

EXHIBIT A

TENANT PROPOSALS FOR MAIN RESTAURANT SPACE, UNION STATION			
Business Name	Simply Soul 9-19-2019 Proposal Submitted	Murrell's Café 12-4-2019 Proposal Submitted	Eats Urban 11-21-2019 Proposal Submitted
Tenant's Name	Sonya Waddell 336-788-0400 336-473-4430 sonyawaddell@icloud.com	Mike Murrell 678-923-5194 murrellmd@aol.com	Providence - Jeff Bacon Urban League - James Perry Wharton Gladden - Algenon Cash
Suite	#210 and #218 (3,914 sq. ft.)	#210 and #218 (3,914 sq. ft.)	#205, #210 and #218 (4,718 sq. ft.)
Initial Term with Options	3 Years	10 years with an additional 5 year option	5 years with option for additional 5 years
Rent - Variable by Option Term	3-6 months \$0 (First 6 months of Lease Rent free)	\$9/sq. ft. - \$35,226/year 8% profit share of net revenue from catered events serving 50 +	Initial 5 year - Base \$17,200 (\$3.65/sq. ft.) and 5.5% of net income if gross income exceeds \$500,000
	6 month - 3 years \$3000/month \$7.66/sq. ft. Average for 3 years		6-10 years - Base \$24,000 (\$5.09/sq. ft.) and 6% of net income should gross income exceed \$500,000
	(\$30,000/year) Average	(\$35,226/year)	(\$17,200/year for yrs 1-5) (\$25,000/year for yrs 6-10)
	(\$90,000 over 3 years)	(\$352,260 over 10 years)	(\$206,000 over 10 years)
Tenant Paid Improvements	Upfit and décor of dining area. Purchase of equipment; dinnerware, stove/refridgeration/ freezer/stove fryers, etc.	Furniture, non kitchen infrastructure related items	Furniture, non kitchen infrastructure related items

TENANT PROPOSALS FOR MAIN RESTAURANT SPACE, UNION STATION

Business Name	Simply Soul 9-19-2019 Proposal Submitted	Murrell's Café 12-4-2019 Proposal Submitted	Eats Urban 11-21-2019 Proposal Submitted
City Paid Improvements	Plumbing/Electrical/all sinks and grease traps. Plumbing installed for bar and beverage service	Plumbing/Electrical/all sinks and grease traps. Buildout/construction of all commercial kitchen equipment and infrastructure.	Plumbing/Electrical/all sinks and grease traps. Buildout/construction of all commercial kitchen equipment and infrastructure.
Use	Dine-in/take-out Soul Food	Dine-in/take out Off Site Catering Soul Food	Culinary Arts Workforce Training Serving "Southern Comfort Food"
Parking	Designated signage for tenants, customers, and employees;	Designated signage for tenants, customers, and employees	Designated parking for customers and employees
Experience	Local since 2012 4339 S. Main Street	2 Locations Atlanta GA and Trenton NC	Providence Kitchen
Utilities	Integrated in Building's Utilities-City Pays	Integrated in Building's Utilities-City Pays	Integrated in Building's Utilities-City Pays
Other	M-T 0700-1900 F 0700-2200 Saturday Brunch (0800-1500) Dinner (1700-2200) Sunday Brunch (0800-1400) Dinner (1400-2000)	B,L,D Seven days a week with off site catering. Exclusive Food and Beverage Catering rights for the building	L,D Seven days a week Requests exclusive Event Rental and Catering rights for the building