



**CITY OF FLORENCE
SPECIAL CITY COUNCIL MEETING
AGENDA
September 30, 2019
3:00 P.M.**

1. **CALL TO ORDER:** City Council Chambers, 600 W. 3rd Street, Florence, CO 81226

2. **ROLL CALL:**
 - Councilmember Baker
 - Councilmember Cobler
 - Councilmember Knisley
 - Councilmember Upton
 - Councilmember Vendetti
 - Councilmember Villagrana
 - Mayor Ore

1. **Public Hearing-Special Events Permit for the Special Forces Motorcycle Club**
Events will be held on October 5 & 26, 2019 from 7:00am to 2:00am

2. **ADJOURNMENT:** Adjournment until the next regular City Council Meeting October 7, 2019.

Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You Must Be Nonprofit and One of the Following (See back for details.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge Or Chapter | <input type="checkbox"/> Political Candidate |
| <input checked="" type="checkbox"/> Patriotic | <input type="checkbox"/> Of A National Organization Or Society | <input type="checkbox"/> Municipality Owning Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:	DO NOT WRITE IN THIS SPACE
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor \$25.00 Per Day	Liquor Permit Number
2170 <input type="checkbox"/> Fermented Malt Beverage \$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate <i>Special Forces Motorcycle Club Florence Chapter 77</i>	State Sales Tax Number (Required) <i>81-5139863</i>
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2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) <i>Special Forces Motorcycle Club Florence Chapter 77 206 S. Pikes Peak Ave., Florence, CO 81226</i>	3. Address of Place to Have Special Event (include street, city/town and ZIP) <i>special Forces Motorcycle Club Florence ch77 206 S. Pikes Peak Ave Florence, CO 81226</i>
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Name	Date of Birth	Home Address: (Street, City, State, ZIP)	Phone Number
4. Pres./Sec'y of Org. or Political Candidate <i>Jeff Ross</i>	[REDACTED]	[REDACTED]	[REDACTED]
5. Event Manager <i>Randy Woodworker</i>	[REDACTED]	[REDACTED]	[REDACTED]

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES HOW MANY DAYS? _____	7. Is premises now licensed under state liquor or beer code? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES TO WHOM? _____
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8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? Yes No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	Date	Date	Date	Date
<i>05 Oct 2019</i>	<i>26 Oct 2019</i>			
Hours From <i>7:00 A.m.</i> To <i>2:00 A.m.</i>	Hours From <i>7:00 A.m.</i> To <i>2:00 A.m.</i>	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature: <i>[Signature]</i>	Title: <i>SFmc Florence Chapter Pres. wd</i>	Date: <i>8/26/19</i>
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Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
Signature	Title	Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information			
License Account Number	Liability Date	State	Total
		-750 (999)	\$

PAID

SEP 05 2019

CITY OF FLORENCE

(Instructions on Reverse Side)



Special Forces Motorcycle Club Inc.

5364 Bradley Circle
Colorado Springs, Colorado 80911

Special Forces Motorcycle Club (SFMC), LLC.

26 SEP 2019

Organization: SFMC Florence Chapter, 206 S. Pikes Peak Ave, Florence, Colorado 81226

Subject: Special Events Permit Justification

OUR MISSION:

Special Forces Motorcycle Club is a 501c-19 non-profit organization TID 81-5139863 and all of our funds that we raise go directly to supporting veterans and veteran issues. Special Forces Motorcycle Club, Florence Chapter is committed to the extensive network of current and retired veterans of Southern Colorado. Our Clubhouse is our vehicle to give more, it is a private venue and only for members of SFMC, our families, and invited guest. We operate solely from donations.

Dear Florence City Council Members,

The SFMC Florence Chapter Clubhouse is utilized as an avenue to help veterans who are unable to meet their day-to-day needs. Those who live on low wages, seniors on fixed incomes, children of veterans, homeless vets and those veterans with health problems; all benefit from donations received by SFMC. Minus operating cost, 100% of our revenue receipts go to those that serve and or served.

We currently raise funds on a day-to-day bases primarily for two major causes; first is, "Operation 22 A Day",

every day in the United States of America, 22 of our nation's veterans/soldiers commits suicide. That number is over 8,000 a year. That means that there have been 128,000 suicides since the 9/11 attacks, that is more than there have been combined deaths in combat from the Korean War all the way through Operation Iraqi Freedom.

Our; second cause, is to fund our secret Santa program for the Bruce McCandless Colorado State Veterans Nursing Home in Florence, CO, Spanish Peaks Veterans Community Living Center in Walsenburg, CO and VA Nursing Home Care Unit Pueblo in Pueblo, CO. In December 2018 SFMC Florence Chapter provided Christmas gifts for over 300 Veterans housed within these facilities.

In addition, to our primary fundraising objectives for Operation 22 A Day and the VA veteran retirement communities the SFMC Florence Chapter also reacts to our veteran community's needs. For example, the Event on the 5th of October is a fundraiser that will be



Special Forces Motorcycle Club Inc.

5364 Bradley Circle
Colorado Springs, Colorado 80911

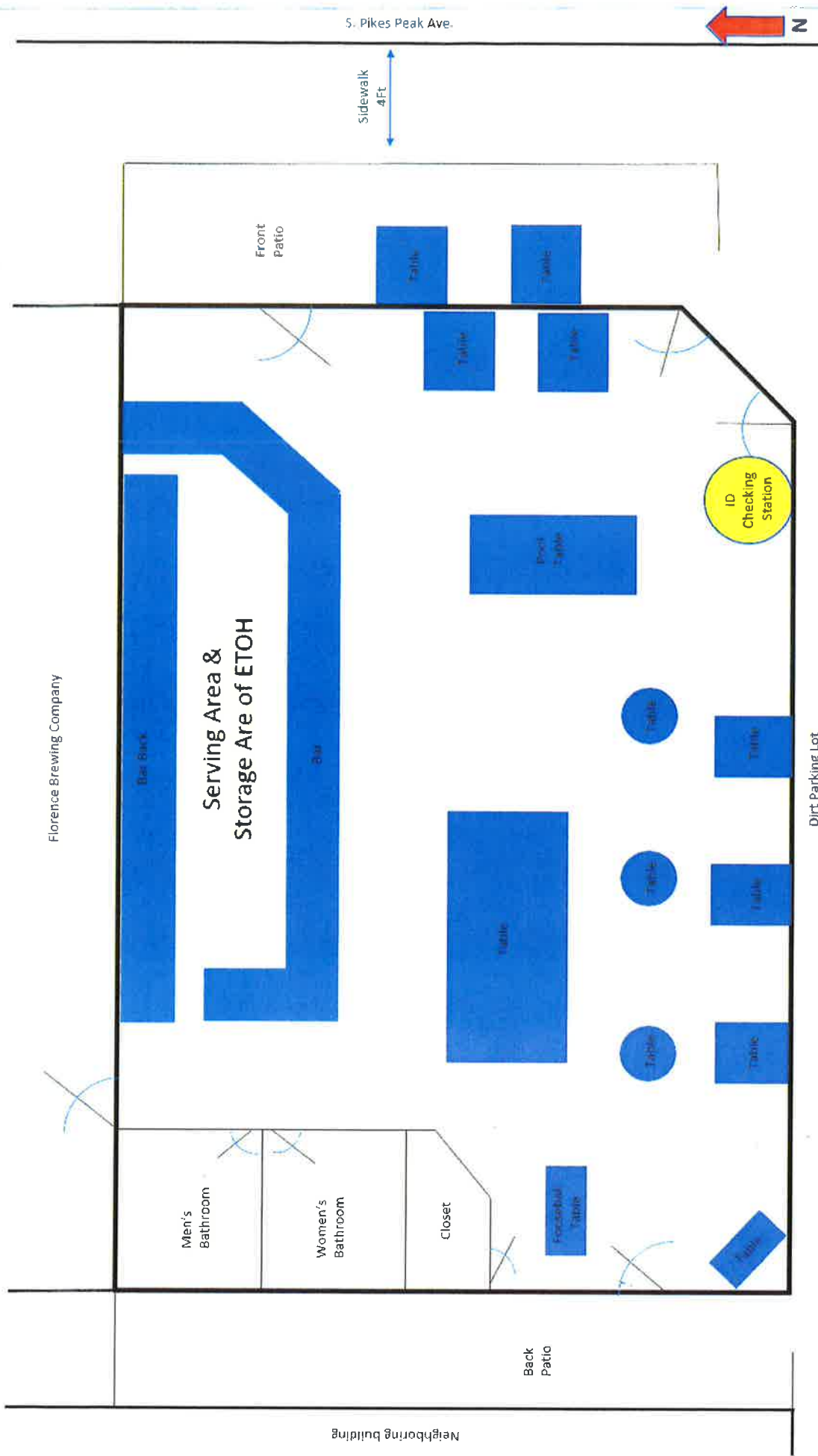
solely dedicated to the “Gold Star Family Members” of the 10th Special Forces Group(A) for four individual families who lost loved ones in the last three months. The event will start at Cactus Flats with a friendly 3-Gun Shoot, shooting competition. Upon completion we will relocate all of our guest to the SFMC Florence Chapter Clubhouse where we will be holding a drawing for prizes, providing live music, food and spiritous/malt beverages. Simultaneously, we will be supporting Florence Brewing Company (a veteran owned business) Oktoberfest.

Our event on 26 October is a Halloween Party promoted through the Vets4Vets-Colorado Springs organization. Vets4Vets-Colorado is a group of veteran motorcycle clubs which consist of 10-12 veteran organizations committed to raising monies to support the Colorado Springs Homeless Veterans. That night we will be we will be holding a costume contest for prizes, providing live music, food and spiritous/malt beverages.

Thank You for Your Time,
Very Respectfully,

Randy Woodworker

Randy “Wood-Man” Woodworker
Vice President
Special Forces Motorcycle Club (SFMC)
Florence Chapter





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/16/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Fred A. Ettleman Ins. Agcy 4301 Val Verde Way Colorado City, CO 81019	CONTACT NAME: Samantha Reynolds PHONE (A/C, No, Ext): 719-676-3650 FAX (A/C, No): 719-676-3651 E-MAIL ADDRESS: samantha.l.reynolds.yo2t@statefarm.com																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>State Farm Fire and Casualty Company</td> <td>25143</td> </tr> <tr> <td>INSURER B :</td> <td></td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	State Farm Fire and Casualty Company	25143	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :	
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INSURED Special Forces Motorcycle Club Chapter 77 206 S. Pikes Peak Ave Florence, CO 81226-1433																					

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			96-CW-H948-4	04/18/2018	04/18/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
<input type="checkbox"/>	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
<input type="checkbox"/>	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
<input type="checkbox"/>	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N N/A <input type="checkbox"/>						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
206 S Pikes Peak Ave. Florence, CO 81226

CERTIFICATE HOLDER City of Florence 600 W 3rd St Florence, CO 81223	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Special Forces Motorcycle Club, Chapter 77

is a

Nonprofit Corporation

formed or registered on 08/02/2017 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20171591538 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/23/2019 that have been posted, and by documents delivered to this office electronically through 08/26/2019 @ 18:55:14 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/26/2019 @ 18:55:14 in accordance with applicable law. This certificate is assigned Confirmation Number 11765081 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

COMMERCIAL LEASE

This lease is made between

Fjord Properties, 529 East 2nd Street, Florence, CO 81226 herein called Lessor,
and

Special Forces Motorcycle Club, Chapter 77, a **non-profit organization, TIN 81-5139863**
206 South Pikes Peak, Florence, CO 81226
herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situation in the City of Florence, County of Fremont, State of Colorado, described as the 206 South Pikes Peak (AKA southernmost retail space of the Citizen Building) upon the following TERMS and CONDITIONS.

1. **Term and Rent.** Lessor will rent the above location for a period of three years, commencing on March 1st, 2018, and expiring on April 30th, 2020 (with option to renew), for an agreed rent of \$450 per month. The first two months of rental payment are waived by the Lessor in order to afford the Lessee preparation and cleanup time. Rental payments will begin on May 1st 2018.
2. **Use.** Lessee shall use and occupy the premises for use as a social club. The premises shall be used for no other purpose without prior written approval from the Lessor. Lessor represents that the premises may lawfully be used for the purpose stated above. Pursuit of a liquor license consistent with this use is allowed.
3. **Care and Maintenance of Premises.** Lessee is renting this location at a rate and term below fair market value with the agreed upon intent to renovate it into a condition satisfactory to the Lessee and the Lessor. Under no circumstances is there any requirement for monetary compensation from Lessor to Lessee or vice versa for any work undertaken by either party with regards to this location.
4. **Parking.** Lessee will attempt to utilize the area south of the space for parking. Due to the residences in that vicinity, Lessee will make every effort to keep engine noise at a minimum.
5. **Ordinances and Statutes.** Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the use thereof by Lessee.
6. **Assignment and Subletting.** Lessee shall not assign this lease or sublet any portion of the premises without prior written consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this lease. The lessee is permitted to rent the facility on a daily (nightly) basis for events, meetings, receptions, parties, etc., on the contingent that a member representative of the Chapter be present for the event.
7. **Utilities.** Utilities will be as follows
Electric – In name and sole responsibility of Lessee.
Water – In name of Lessor.
Gas – In name and sole responsibility of Lessee.
Trash – A city dumpster is provided for trash; any additional requirements will be responsibility of the Lessee.
8. **Entry and Inspection.** Lessee shall permit Lessor or Lessor's agents to enter upon the premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same, and will permit Lessor at any time with sixty (60) days prior to the expiration of this lease, to place upon the premises any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the premises thereafter.
9. **Possession.** Lessor has taken possession of the property at the signing of this lease.
10. **Indemnification of Lessor.** Lessor shall not be liable for any damage or injury to Lessee, or any other person or to any property, occurring on the demised premises or any part thereof, and Lessee agrees to hold

Lessor harmless from any claims for damages or personal injury, to include during initial renovation of the location.

11. Insurance. Lessee, at his expense, shall maintain a general liability policy covering plate glass and public liability insurance, including bodily injury and property damage insuring Lessee and Lessor. Lessee shall provide Lessor with a Certificate of Insurance showing Lessor (Fjord Properties) as additional insured. The Certificate shall provide for a ten- day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies which may be owned by Lessor or Lessee, Lessee and Lessor, for the benefit of each other, waive any and all rights of subrogation which might otherwise exist.

12. Eminent Domain. If the premises or any part thereof or any estate therein, or any other part of the building materially affecting Lessee's use of the premises, shall be taken by eminent domain, this lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

13. Destruction of Premises. In the event of a partial destruction of the premises during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the premises. If such repairs cannot be made within said sixty (60) days, Lessor, at his option, may make the same within a reasonable time, this lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) days, this lease may be terminated at the option of either party. In the event that the building in which the demised premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this lease whether the demised premises be injured or not. A total destruction of the building in which the premises may be situated shall terminate this lease.

14. Lessor's Remedies on Default. If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within three days, after the giving of such notice (of if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such three days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than fifteen days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as hereinafter provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

15. Security Deposit. \$450 has been paid on 01Aug2017 in good faith of the building improvements conducted by the Lessee and Lessor.

16. Attorney's Fees. In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

17. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

18. Notices. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address specified above, or at such other places as may be designated by the parties from time to time.

19. Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

20. Option to Renew. Provided that Lessee is not in default in the performance of this lease, Lessee shall have the option to renew the lease for 36 months at the following rates: \$550 for months 1-12, \$600 for months 12-24 and \$700 for months 24-36.

21. Subordination. This lease is and shall be subordinated to all existing and future liens and encumbrances against the property. No liens currently exist.


22. Sale of the Property. In the event of a sale of the property by the Lessor, this lease will remain in effect as a stipulation in the sales contract.

23. Radon Gas Disclosure. As required by law (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines are not known to exist in the premises. Additional information regarding radon and radon testing may be obtained from your county public health unit.

24. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by writing signed by both parties.

Signed this 01 Day of May, 2018

By: _____
Agent of SFMC, Chpt 77
Lessee

By: 
Richard G Piltingsrud
Fjord Properties LLC.
Lessor

ADDENDUM 1: RENOVATION TERMS

This addendum serves to specify the conditions of renovation undertaken by the Lessor and Lessee, as identified in the commercial lease between Fjord Properties (Lessor) and the Special Forces Motorcycle Club (Lessee).

Materials and/or Services provided by FP:


- Gas blower heater sufficient to heat 2000 square feet, installed
- 3/4" water line capable of supplying 2 bathrooms and 1 sink in bar area, stubbed into the space
- 40 cubic yards of dumpster during demolition of space.
- Plumbing drain is currently sufficient for all planned improvements
- 200 Amp Electrical box installed/connected to power
- Building Remodel Permit
- Emergency exit doors (if required)
- Road base parking @ rear of lot
- Provide materials to cover culvert / ditch at rear of building
- Provide lighting along front of building.

Materials and/or Services provided by SFMC:

- Any/all cleanup of space.
- Any plumbing improvements, to include installation of the bathrooms and bar sinks
- Any/all changes to the currently installed electrical service, to include lighting.
- Any/all cosmetic improvements to the space.
- All city/state plumbing inspection.

Signed this 01 Day of May, 2018

By: _____
Agent of SFMC, Chpt 77
Lessee

By: 
Richard C. Piltingsrud
Fjord Properties LLC.
Lessor

