	List	Disc%	Sell	Total
1	STOREFRONT	TUBELITE STOREFRONT - CLEAR ALUMINUM FRAMES - LOW E GLASS - THUMBTURN LOCK RIGHT DOOR - FLUSH BOLTS INACTIVE (LEFT DOOR)	\$13,000.00	10	\$11,700.00	\$11,700.00
1	LABOR 4	LABOR FOR FOUR TECHS TO REMOVE OLD AND INSTALL NEW - DUE TO THE NEW STONework SURROUNDING THE EXISTING FRAME, WE WILL CUT THE OLD FRAME OUT AND LEAVE THE LEFT AND RIGHT PIECES OF METAL THAT ARE COVERED WITH STONE ON THE WALL AND PUT NEW FRAME BETWEEN THEM	\$1,000.00	0	\$1,000.00	\$1,000.00

HERE IS A COPY OF YOUR ESTIMATE. PLEASE CALL WITH ANY QUESTIONS.

*****WE WOULD NEED A CREDIT CARD TO ORDER. PLEASE CALL THE OFFICE*****

DO NOT RESPOND TO THIS EMAIL. IT IS FROM OUR POINT OF SALES SYSTEM

Mobile Install
 Instructions:

Sub Total: \$12,700.00

Tax: \$950.63

Total: \$13,650.63

THE GOLDEN NUT



المحمص الذهبي

FRESH NUTS • COFFEE • SWEET • TURKISH DELIGHT • CHOCOLATE • & MORE

SCHOOL



The Golden Nut & Sweet
Additional Parking
In Back
Elkton Entrance
1000 S. 1st St.



LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter the "Lease") made as of January 15th, 2024, by and between Morgan II, LLC, a Minnesota Limited Liability company (hereinafter the "Landlord"), and Joes wireless LLC, LLC EIN # 83-386-7758, MN TAX ID# 6096709 (hereinafter the "Tenant"), for leased premises known as Suite #200, in the shopping center located at 4801 Central Ave, Columbia Heights, MN (the "Shopping Center").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) in hand paid by each of the parties to the other, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

DATA SHEET

(1) **PREMISES:** The Premises shall be the area outlined in yellow on Exhibit C hereto lying within the property in Hennepin County described as 4801 Central Ave, Suite 200, Columbia Heights, MN (the "Property"). For the purposes of this Lease, the Premises shall be deemed to contain approximately 5,000 square feet. The Premises extend from interior surface of exterior walls and walls-facing common areas and from the centerline of walls common to adjacent rentable areas. No deduction shall be made for columns or other structural or mechanical elements within the Premises.

(2) **TERM:** Five (5) years, commencing on 15th day of January, 2024 (hereinafter referred to as the "Commencement Date") and terminating on 14th day of January 2029 (hereinafter referred to as the "Termination Date").

(3) **DELIVERY DATE:** Tenant shall take the Premises in its as-is condition. Tenant may begin move-in and leasehold improvements upon fully executing the Lease Agreement and delivering the Security Deposit to Landlord.

(4) **PERMITTED USE:** The Premises shall be used by Tenant solely for:
Nuts store, Bakery, Sweet, Ice-cream, General Merchandise, Grocery and Meat Department

(5) **SECURITY DEPOSIT:** Tenant agrees to deposit with Landlord \$15,200 (fifteen thousand, two hundred dollars ("Security Deposit"), as security for Tenant's performance of its obligations under this Lease. Landlord and Tenant agree that the Security Deposit may be commingled with other funds of Landlord and Landlord shall have no obligation or liability for payment of interest on such deposit. If Tenant fails to pay Rent or any other amount when due, or fails to perform any of the terms hereof, Landlord may use all or any portion of the Security Deposit for amounts then due and unpaid, for payment of any amount for which Landlord has become obligated as a result of Tenant's default, and for any loss sustained by Landlord as a

result of Tenant's default. Landlord may use this deposit without prejudice to any other remedy Landlord may have. If Landlord uses any of the Security Deposit, Tenant shall, within ten (10) days after written demand therefore, restore the Security Deposit to the full amount originally deposited; Tenant's failure to do so shall constitute an act of default hereunder and Landlord shall have the right to exercise any remedy provided for in Article 23. Within thirty (30) days after the Term has expired or Tenant has vacated the Premises, whichever shall last occur, and provided Tenant is not then in default on any of its obligations hereunder, Landlord shall return the Security Deposit to Tenant. If Landlord sells its interest in the Premises, Landlord may deliver the Security Deposit to the purchaser of Landlord's interest and thereupon be relieved of any further liability or obligation with respect to the Security Deposit.

Tenant understand and acknowledges that they will not compete with existing tenants or carry any items that are sold or serviced by existing tenants at shopping center.

(6) TENANT NAME: Tenant shall operate and do business in the Premises, and all signs and advertising shall be under the trade name "THE GOLDEN NUTS"

(7) ANNUAL MINIMUM RENT: The Annual Minimum Rent due hereunder, payable in equal monthly installments in advance on the first day of each month shall be as follows:

First Lease Year: \$6,400.00 per month;

(January 15th 2024 to March 15th 2024 minimum rent will be 0.00. March 15th 2024 to March 31st 2024 minimum rent will be \$3200.00)

Second Lease Year \$6,720.00 per month;

Third Lease Year \$7,056.00 per month;

Fourth Lease Year \$7,408.80 per month;

Fifth Lease Year \$7,779.24 per month;

(January 1st 2029 to January 14th 2029 minimum rent will be \$3889.62)

Each reference in this Lease to any of the data contained in this Data Sheet shall be construed to incorporate the data stated under this title.

ARTICLE I PREMISES

A. Landlord hereby demises and leases to Tenant and Tenant hereby rents and takes from Landlord the premises as it is, subject to and with benefit of the terms, covenants, conditions and provisions of this Lease, the Premises, together with the appurtenances specifically granted in this Lease, but reserving and excepting to Landlord the use of the exterior walls (other than store fronts); the roof and the right to install, maintain, use, repair and replace

neighboring building owner, and Landlord shall not be responsible for any separate parking lot agreements or liabilities.

By Mahmoud Elsal Rammouni
Mahmoud Elsal Rammouni

SAMPLE INVOICE

Morgan II, LLC.
34321 Myrtle Lane
Union City, CA, 94587

Joes wireless LLC LLC
4801 Central Ave, Suite 200,
Columbia Heights, MN

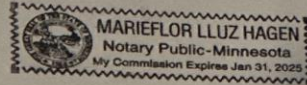
Subject: Tenant Payments

This letter is to inform you that Morgan II LLC needs to collect the rental payments for the month of XXXXX. Rent has been calculated as following

LANDLORD:
Morgan II, LLC

By Sadiq Punjani
Its Member: Sadiq Punjani

Dated this 17TH day of JAN., 2024



STATE OF MINNESOTA)

COUNTY OF ANOKA)ss.

The foregoing was acknowledged before me this 17TH day of JANUARY, 2024 by Sadiq Punjani, an officer of Morgan II, LLC, a Minnesota Limited Liability company.

Marieflor Lluz Hagen
Notary Public, ANOKA County

My commission expires: JAN. 31, 2025

Addendum to lease

WHEREAS, Morgan II LLC (“landlord”) and Joes wireless LLC entered into certain lease dated January 15th, 2024, a copy of which is in the possession of the landlord and Tenant;

And

WHEREAS, said lease mentions Tenant agrees to deposit with Landlord \$15,200 (Fifteen thousand, two hundred dollars (“Security Deposit”), as security for Tenant’s performance of its obligations under this Lease.

WHEREAS, Tenant only provided Landlord \$7,600 (Seven thousand, six hundred dollars (“Security Deposit”), as security for Tenant’s performance of its obligations under this Lease.

Now THEREFORE, Lease is being updated to the correct amount of \$7,600: Tenant only provided Landlord \$7,600 (Seven thousand, six hundred dollars (“Security Deposit”), as security for Tenant’s performance of its obligations under this Lease.

Tenants also acknowledges that all other terms and conditions of said lease will remain in full force and effect.

TENANT:

Joes wireless LLC

By 

LANDLORD:

Morgan II LLC

By 