

5/21/2019

TO: Wallingford Development LLC

FM: Grand Central Bakery, Inc.

RE: Retail Lease to Grand Central Bakery, Inc., an Oregon corporation, 1607 N 45<sup>th</sup>, Seattle, WA 98103

As of May 21, 2019, the following issues remain incomplete and are the acknowledged responsibility of the landlord to be completed at the earliest reasonable date.

1. Door hardware weather-striping. Landlord will install the weather strip to effectively close the gap on the main entrance door and the door exiting to the patio area. Tenant and Landlord have approved of a brush-style weather striping with a hidden fastener.
2. Door/Full Height Folding Window casement. The two bifold windows along the west side of the space are incompletely finished at the interior base. The exposed edge currently presents a tripping hazard if the doors are opened to the patio. Landlord will install threshold style finish to the base of each window/door casement that allows safe passage between interior and patio area.
3. The north side of the site has two planting strips near the building provided with irrigation. Irrigation has not been found and all previous plantings have died. Landlord temporarily addressed the area by removing the dead plants and replacing them with ferns and bark, but has acknowledged that the irrigation needs to be unearthed and tested; soil amended; a ~~concrete~~ retaining edge installed to the east of the entrance to keep dirt and bark from washing directly into our doorway. If it is discovered that the irrigation was not installed along the 45<sup>th</sup> street side of the building, a solution for supplying adequate irrigation to the area will be provided by the landlord.  
Additionally, the street side strip of dirt vegetation has died as well. Landlord has acknowledged that a solution must be sought.
4. ~~Landlord will provide an access option for employees of tenant to access bike storage for up to six bicycles at any given time.~~
5. Landlord to petition to SDOT for installation of a street side bike rack on Woodlawn and/or 45<sup>th</sup> for the accommodation of multiple bikes.

Agreed and Accepted:

Landlord: The Wallingford Development LLC, a Washington limited liability company

By: 

Name: Greg Walton

Title: Member

Date: 5/21/19