- Roof penetrations and installation of equipment on roof for appropriat equipment
- Installation of outdoor condenser on roof
- Installation of appropriate electrical fixtures by licenses electrician
- Small penetration between the two units for the purpose of running ho
- Renovation of office space into a tasting room/retail area
- Doorway between office areas of Units 5 and 7

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/10/13

DISCLAIMER: THIS IS A LEGAL DOCUMENT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.

IN WITNESS WHEREOF, the said parties hereunto set their hands and seals this 28 day of June, 2013

TENANT: FOUNDATION BREWING COMPANY, INC.

Signature

Joel Mahaffey

John Bonney

Witness to Tenant

LANDLORD: AIM ONE INDUSTRIAL WAY, LLC

Signature

Donald St. Jean

Witness to Landlord

GUARANTY

For value received, and in consideration for, and as an inducement to LANDLORD to enter into the foregoing lease with TENANT, **JOEL MAHAFFEY & JOHN BONNEY** ("GUARANTORS") do hereby unconditionally guaranty to LANDLORD the complete and due performance of each and every agreement, covenant, term and condition of the Lease to be performed by TENANT, including without limitation the payment of all sums of money stated in the lease to be payable by TENANT. The validity of this guaranty and the obligation of the GUARANTORS hereunder shall not be terminated, affected, or impaired by reason of the granting by LANDLORD of any indulgences to TENANT. This guaranty shall remain and continue in full force and effect as to any renewal, modification, or extension of the lease, whether or not GUARANTORS shall have received any notice of or consented to such renewal, modification or extension. The liability of GUARANTORS under this guaranty shall be primary, and in any right of action that shall accrue to LANDLORD under the lease, LANDLORD may proceed against GUARANTORS and TENANT, jointly or overall, and may proceed against GUARANTORS without having commenced any action against or having obtained any judgment against TENANT. All of the terms and provisions of this guaranty shall inure to the benefit of the successors and assigns of LANDLORD and shall be binding upon the successors and assigns of GUARANTORS.

IN WITNESS WHEREOF, GUARANTORS have executed this Guaranty this 28 day of June 2013

GUARANTORS:

Joel Mahaffey

John Bonney

Witness to Guarantor

Witness to Guarantor