

## EXHIBIT B

**Kirk Bjorling**

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**From:** Sonya Waddell <sonyawaddell@icloud.com>  
**Sent:** Thursday, September 19, 2019 5:54 PM  
**To:** davisc@wssu.edu; Annette Scippio; Damon Dequenne; Kirk Bjorling  
**Cc:** wsmaximumenterprisesinc@gmail.com  
**Subject:** Simply Soul Restaurant Proposal for Union Station

Good afternoon,

I pray that this proposal finds you all well on today! My name is Sonya Waddell, I am the owner of Simply Soul Restaurant here in the great city of Winston-Salem! We are currently located in South Winston Salem at 4339 South Main Street where the hours of operation are:

Tuesday- Friday 11:00am - 7:00pm  
Sunday 12noon - 6:00pm  
Monday's & Saturday's reserved for private and catered events!

I would like to make the following lease proposal of \$3000 per month for 3yrs for the restaurant & kitchen space at Union Station located on MLK Drive. I would also like to negotiate a 3-6 month free months of rent to generate revenue!

I propose that the city of Winston-Salem equip the kitchen space with plumbing/electrical all sinks and grease traps to accommodate the space for a full service restaurant and catering service! I propose that plumbing be installed for bar and beverage service as well!

I currently have a \$1600 lease which includes the rent and utilities! I have occupied this space since March 2012 and I am currently in operation!

Simply Soul Restaurant would be responsible for the upfit and decor of the dinning area/s! Simply Soul would also be responsible for purchasing the equipment for the kitchen such as dinnerware, Refridgeration/freezer/ stove/ fryers etc.

I also would like to have the following hours of operation in the Union Station location:

Monday - Thursday 7:00am - 9:00pm

Friday 7:00am - 11:00pm

Saturday Brunch (8:00am-3:00pm) Dinner 5:00-11:00pm

Sunday Brunch (8:00am - 2:00pm) Dinner 2:00-8:00pm

Thank you in advance for your kind consideration! I can be reached at 336.473.4430 and via email!

Sonya Waddell  
Owner/Operator  
Simply Soul Restaurant  
336.788.0400  
336:473.4430