

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
2/11-2/28/2023	13,114.29	327.86	\$ 13,442.14
Mar	\$ 20,400.00	\$ 510.00	\$ 20,910.00

Pro-Rated (20,500(10/28))*
Pro-Rated (20,910(18/28))*

YEAR 1 (REVISED PROPOSAL)

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 May 11, 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	

Apr	20,400.00	510.00	\$ 20,910.00
5/11/2023	7,238.71	180.97	\$ 7,419.68
5/12-31/2023	17,368.17	329.03	\$ 17,697.20
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
FY23 STAFF REPORT TOTAL	\$ 279,423.12		

Pro-Rated (20,910(11/31))*
Pro-Rated (27,430.67(20/31))*

INCREASE FROM 1ST PROPOSAL 1,223.67 14,684.00

Proposed from May 12, 2023 to Feb 10, 2024 - 44sf & 15.30sf (32% 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	

Proposed from May 12, 2023 to Feb 10, 2024 - 44sf & 15.30sf (32% 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	

YEAR 1 (1ST PROPOSAL)

FY2024	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
2/10/2024	9,282.99	175.86	\$ 9,458.85
2/11-2/29/2024	18,840.25	334.14	\$ 19,174.39
Mar	28,756.17	528.00	\$ 29,284.17
Apr	28,756.17	528.00	\$ 29,284.17
May	28,756.17	528.00	\$ 29,284.17
Jun	28,756.17	528.00	\$ 29,284.17
Jul	28,756.17	528.00	\$ 29,284.17
Aug	28,756.17	528.00	\$ 29,284.17
Sep	28,756.17	528.00	\$ 29,284.17
FY24 STAFF REPORT TOTAL	\$ 343,345.07		

Pro-Rated
Pro-Rated

YEAR 2 (REVISED PROPOSAL)

Proposed from Feb 11, 2024 to Feb 10, 2025 - 47 sf & 15.30sf (7% Increase)		
Monthly	Annually	Per Sq. Ft.
\$ 28,756.17	\$ 345,074.00	\$ 47.00
528.00	6,336.00	15.84
29,284.17	351,410.00	

Proposed from Feb 11, 2024 to Feb 10, 2025 - 47 sf & 15.30sf (7% 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	

YEAR 2 (1ST PROPOSAL)

INCREASE FROM 1ST PROPOSAL 1,853.50 22,242.00

FY2025	Base Rent	Patio Rent	Total
Oct	28,756.17	528.00	\$ 29,284.17
Nov	28,756.17	528.00	\$ 29,284.17
Dec	28,756.17	528.00	\$ 29,284.17
Jan	28,756.17	528.00	\$ 29,284.17
2/10/2025	10,270.06	188.57	\$ 10,458.63
2/11-2/28/2025	19,803.73	351.21	\$ 20,154.95
Mar	30,805.81	546.33	\$ 31,352.14
Apr	30,805.81	546.33	\$ 31,352.14
May	30,805.81	546.33	\$ 31,352.14
Jun	30,805.81	546.33	\$ 31,352.14
Jul	30,805.81	546.33	\$ 31,352.14
Aug	30,805.81	546.33	\$ 31,352.14
Sep	30,805.81	546.33	\$ 31,352.14
FY25 STAFF REPORT TOTAL	\$ 367,215.24		

Pro-Rated
Pro-Rated

YEAR 3 (REVISED PROPOSAL)

Proposed from Feb 11, 2025 to Feb 10, 2026 - 7% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 30,805.81	\$ 369,669.70	\$ 50.35
546.33	6,556.00	16.39
31,352.14	376,225.70	

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	

YEAR 3 (1ST PROPOSAL)

INCREASE FROM 1ST PROPOSAL 2,961.40 35,536.82

FY2026	Base Rent	Patio Rent	Total
Oct	30,805.81	546.33	\$ 31,352.14
Nov	30,805.81	546.33	\$ 31,352.14
Dec	30,805.81	546.33	\$ 31,352.14
Jan	30,805.81	546.33	\$ 31,352.14
2/10/2026	11,002.07	195.12	\$ 11,197.19
2/11-2/28/2026	20,496.86	363.51	\$ 20,860.37
Mar	31,884.01	565.46	\$ 32,449.47
Apr	31,884.01	565.46	\$ 32,449.47
May	31,884.01	565.46	\$ 32,449.47
Jun	31,884.01	565.46	\$ 32,449.47
Jul	31,884.01	565.46	\$ 32,449.47
Aug	31,884.01	565.46	\$ 32,449.47
Sep	31,884.01	565.46	\$ 32,449.47
FY26 STAFF REPORT TOTAL	\$ 384,612.40		

Pro-Rated
Pro-Rated

YEAR 4 (REVISED PROPOSAL)

Proposed from Feb 11, 2026 to Feb 10, 2027 3.5% Increase		
Monthly	Annually	Per Sq. Ft.
\$ 31,884.01	\$ 382,608.14	\$ 52.11
565.46	6,785.46	16.96
32,449.47	389,393.60	

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	

YEAR 4 (1ST PROPOSAL)

INCREASE FROM 1ST PROPOSAL 3,065.05 36,780.61

Exhibit A

Premises square footage 7342 Patio square footage 400

FY2027	Base Rent	Patio Rent	Total
Oct	31,884.01	565.46	\$ 32,449.47
Nov	31,884.01	565.46	\$ 32,449.47
Dec	31,884.01	565.46	\$ 32,449.47
Jan	31,884.01	565.46	\$ 32,449.47
2/10/2027	11,387.15	201.95	\$ 11,589.10 <i>Pro-Rated</i>
2/11-2/28/2027	21,214.25	376.23	\$ 21,590.48 <i>Pro-Rated</i>
Mar	32,999.95	585.25	\$ 33,585.20
Apr	32,999.95	585.25	\$ 33,585.20
May	32,999.95	585.25	\$ 33,585.20
Jun	32,999.95	585.25	\$ 33,585.20
Jul	32,999.95	585.25	\$ 33,585.20
Aug	32,999.95	585.25	\$ 33,585.20
Sep	32,999.95	585.25	\$ 33,585.20
FY27 STAFF REPORT TOTAL			\$ 398,073.83

YEAR 5 (REVISED PROPOSAL)

Proposed from Feb 11,2027 to Feb 10,2028 - 3.5% Increase			
	Monthly	Annually	Per Sq. Ft.
Premises	\$ 32,999.95	\$ 395,999.42	\$ 53.94
Patio	585.25	7,022.95	17.56
Total	33,585.20	403,022.38	

INCREASE FROM 1ST PROPOSAL 3,172.33 38,067.93

YEAR 5 (1ST PROPOSAL)

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

FY2028	Base Rent	Patio Rent	Total
Oct	32,999.95	585.25	\$ 33,585.20
Nov	32,999.95	585.25	\$ 33,585.20
Dec	32,999.95	585.25	\$ 33,585.20
Jan	32,999.95	585.25	\$ 33,585.20
2/10/2028	11,379.29	201.81	\$ 11,581.10 <i>Pro-Rated</i>
2/11-2/29/2028	22,377.38	396.86	\$ 22,774.24 <i>Pro-Rated</i>
Mar	34,154.95	605.73	\$ 34,760.68
Apr	34,154.95	605.73	\$ 34,760.68
May	34,154.95	605.73	\$ 34,760.68
Jun	34,154.95	605.73	\$ 34,760.68
Jul	34,154.95	605.73	\$ 34,760.68
Aug	34,154.95	605.73	\$ 34,760.68
Sep	34,154.95	605.73	\$ 34,760.68
FY28 STAFF REPORT TOTAL			\$ 412,020.89

YEAR 6 (REVISED PROPOSAL)

Proposed from Feb 11,2028 to Feb 10,2029 - 3.5% Increase			
	Monthly	Annually	Per Sq. Ft.
Premises	\$ 34,154.95	\$ 409,859.40	\$ 55.82
Patio	605.73	7,268.75	18.17
Total	34,760.68	417,128.16	

INCREASE FROM 1ST PROPOSAL 3,283.36 39,400.31

YEAR 6 (1ST PROPOSAL)

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

FY2029	Base Rent	Patio Rent	Total
Oct	34,154.95	605.73	\$ 34,760.68
Nov	34,154.95	605.73	\$ 34,760.68
Dec	34,154.95	605.73	\$ 34,760.68
Jan	34,154.95	605.73	\$ 34,760.68
2/10/2029	12,198.20	216.33	\$ 12,414.53 <i>Pro-Rated</i>
2/11-2/28/2029	22,725.24	403.03	\$ 23,128.27 <i>Pro-Rated</i>
Mar	35,350.37	626.93	\$ 35,977.30
Apr	35,350.37	626.93	\$ 35,977.30
May	35,350.37	626.93	\$ 35,977.30
Jun	35,350.37	626.93	\$ 35,977.30
Jul	35,350.37	626.93	\$ 35,977.30
Aug	35,350.37	626.93	\$ 35,977.30
Sep	35,350.37	626.93	\$ 35,977.30
FY29 STAFF REPORT TOTAL			\$ 426,426.64

YEAR 7 (REVISED PROPOSAL)

Proposed from Feb 11,2029 to Feb 10,2030 - 3.5% Increase			
	Monthly	Annually	Per Sq. Ft.
Premises	\$ 35,350.37	\$ 424,204.48	\$ 57.78
Patio	626.93	7,523.16	18.81
Total	35,977.30	431,727.64	

INCREASE FROM 1ST PROPOSAL 3,398.28 40,779.32

YEAR 7 (1ST PROPOSAL)

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

FY2030	Base Rent	Patio Rent	Total
Oct	35,350.37	626.93	\$ 35,977.30
Nov	35,350.37	626.93	\$ 35,977.30
Dec	35,350.37	626.93	\$ 35,977.30
Jan	35,350.37	626.93	\$ 35,977.30
2/10/2030	12,625.13	223.90	\$ 12,849.04 <i>Pro-Rated</i>
2/11-2/28/2030	23,520.62	417.13	\$ 23,937.76 <i>Pro-Rated</i>
Mar	36,587.64	648.87	\$ 37,236.51
Apr	36,587.64	648.87	\$ 37,236.51
May	36,587.64	648.87	\$ 37,236.51
Jun	36,587.64	648.87	\$ 37,236.51
Jul	36,587.64	648.87	\$ 37,236.51
Aug	36,587.64	648.87	\$ 37,236.51
Sep	36,587.64	648.87	\$ 37,236.51
FY30 STAFF REPORT TOTAL			\$ 441,351.57

YEAR 8 (REVISED PROPOSAL)

Proposed from Feb 11,2030 to Feb 10,2031 - 3.5% Increase			
	Monthly	Annually	Per Sq. Ft.
Premises	\$ 36,587.64	\$ 439,051.64	\$ 59.80
Patio	648.87	7,786.47	19.47
Total	37,236.51	446,838.11	

INCREASE FROM 1ST PROPOSAL 3,517.22 42,206.59

YEAR 8 (1ST PROPOSAL)

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

Exhibit A

Premises square
footage 7342

Patio square
footage 400

FY2031	Base Rent	Patio Rent	Total
Oct	36,587.64	648.87	\$ 37,236.51
Nov	36,587.64	648.87	\$ 37,236.51
Dec	36,587.64	648.87	\$ 37,236.51
Jan	36,587.64	648.87	\$ 37,236.51
2/10/2031	13,067.01	231.74	\$ 13,298.75 <i>Pro-Rated</i>
2/11-2/28/2031	24,343.85	431.73	\$ 24,775.58 <i>Pro-Rated</i>
Mar	37,868.20	671.58	\$ 38,539.79
Apr	37,868.20	671.58	\$ 38,539.79
May	37,868.20	671.58	\$ 38,539.79
Jun	37,868.20	671.58	\$ 38,539.79
Jul	37,868.20	671.58	\$ 38,539.79
Aug	37,868.20	671.58	\$ 38,539.79
Sep	37,868.20	671.58	\$ 38,539.79
FY31 STAFF REPORT TOTAL			\$ 456,798.88

YEAR 9 (REVISED PROPOSAL)

	Proposed from Feb 11,2032 to Feb 10,2032 - 3.5% Increase		
	Monthly	Annually	Per Sq. Ft.
Premises	\$ 37,868.20	\$ 454,418.45	\$ 61.89
Patio	671.58	8,059.00	20.15
Total	38,539.79	462,477.45	

YEAR 9 (1ST PROPOSAL)

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

INCREASE FROM 1ST PROPOSAL 3,640.32 43,683.83

FY2032	Base Rent	Patio Rent	Total
Oct	37,868.20	671.58	\$ 38,539.79
Nov	37,868.20	671.58	\$ 38,539.79
Dec	37,868.20	671.58	\$ 38,539.79
Jan	37,868.20	671.58	\$ 38,539.79
2/10/2032	13,058.00	231.58	\$ 13,289.58 <i>Pro-Rated</i>
2/11-2/29/2032	25,678.56	455.40	\$ 26,133.96 <i>Pro-Rated</i>
Mar	39,193.59	695.09	\$ 39,888.68
Apr	39,193.59	695.09	\$ 39,888.68
May	39,193.59	695.09	\$ 39,888.68
Jun	39,193.59	695.09	\$ 39,888.68
Jul	39,193.59	695.09	\$ 39,888.68
Aug	39,193.59	695.09	\$ 39,888.68
Sep	39,193.59	695.09	\$ 39,888.68
FY32 STAFF REPORT TOTAL			\$ 472,803.45

YEAR 10 (REVISED PROPOSAL)

	Proposed from Feb 11,2032 to Jan 11,2033 - 3.5% Increase		
	Monthly	Annually	Per Sq. Ft.
Premises	\$ 39,193.59	\$ 470,323.09	\$ 64.06
Patio	695.09	8,341.06	20.85
Total	39,888.68	478,664.16	

YEAR 10 (1ST PROPOSAL)

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

INCREASE FROM 1ST PROPOSAL 3,767.73 45,212.76

TOTAL INCREASE FROM 1ST PROPOSAL \$ 317,814.85

FY2033	Base Rent	Patio Rent	Total
Oct	39,193.59	695.09	\$ 39,888.68
Nov	39,193.59	695.09	\$ 39,888.68
Dec	39,193.59	695.09	\$ 39,888.68
1/11/2033	13,907.40	246.64	\$ 14,154.05 <i>Pro-Rated</i>
Feb	-	-	\$ -
2/11-2/28/2033	-	-	\$ -
Mar	-	-	\$ -
Apr	-	-	\$ -
May	-	-	\$ -
Jun	-	-	\$ -
Jul	-	-	\$ -
Aug	-	-	\$ -
Sep	-	-	\$ -
FY33 STAFF REPORT TOTAL			\$ 133,820.09