



FACADE IMPROVEMENT AND PRESERVATION APPLICATION

APPLICANT CONTACT INFORMATION

Please Print

Name: MIKE WARNER

Street Address: 66 PARK ISLAND DR. City, State, Zip:

LAKE ORION, 48362 Phone (daytime): (248) 724-6104 Cell:

SAME

Email Address MIKE @ LAKEORIONBIKES.COM

SITE (BUILDING) OWNERSHIP INFORMATION

Business Name LAKE ORION BIKE + ADVENTURE CO.

Nature of Business: BICYCLE RETAIL/REPAIR, ^{OUTDOOR} EQUIPMENT RENTALS

Address: 47 S. BROADWAY City, State, Zip: LAKE ORION, MI 48362

Are you the building owner? ☐ Yes ☒ No

If you are not the building owner, please provide the following information:

Building Owner's Name MD BROADWAY, LLC (MATT MOORE)

Building Owner's Address: 1711 E. AUBURN RD., ROCHESTER HILLS, MI 48307

Building Owner's E-mail Address: DAN @ FRANCHISESELECT.NET

Building Owners Phone (daytime): (586) 291-1384

BUSINESS INFORMATION How long have you operated at this location? NEW (2 MONTHS)

Have you ever received a façade grant from the Lake Orion DDA? ☐ Yes ☒ No

If Yes, when? _____

How many employees are at this location ? Full Time 3 Part time 3

Are you the sole business owner? ☒ Yes ☐ No Co-owners? ☒ Yes ☐ No

If yes, provide the names and contact information for all business co-owners:

MIKE WARNER (248) 724-6104
TIM MARQUOTT (248) 343-5523

PROJECT INFORMATION

What level of Grant are you seeking?

☐ LEVEL 1 - We want to refresh and improve the appearance of our storefront.

☐ LEVEL 2 - We want to complete a restoration or transformation of our location.

Briefly describe the Scope of Work for the proposed project(s) that you are seeking funding for:

KEEP THE AWNING, BUT REFRESH IT + KEEP ITS HISTORICAL
LOOK, REPLACE WINDOWS AND REPLACE EXISTING
SIGNAGE WITH NEW DIBOND SIGNS WITH OUR LOGO.
PAINTING (INTERIOR + EXTERIOR)

Based on your project bids/cost estimates, how much was the lowest bid/cost estimate and what is the name of the contractor? TOTAL IS APPROXIMATELY \$20,000 WITH

MULTIPLE COMPANIES PROVIDING SERVICES/PRODUCTS.

The Lake Orion DDA Façade Improvement Grant Program is a matching grant. Payment of funds under the program is paid on a reimbursement basis. The applicant is required to pay the total project cost up front, and request reimbursement for the approved eligible costs from the Lake Orion DDA *after* the project is complete.

Do you agree to these terms?

☒ Yes ☐ No

The façade grant program requires the participant to include promotion of the grant and the Lake Orion DDA in its marketing, social media and other forms of promotion. This requires the placement of signage in the business, and its storefront, for a period up to one year.

Do you agree to these terms?

☒ Yes ☐ No

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application, given for obtaining a façade grant under the Facade Improvement Program are true and complete to the best of the Applicant's knowledge and belief. I have read and understand the procedures and agree to follow the Façade Improvements and Historic Preservation Grant Process. I am submitting documentation as required. ***Applications submitted without required documentation will not be processed.***

Applicant's Signature: Michael W. Date: 5-5-2025

BUILDING OWNER'S CERTIFICATION

I, as the owner of the building located at 47. S. BROADWAY ST. understand and agree to the submission of this application to the Facade Improvement and Historic Preservation Program. I also agree to the proposed project as detailed in this application. I further understand that if this application is approved, the applicant will be required to enter into a grant agreement with the Lake Orion Downtown Development Authority and that I, as the building owner, will also be required to sign the grant agreement.

Signature of Building Owner: Matt Maza Date: 5/05/25

MAIL OR HAND DELIVER THIS APPLICATION WITH ATTACHMENTS TO:

LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY
Attn: Façade Improvement Program
118 S BROADWAY ST
LAKE ORION, MI 48362

OFFICE USE ONLY

Date of Introductory Meeting: _____ Amount Requested: _____

Date of Application: _____ Anticipated start date: _____

Is MSOC Involved _____

Date Plans Received: _____ Architect: _____

Design Committee Date: _____ Recommendation: _____

Board Presentation Date: _____ Action: _____ Amount: _____

Funding Commitment Letter Dated: _____

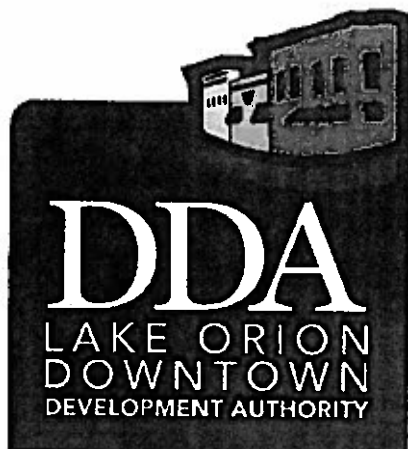
Final Inspection: _____ Before and after: _____ Photos ☐

Payment on Grant: _____

APPLICATION REQUIREMENTS

A completed application will consist of the following required documentation:

1. A completed application form.
2. Proof that the business is a "Small Business" as defined herein.
3. Renderings of the proposed work. If the project cost exceeds \$20,000.00, renderings and site plans must be completed by an architect licensed in the state of Michigan.
 - Building Façade Work: A rendering of the proposed work must be submitted. The rendering must be neat, detailed and scaled, including window locations, door locations, any existing and/or proposed signs or awnings.
 - Building Signs: Where a new building sign is proposed, a scaled rendering/elevation accurately depicting all existing and proposed wall signs must be submitted.
 - Freestanding Signs: Where a new freestanding sign is proposed, a formal site plan must be submitted. The site plan must include the following information:
 - o Lot lines w/North arrow
 - o Streets labeled w/ driveway location(s)
 - o Existing structures w/all known easements
 - o Proposed location of freestanding sign(s), with setbacks from property lines
4. A written description of the project plans must be submitted including any information that will assist in understanding the scope of the project, including:
 - Building materials
 - Colors (paint chips, brick/stone color, etc.)
 - Exterior lighting
 - Window and door types
 - Architectural detailing
 - Sign specifications
 - Awnings
 - General renovation details
5. Cost estimates and contractor name(s)
6. Proof that property taxes are current.
7. Proof of business ownership or tenancy (lease agreement).



FIND ANSWERS AND SUPPORT

Contact:

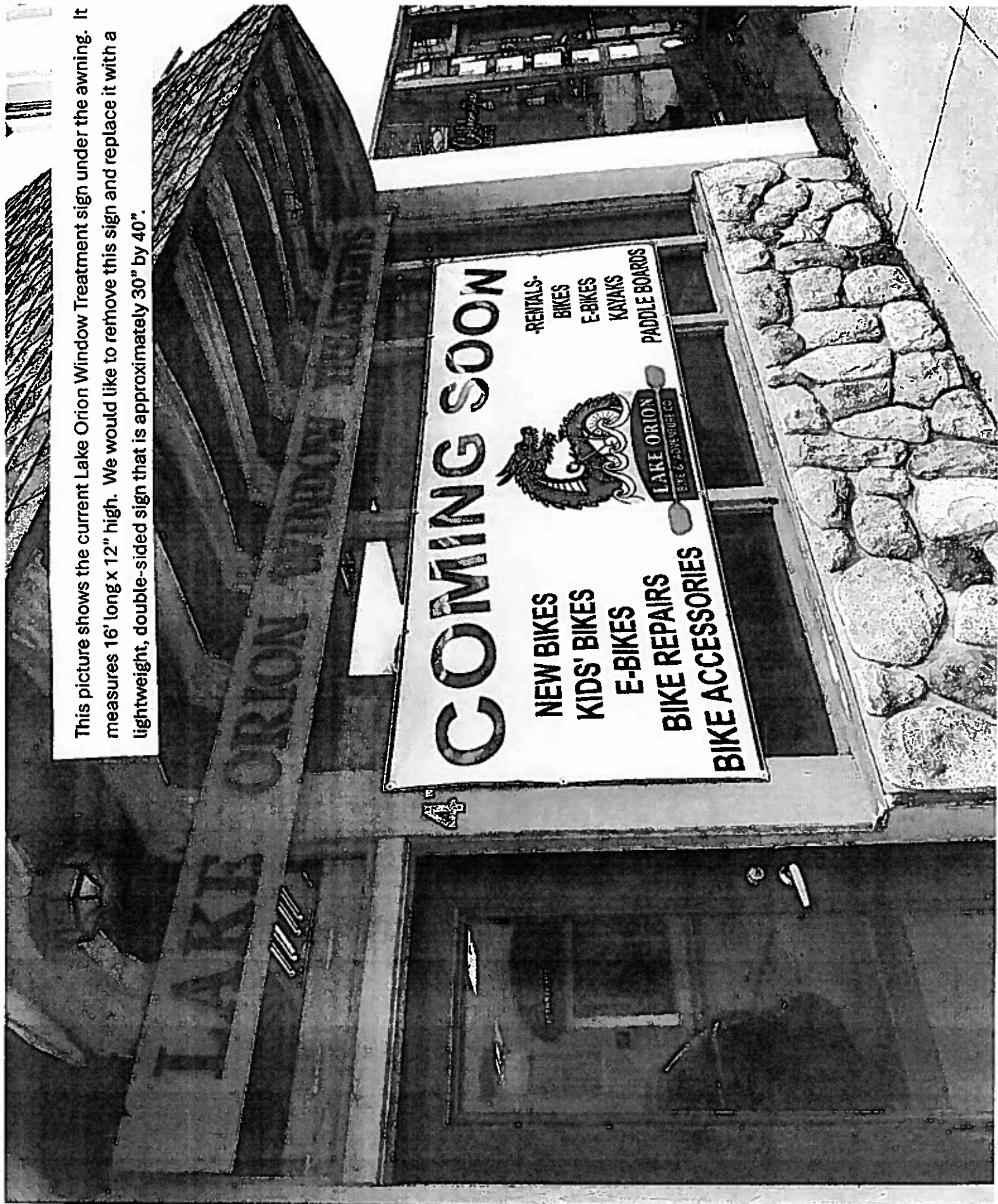
LAKE ORION DOWNTOWN DEVELOPMENT AUTHORITY
118 N BORADWAY ST
LAKE ORION MI 48362
(248) 693-9742
gibb@downtownlakeorion.org

"WALK INS WELCOME"



The proposed sign will be the same measurements as the existing sign (48" high by 80" long). The proposed sign will be made of DiBond – a 3mm pre-finished panel, consisting of two 0.15mm aluminum sheets laminated to both sides of a gray polyethylene core.

This picture shows the current Lake Orion Window Treatment sign under the awning. It measures 16' long x 12" high. We would like to remove this sign and replace it with a lightweight, double-sided sign that is approximately 30" by 40".



FRONT STREET

SIDEWALK

ALLEY

Areas in red represent current signage.

Sign #1 (facing the side lot) is 48" high x 80" long

Sign #2 (facing Broadway Street) is 12" high x 16' long.

We would like to replace #1 with a sign of similar dimensions.

We would like to replace #2 with a sign that is approximately 30" high x 40" long, and we would like to hang it perpendicularly from the current awning so that it can be seen from the sidewalk. Both signs will be made of the lightweight DiBond material described in the permit application.

SIDEWALK

BROADWAY STREET

47. S. BROADWAY

18.5'

93'

SIDE LOT



This picture shows the existing sign that will be removed. It measures 48" x 80" and will be replaced by a sign with identical measurements.

LEASE AGREEMENT

LEASE AGREEMENT

(1) This Lease made this ___ day of April, 2025 by and between MD BROADWAY LLC, a Michigan limited liability company, 1711 E. Auburn Rd., Rochester Hills, MI 48307 the Lessor, hereinafter designated as the "Landlord"; and LAKE ORION BIKE & ADVENTURE LLC, a Michigan limited liability company, 191 Park Island, Lake Orion, MI 48362 the Lessee, hereinafter designated as the "Tenant".

DESCRIPTION

(2) WITNESSETH: The Landlord, in consideration of the rents to be paid, and the covenants and agreements to be performed by the Tenant, does hereby lease unto the Tenant a portion of the following described premises, situated in Lake Orion, County of Oakland, State of Michigan, to-wit: a portion of the premises c/k/a 47 S. Broadway, Lake Orion, MI 48362, the leased premises described on the attached Exhibit A, (the "premises" or "demised premises"), including the parking lot(s), driveway(s), sidewalks, and landscaped areas, together with any and all appurtenances, rights, privileges and easements benefitting, belonging or pertaining thereto used by Tenant and other Tenants on the premises.

TERM

(3) "Term" shall mean the initial term of this Lease and all extensions and renewals thereof. The "Initial Term" of this lease shall mean the period beginning on the date of this Lease and ending on the November 30, 2026 (free rent period from the date of this Lease and base rent and additional rent to be paid by Tenant to Landlord from June 1, 2025 through November 30, 2026).

RENT

(4) This is a "gross lease" wherein Tenant shall pay to Landlord Monthly Rent in the amount of \$2,900.00, in advance on the first day of each calendar month during the term hereof beginning the first (1st) day of June, 2025 as well as additional rent payable each month in the amount of \$630.83 (taxes and insurance). Landlord may adjust the monthly additional rent for taxes and insurance as the same is billed to Landlord, copies of all billings for same to be provided to Tenant upon request. All Rent shall be paid at the address of Landlord given above or at such other place as Landlord may designate from time to time in writing, without deductions or setoffs whatsoever.

Tenant shall be responsible to pay the utility charges for water, electric, gas and cable services and Tenant shall upon possession, immediately transfer said utilities to Tenants name for direct billing.

The Tenant hereby hires the said premises for the said term, as above mentioned, and covenants well and truly pay, or cause to be paid unto the Landlord, at the dates and times above mentioned, the rent above reserved.

ASSIGNMENT

(5) The Tenant agrees that he will not assign or transfer this lease or hypothecate or mortgage the same or sublet said premises or any part thereof, without the written consent of the Landlord which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Landlord shall consent to an assignment to (i) an affiliate of Tenant, (ii) a successor to Tenant

pursuant to a merger or consolidation or (iii) a purchaser of the majority of the assets or ownership interests of Tenant. Any assignment, transfer, hypothecation, mortgage or subletting, without said written consent, shall give the Landlord the right to terminate this lease and to reenter and repossess the leased premises, provided, however that the Landlord shall not unreasonably withhold or delay this consent. Any assignment approved by Landlord shall relieve Tenant from the obligations of Tenant under this Lease.

BANKRUPTCY AND INSOLVENCY

(6) The Tenant agrees that, if the estate created hereby shall be taken in execution or by other process of law or if the Tenant shall be declared bankrupt or insolvent, according to law, or any receiver be appointed for the business and property of the Tenant or if any assignment shall be made of the Tenant's property for the benefit of creditors, then in such event this lease may be canceled at the option of the Landlord.

RIGHT TO MORTGAGE

(7) The Landlord reserves the right to subject and subordinate this lease, at all times, to the lien of any mortgage now or hereafter placed upon the Landlord's interest in said premises, and on the land and buildings of which said premises are a part, or upon any buildings hereafter placed upon the land of which the leased premises form a part. Provided Tenant is given the non-disturbance agreement described below, Tenant covenants and agrees to execute and deliver upon demand such further instrument or instruments subordinating this Lease to the lien of any such mortgage or mortgages as shall be desired by the Landlord and any mortgagees or proposed mortgagees, then Tenant covenants and agrees to execute and deliver upon demand such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages as shall be desired, by the Landlord, and any mortgage or proposed mortgages, and hereby irrevocably appoints the Landlord the attorney-in-fact, of the Tenant, to execute and deliver any such instrument or instruments for and in the name of the Tenant; provided however that in no event shall the leased premises, and other rights granted to Tenant under this lease be interfered with or interrupted so long as Tenant substantially complies.

USE AND OCCUPANCY

(8) It is understood and agreed between the parties hereto that said premises during the continuance of this lease shall be used and occupied for a bicycle and adventure sport sales and service store including the holding of classes related thereto, and for any other purpose or purposes without the written consent of the Landlord; and that the Tenant will not use the premises for any purpose in violation of any law, municipal ordinance or regulation; and that on any breach of this agreement and that on any breach of the provisions of this paragraph, Tenant shall be in default of this Lease and, following notice and thirty (30) days to cure, the Landlord may at its option terminate this Lease forthwith and re-enter and repossess the premises.

FIRE

(9) It is understood and agreed that, if the premises hereby leased be damaged or destroyed in whole or in part by fire or other casualty during the term hereof, the Landlord will repair and restore the same to good tenantable condition, with reasonable dispatch, and that the rent herein provided for shall abate entirely in case the entire premises are untenable and prorated for the portion rendered untenable, in case a part only is untenable, until the same shall be restored a tenantable condition; provided, however that if the Tenant shall fail to adjust his own insurance or

to remove his damaged goods, equipment or property within a reasonable time, and as a result thereof, the repairing and restoration is delayed, or if such fire or the cause damaging or destroying the leased premises shall result from the negligence or willful act of the Tenant, his agents or employees, there shall be no abatement of rent; and provided further that, if the Tenant shall use any part of the leased premises for storage during the period of repair, a reasonable charge shall be made therefor against the Tenant; and provided further that in case the leased premises, or the building of which they are a part, shall be destroyed to the extent of more than one-half of the value thereof, the Landlord or Tenant may, at their option, terminate this lease forthwith by a written notice to the other.

REPAIRS

(10) Landlord shall maintain and repair/replace at its sole expense the leased premises, Building and Common Areas, including the HVAC units, parking lot, sidewalks, lighting, landscaping and snow removal, together with the windows and exterior walls, roof, foundation and the structure of the Building in good order and condition, unless damaged by Tenant or its invitees and employees/agents. Tenant shall be responsible for \$1,000.00 of any replacement of HVAC units by Landlord.

INDEMNITY/INSURANCE

(11) Tenant shall defend and indemnify Landlord, and save it harmless from and against any and all liability, damages, costs, or expenses, including reasonable attorneys' fees, arising from any act, omission, or negligence or willful misconduct of Tenant, or the contractors, licensees, agents, servants, employees, guests, invitees, or visitors of Tenant in or about the leased premises, or, arising from any accident, injury, or damage, howsoever and by whomsoever caused, to any person or property occurring in or about the premises, provided that the foregoing provision shall not be construed to make Tenant responsible for loss, damage, liability or expense resulting from injuries to third parties caused by the negligence or willful misconduct of Landlord, or of any officer, contractor, licensee, agent, servant, employee, guest, invitee or visitor of Landlord. Tenant's obligation to indemnify Landlord shall survive the expiration or earlier termination of the Term of this Lease.

Landlord shall defend and indemnify Tenant, and save it harmless from and against any and all liability, damages, costs, or expenses, including reasonable attorneys' fees, arising from any act, omission, or negligence or willful misconduct of Landlord, or the officers, contractors, licensees, agents, servants, employees, guests or invitees of Landlord in or about the building or common areas other than the leased premises, or arising from any accident, injury, or damage, howsoever and by whomsoever caused, to any person or property occurring in or about the building or common areas other than leased premises and other than any premises leased to third parties, provided that the foregoing provision shall not be construed to make Landlord responsible for loss, damage, liability or expense resulting from injuries to any person/entity caused by the negligence or willful misconduct of Tenant, or of any contractor, licensee, agent, servant, employee, guest, invitee or visitor of Tenant. Landlord's obligation to indemnify Tenant shall not survive the expiration or earlier termination of the Term of this Lease or any extensions thereof.

REPAIRS AND ALTERATIONS

(12) Except as provided elsewhere in this Lease, Tenant further covenants and agrees that it will, at its own expense during the continuation of this lease, keep the interior of the leased premises and every part thereof, including the plumbing and electrical fixtures, in good repair through ordinary

maintenance; and at the expiration of the term, yield and deliver up the same in like conditions as of the date of this Lease, reasonable use and wear thereof, and damage by elements excepted. The Tenant shall not make any alterations, additions or improvements to said leased premises without the Landlord's written consent; and all alterations, additions or improvements made by either of the parties hereto, upon the premises, except movable office furniture and trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon, and be surrendered with, the premises at the termination of this lease, without molestation or injury.

Landlord agrees not to unreasonably withhold the consent to alterations and improvements. The Tenant covenants and agrees that if the demised premises consists of only a part of a structure owned or controlled by the Landlord, the Landlord may enter the demised premises at reasonable times and install or repair pipes, wires and other appliances or make any repairs deemed by the Landlord essential to the use and occupancy of other parts of the Landlord's building.

EMINENT DOMAIN

(13) If the whole or any part of the premises shall be taken under the power of eminent domain, the terms of this lease shall cease on the part to be taken on the date of possession of that part which is surrendered; and any unearned rent paid or credit in advance shall be refunded and, from that date, Tenant shall have the right to either cancel this lease and declare the same null and void or to continue in possession of the remainder of the premises under the terms and conditions herein provided, except that the rent shall be reduced in proportion to the amount of the premises taken. The entire award, for the taking of the premises or any part thereof, shall belong to the Landlord, and the Tenant shall have no claim against the Landlord for the dollar value of any unexpired term of this lease. Notwithstanding anything herein to the contrary, the Landlord shall not be entitled to any portion of the award made to the Tenant for Tenant's property, relocation costs, loss of business or other damages to Tenant which would not reduce amounts payable to Landlord.

RESERVATION

(14) The Landlord reserves the right of free access, at all times, to the roof of said leased premises. The Tenant shall not erect any structure for storage or any aerial or use the roof for any purpose without the consent, in writing, of the Landlord.

CARE AND CONDITION OF PREMISES

(15) The premises, land improvements and all HVAC systems and equipment, plumbing, electric, gas and other systems and installations within or serving the premises are in good working order at the Commencement Date. The Tenant shall not perform any acts or carry on any practices which may injure the building or be nuisance or menace to other Tenants in the building, and shall keep premises under his control clean and free from rubbish and dirt at all times; and it is further agreed that, in the event the Tenant shall not comply with these provisions, the Landlord may enter upon said premises and have rubbish, dirt and ashes removed, and said areas cleaned, in which event the Tenant agrees to pay all charges that the Landlord shall pay for hauling rubbish, ashes and dirt or cleaning said areas. Said charges shall be paid to the Landlord, by the Tenant, as soon as bill is presented to him; and the Landlord shall have the same remedy as is provided for default by Tenant provided in other provisions of this lease, in the event of Tenant's failure to pay.

(16) The Tenant shall, at his own expense under penalty of forfeiture and damages, promptly comply with all lawful laws, orders, regulations or ordinances of all municipal, county and state authorities affecting the premises hereby leased and the cleanliness, safety, occupation and use of same.

RE-ENTRY

(22) In case any rent shall be due and unpaid or if default be made in any of the covenants herein contained or if said leased premises shall be deserted or vacated, then it shall be lawful for the Landlord, his attorney, heirs, representatives and assigns, to re-enter into and repossess the said premises, and the Tenant and each and every occupant to remove and put out.

QUIET ENJOYMENT

(23) The Landlord covenants that the said Tenant, on payment of all the aforesaid installments and performing all the covenants aforesaid, shall and may peacefully and quietly have, hold and enjoy said demised premises for the term aforesaid.

EXPENSES, DAMAGES, AND RE-ENTRY

(24) In the event that the Landlord shall, during the period covered by this lease, obtain possession of said premises by re-entry, summary proceedings or otherwise, the Tenant hereby agrees to pay the landlord the reasonable expense incurred in obtaining possessions of said premises, and also all expenses and commissions which may be paid in and about the letting of the same and all other damages including reasonable attorney fees.

REMEDIES NOT EXCLUSIVE

(25) It is agreed that each and every of the rights, remedies and benefits provided by this lease, shall be cumulative and shall not be exclusive of any other of said rights, remedies and benefits or of any other rights, remedies and benefits allowed by law.

WAIVER

(26) One or more waivers of any covenant or condition, by the Landlord, shall not be construed as a waiver of a further breach of the same covenant or condition.

STORAGE AND REMOVAL OF RUBBISH

(27) The Landlord shall be responsible for furnishing containers for the on-site storage of rubbish and other refuse, and for periodic removal of same. No outside storage shall be allowed by the Tenant unless allowed by Landlord. Landlord shall provide enclosure for said refuse container as required by municipal building code and ordinances.

MODIFICATION

(28) Landlord shall have the right to change or modify the common areas or build on any of the common areas or change the site plan, provided any such change, modification and/or construction shall not unreasonably interfere with Tenant's business operation.

(29) It is agreed that, in this lease, the word he shall be used as synonymous with the words she, it and they; and the word his synonymous with the words her, its, and their.

(30) The covenants, conditions, and agreements made and entered into by the parties hereto are declared binding on their respective heirs, successors, representatives and assigns.

GROSS LEASE: TAXES, INSURANCE, MAINTENANCE, WATER, AND SEWER

(31) This Lease is to be considered a "gross lease", wherein Landlord shall, at its sole cost and expense and without additional payment from Tenant pay all property taxes (excluding personal property taxes of Tenant), maintenance of the building (within which the premises are located) property and casualty insurance for the building within which the premises are located (except as otherwise required of Tenant in this Lease), the common area maintenance, and the maintenance, repairs and replacements of equipment, systems and improvements that are Landlord's responsibility as provided in this Lease. Any cost or obligation not specially assigned to Tenant under this Lease shall be an obligation/cost of Landlord.

WAIVER OF JURY TRIAL

(32) Landlord and Tenant hereby waive, to the extent not prohibited by law, the right to a jury trial in any action or proceeding between and among them or their successors arising out of this Lease or Tenant's occupancy of the premises or its right to occupy the premises. Tenant hereby waives the right to interpose a counterclaim in any proceeding instituted by Landlord against Tenant to terminate this Lease, to obtain possession to the premises, or to recover rent.

(33) In case any rent shall be due and remain unpaid for more the fifteen (15) days after written notice or if default be made in any of the other covenants, agreements, stipulations or conditions herein contained and such default shall continue for a period of thirty (30) days after written notice of such default, or if the leased premises shall be deserted or vacated, Landlord in addition to other rights or remedies it may have by law or under the Lease shall have the immediate right to re-entry and may remove all persons and property from the leased premises; such property of Tenant may be sold or may be removed and stored in any other place in the building in which the leased premises is situated, or in any other place, for the account of and at the expense and at the risk of Tenant. Tenant hereby waives all claims for damages except those occasioned by the negligence of Landlord or its agents which may be caused by the re-entry of Landlord and taking possession of the leased premises or removing or storing of furniture and property as herein provided, and will save Landlord harmless from any loss, costs or damages occasioned by Landlord, thereby, and no such re-entry shall be considered or construed to be forcible entry.

Should Landlord elect to re-enter as herein provided or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time, without terminating this Lease, re-let the premises or any part thereof upon such terms and conditions as Landlord in its sole discretion may deem advisable, with the right to make alterations and repairs to the leased premises. Rentals received by Landlord from such re-letting shall be applied as follows:

First, to the payment of any indebtedness, other than rent due hereunder from Tenant to Landlord; including all damages sustained by Landlord as a result of the default of Tenant, including reasonable attorney fees;

Second, to the payment of rent due and unpaid hereunder;

Third, to the payment of any reasonable cost of such reletting, including reasonable attorney fees;

Fourth, to the payment of the reasonable cost of any alterations or repairs to the premises;

and the residue, if any shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. Should such rentals received from such re-letting during any month be less than that amount agreed to be paid that month by Tenant hereunder, the Tenant shall pay such deficiency to Landlord. Such deficiency shall be calculated and paid monthly.

No such re-entry or taking possession of the premises by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a Court of competent jurisdiction. Notwithstanding any such re-letting without termination, Landlord may at any time thereafter elect to terminate this Lease for such previous breach. Should Landlord at any time terminate this Lease for any breach, or decide not to so terminate, in addition to any other remedy, it may recover from Tenant all damages it may incur by reason of such breach, including past due unpaid rent and the cost of recovering the premises.

The above shall not limit the remedies at law or equity Landlord may have in the case of breach of the Lease by Tenant.

NOTICE

(40) All notices, requests and other communications under this Lease will be in writing and will be delivered (i) in person, (ii) by registered or certified mail, return receipt requested, (iii) by recognized overnight delivery service providing positive tracking of items (for example, Federal Express).

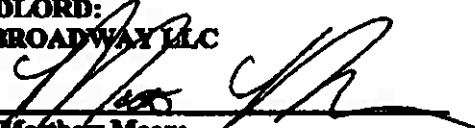
All such notices, requests and other communications shall be deemed to have been sufficiently given for all purposes hereof only upon receipt by the party to whom such notice is sent. Notices by the parties may be given on their behalf by their respective attorneys.

IN WITNESS HEREOF, The parties have hereunto set their hands and seals the day and year first above written.

WITNESSED BY:

LANDLORD:
MD BROADWAY LLC


By:


Matthew Moore
Member

TENANT:
LAKE ORION BIKE & ADVENTURE LLC

By: Michael Warner

Member


Member

LTM LLC

CONSTRUCTION PROPOSAL

915 S. OPDYKE RD AUBURN HILLS MI 48326
TIM MARRIOTT 248-343-5523

CUSTOMER

L.O. BIKE & ADVENTURE 47 S.
BROADWAY LAKE ORION MI
48362

ESTIMATE NO C-12

DATE 5/20/2025

ATTENTION
MIKE WARNER

PHONE
248-724-6104
Info@LakeOrionBikes.com

PROJECT
EXTERIOR STORE FRONT

PAYMENT TERMS
COD

DUE DATE
UPON COMPLETION

QTY	DESCRIPTION	AMOUNT
3	EXTERIOR-FRONT REPLACE DARK TINTED FRONT GLASS <78"x47-1/2 doublepane> TO CLEAR	\$ 3,896.00
1	EXTERIOR FRONT-ABOVE STONE-PAINT TO MATCH REST OF	\$ 1,825.00
1	EXTERIOR FRONT REPAIR EACH SIDE OF OVERHANGE & RESTORE, REMOVE CLOTH & REPLACE CLOTH AWNING COVERING TO MATCH BUILDING	\$ 4,100.00
1	EXTERIOR FRONT REMOVE & REPLACE & REWIRE OLD LIGHT FIXTURES WITH MODERN VINTAGE FIXTURES	\$ 1,565.00
4	EXTERIOR NORTH EXPOSED WALL REPAIR BASEMENT WINDOW COVERS	\$ 1,250.00
1	EXTERIOR FRONT-REMOVE COMPLETE WINDOW BENCH AND RESTORE FOR WINDOW DISPLAYS	\$1,860.00
1	EXTERIOR-REMOVE & DISPOSE OF EST 55 FT BLACK FENCING, REPAIR ANY & ALL POSSIBLE TRIP HAZARDS FOR PUBLIC WALKWAY	\$950.00
TOTAL		\$ 15,446.00

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

--	--

