

Exhibit A

Premises square footage 7342 Patio square footage 400

FY2023	Base Rent	Patio Rent	Total
Oct	\$ 20,000.00	\$ 500.00	\$ 20,500.00
Nov	20,000.00	500.00	\$ 20,500.00
Dec	20,000.00	500.00	\$ 20,500.00
Jan	20,000.00	500.00	\$ 20,500.00
2/10/2023	7,142.86	178.57	\$ 7,321.43 <i>Pro-Rated (20,500*(10/28))</i>
2/11-2/28/2023	13,114.29	327.86	\$ 13,442.14 <i>Pro-Rated (20,910*(18/28))</i>
Mar	\$ 20,400.00	\$ 510.00	\$ 20,910.00

Premises
Patio

Rent Payments through February 10, 2023		
Monthly	Annually	Per Sq. Ft.
\$ 20,000.00	\$ 240,000.00	\$ 32.69
500.00	6,000.00	15.00
20,500.00	246,000.00	

Rent Payments From Feb 11 to April 18, 2023 - Extension and 2% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 20,400.00	\$ 244,800.00	\$ 33.34
510.00	6,120.00	15.30
20,910.00	250,920.00	

4/18/2023	12,240.00	306.00	\$ 12,546.00 <i>Pro-Rated (20,910*(18/30))</i>
4/19/30/2023	10,278.80	204.00	\$ 10,482.80 <i>Pro-Rated (26,207*(12/30))</i>
May	25,697.00	510.00	\$ 26,207.00
Jun	25,697.00	510.00	\$ 26,207.00
Jul	25,697.00	510.00	\$ 26,207.00
Aug	25,697.00	510.00	\$ 26,207.00
Sep	25,697.00	510.00	\$ 26,207.00
FY23 STAFF REPORT TOTAL			\$ 277,737.37

Premises
Patio

Proposed from April 19, 2023 to Feb 10, 2024 - 42sf & 15.30sf (26% Increase)		
Monthly	Annually	Per Sq. Ft.
\$ 25,697.00	\$ 308,364.00	\$ 42.00
510.00	6,120.00	15.30
26,207.00	314,484.00	

FY2024	Base Rent	Patio Rent	Total
Oct	25,697.00	510.00	\$ 26,207.00
Nov	25,697.00	510.00	\$ 26,207.00
Dec	25,697.00	510.00	\$ 26,207.00
Jan	25,697.00	510.00	\$ 26,207.00
2/10/2024	8,861.03	175.86	\$ 9,036.90 <i>Pro-Rated (26,207*(10/29))</i>
2/11-2/29/2024	17,637.68	334.14	\$ 17,971.82 <i>Pro-Rated (27,430.67*(19/29))</i>
Mar	26,920.67	510.00	\$ 27,430.67
Apr	26,920.67	510.00	\$ 27,430.67
May	26,920.67	510.00	\$ 27,430.67
Jun	26,920.67	510.00	\$ 27,430.67
Jul	26,920.67	510.00	\$ 27,430.67
Aug	26,920.67	510.00	\$ 27,430.67
Sep	26,920.67	510.00	\$ 27,430.67
FY24 STAFF REPORT TOTAL			\$ 323,851.38

Premises
Patio

Proposed from Feb 11, 2024 to Feb 10, 2025 - 44 sf & 15.30sf (5% Increase)		
Monthly	Annually	Per Sq. Ft.
\$ 26,920.67	\$ 323,048.00	\$ 44.00
510.00	6,120.00	15.30
27,430.67	329,168.00	

FY2025	Base Rent	Patio Rent	Total
Oct	26,920.67	510.00	\$ 27,430.67
Nov	26,920.67	510.00	\$ 27,430.67
Dec	26,920.67	510.00	\$ 27,430.67
Jan	26,920.67	510.00	\$ 27,430.67
2/10/2025	9,614.52	182.14	\$ 9,796.67 <i>Pro-Rated (27,430.67*(10/28))</i>
2/11-2/28/2025	17,911.86	339.33	\$ 18,251.19 <i>Pro-Rated (28,390.74*(18/28))</i>
Mar	27,862.89	527.85	\$ 28,390.74
Apr	27,862.89	527.85	\$ 28,390.74
May	27,862.89	527.85	\$ 28,390.74
Jun	27,862.89	527.85	\$ 28,390.74
Jul	27,862.89	527.85	\$ 28,390.74
Aug	27,862.89	527.85	\$ 28,390.74
Sep	27,862.89	527.85	\$ 28,390.74
FY25 STAFF REPORT TOTAL			\$ 336,505.70

Premises
Patio

Proposed from Feb 11, 2025 to Feb 10, 2026 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 27,862.89	\$ 334,354.68	\$ 45.54
527.85	6,334.20	15.84
28,390.74	340,688.88	

FY2026	Base Rent	Patio Rent	Total
Oct	27,862.89	527.85	\$ 28,390.74
Nov	27,862.89	527.85	\$ 28,390.74
Dec	27,862.89	527.85	\$ 28,390.74
Jan	27,862.89	527.85	\$ 28,390.74
2/10/2026	9,951.03	188.52	\$ 10,139.55 <i>Pro-Rated (28,390.74*(10/28))</i>
2/11-2/28/2026	18,538.77	351.21	\$ 18,889.98 <i>Pro-Rated (29,384.42*(18/28))</i>
Mar	28,838.09	546.32	\$ 29,384.42
Apr	28,838.09	546.32	\$ 29,384.42
May	28,838.09	546.32	\$ 29,384.42
Jun	28,838.09	546.32	\$ 29,384.42
Jul	28,838.09	546.32	\$ 29,384.42
Aug	28,838.09	546.32	\$ 29,384.42
Sep	28,838.09	546.32	\$ 29,384.42
FY26 STAFF REPORT TOTAL			\$ 348,283.40

Premises
Patio

Proposed from Feb 11, 2026 to Feb 10, 2027 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 28,838.09	\$ 346,057.09	\$ 47.13
546.32	6,555.90	16.39
29,384.42	352,612.99	

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FY2027	Base Rent	Patio Rent	Total
Oct	28,838.09	546.32	\$ 29,384.42
Nov	28,838.09	546.32	\$ 29,384.42
Dec	28,838.09	546.32	\$ 29,384.42
Jan	28,838.09	546.32	\$ 29,384.42
2/10/2027	10,299.32	195.12	\$ 10,494.43
2/11-2/28/2027	19,187.63	363.50	\$ 19,551.13
Mar	29,847.42	565.45	\$ 30,412.87
Apr	29,847.42	565.45	\$ 30,412.87
May	29,847.42	565.45	\$ 30,412.87
Jun	29,847.42	565.45	\$ 30,412.87
Jul	29,847.42	565.45	\$ 30,412.87
Aug	29,847.42	565.45	\$ 30,412.87
Sep	29,847.42	565.45	\$ 30,412.87
FY27 STAFF REPORT TOTAL			\$ 360,473.32

Premises

Patio

Proposed from Feb 11,2027 to Feb 10,2028 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 29,847.42	\$ 358,169.09	\$ 48.78
565.45	6,785.35	16.96
30,412.87	364,954.45	

Pro-Rated (29,384.42*(10/28))
Pro-Rated (30,412.87*(18/28))

FY2028	Base Rent	Patio Rent	Total
Oct	29,847.42	565.45	\$ 30,412.87
Nov	29,847.42	565.45	\$ 30,412.87
Dec	29,847.42	565.45	\$ 30,412.87
Jan	29,847.42	565.45	\$ 30,412.87
2/10/2028	10,292.22	194.98	\$ 10,487.20
2/11-2/29/2028	20,239.64	383.43	\$ 20,623.07
Mar	30,892.08	585.24	\$ 31,477.32
Apr	30,892.08	585.24	\$ 31,477.32
May	30,892.08	585.24	\$ 31,477.32
Jun	30,892.08	585.24	\$ 31,477.32
Jul	30,892.08	585.24	\$ 31,477.32
Aug	30,892.08	585.24	\$ 31,477.32
Sep	30,892.08	585.24	\$ 31,477.32
FY28 STAFF REPORT TOTAL			\$ 373,103.00

Premises

Patio

Proposed from Feb 11,2028 to Feb 10,2029 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 30,892.08	\$ 370,705.01	\$ 50.49
585.24	7,022.84	17.56
31,477.32	377,727.85	

Pro-Rated (30,412.87*(10/29))
Pro-Rated (31,477.32*(19/29))

FY2029	Base Rent	Patio Rent	Total
Oct	30,892.08	585.24	\$ 31,477.32
Nov	30,892.08	585.24	\$ 31,477.32
Dec	30,892.08	585.24	\$ 31,477.32
Jan	30,892.08	585.24	\$ 31,477.32
2/10/2029	11,032.89	209.01	\$ 11,241.90
2/11-2/28/2029	20,554.27	389.39	\$ 20,943.66
Mar	31,973.31	605.72	\$ 32,579.03
Apr	31,973.31	605.72	\$ 32,579.03
May	31,973.31	605.72	\$ 32,579.03
Jun	31,973.31	605.72	\$ 32,579.03
Jul	31,973.31	605.72	\$ 32,579.03
Aug	31,973.31	605.72	\$ 32,579.03
Sep	31,973.31	605.72	\$ 32,579.03
FY29 STAFF REPORT TOTAL			\$ 386,148.03

Premises

Patio

Proposed from Feb 11,2029 to Feb 10,2030 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 31,973.31	\$ 383,679.69	\$ 52.26
605.72	7,268.64	18.17
32,579.03	390,948.33	

Pro-Rated (31,477.32*(10/28))
Pro-Rated (32,579.03*(18/28))

FY2030	Base Rent	Patio Rent	Total
Oct	31,973.31	605.72	\$ 32,579.03
Nov	31,973.31	605.72	\$ 32,579.03
Dec	31,973.31	605.72	\$ 32,579.03
Jan	31,973.31	605.72	\$ 32,579.03
2/10/2030	11,419.04	216.33	\$ 11,635.37
2/11-2/28/2030	21,273.67	403.02	\$ 21,676.69
Mar	33,092.37	626.92	\$ 33,719.29
Apr	33,092.37	626.92	\$ 33,719.29
May	33,092.37	626.92	\$ 33,719.29
Jun	33,092.37	626.92	\$ 33,719.29
Jul	33,092.37	626.92	\$ 33,719.29
Aug	33,092.37	626.92	\$ 33,719.29
Sep	33,092.37	626.92	\$ 33,719.29
FY30 STAFF REPORT TOTAL			\$ 399,663.22

Premises

Patio

Proposed from Feb 11,2030 to Feb 10,2031 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 33,092.37	\$ 397,108.47	\$ 54.09
626.92	7,523.04	18.81
33,719.29	404,631.52	

Pro-Rated (32,579.03*(10/28))
Pro-Rated (33,719.29*(18/28))

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Premises square footage 7342 Patio square footage 400

FY2031	Base Rent	Patio Rent	Total
Oct	33,092.37	626.92	\$ 33,719.29
Nov	33,092.37	626.92	\$ 33,719.29
Dec	33,092.37	626.92	\$ 33,719.29
Jan	33,092.37	626.92	\$ 33,719.29
2/10/2031	11,818.70	223.90	\$ 12,042.60 <i>Pro-Rated (33,719.29*(10/28))</i>
2/11-2/28/2031	22,018.25	417.13	\$ 22,435.37 <i>Pro-Rated (34,899.47*(18/28))</i>
Mar	34,250.61	648.86	\$ 34,899.47
Apr	34,250.61	648.86	\$ 34,899.47
May	34,250.61	648.86	\$ 34,899.47
Jun	34,250.61	648.86	\$ 34,899.47
Jul	34,250.61	648.86	\$ 34,899.47
Aug	34,250.61	648.86	\$ 34,899.47
Sep	34,250.61	648.86	\$ 34,899.47
FY31 STAFF REPORT TOTAL			\$ 413,651.43

Premises
Patio

Proposed from Feb 11,2031 to Feb 10,2032 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 34,250.61	\$ 411,007.27	\$ 55.98
648.86	7,786.35	19.47
34,899.47	418,793.62	

FY2032	Base Rent	Patio Rent	Total
Oct	34,250.61	648.86	\$ 34,899.47
Nov	34,250.61	648.86	\$ 34,899.47
Dec	34,250.61	648.86	\$ 34,899.47
Jan	34,250.61	648.86	\$ 34,899.47
2/10/2032	11,810.55	223.75	\$ 12,034.30 <i>Pro-Rated (34,899.47*(10/29))</i>
2/11-2/28/2032	23,225.45	440.00	\$ 23,665.45 <i>Pro-Rated (36,120.95*(19/29))</i>
Mar	35,449.38	671.57	\$ 36,120.95
Apr	35,449.38	671.57	\$ 36,120.95
May	35,449.38	671.57	\$ 36,120.95
Jun	35,449.38	671.57	\$ 36,120.95
Jul	35,449.38	671.57	\$ 36,120.95
Aug	35,449.38	671.57	\$ 36,120.95
Sep	35,449.38	671.57	\$ 36,120.95
FY32 STAFF REPORT TOTAL			\$ 428,144.27

Premises
Patio

Proposed from Feb 11,2032 to Jan 11,2033 - 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 35,449.38	\$ 425,392.53	\$ 57.94
671.57	8,058.87	20.15
36,120.95	433,451.40	

FY2033	Base Rent	Patio Rent	Total
Oct	35,449.38	671.57	\$ 36,120.95
Nov	35,449.38	671.57	\$ 36,120.95
Dec	35,449.38	671.57	\$ 36,120.95
1/11/2033	12,578.81	238.30	\$ 12,817.11 <i>Pro-Rated (36,120.95*(11/31))</i>
Feb	-	-	\$ -
2/11-2/28/2033	-	-	\$ -
Mar	-	-	\$ -
Apr	-	-	\$ -
May	-	-	\$ -
Jun	-	-	\$ -
Jul	-	-	\$ -
Aug	-	-	\$ -
Sep	-	-	\$ -
FY33 STAFF REPORT TOTAL			\$ 121,179.96