

Mr. Ri Zu & Mr. Nick Castine
157 Queen Street
Niagara-On-The-Lake, ON
L0S 1J0
Canada

March 17th 2021

Dear Ri and Nick,

ENGAGEMENT OF HAAFIZ KARIM IN RELATION TO 157 QUEEN STREET, NIAGARA-ON-THE-LAKE

Thank you for considering me as the interior designer to help you realize your vision for your B&B and private residence at 157 Queen Street. I am absolutely delighted to be working with you on this project and can't wait to progress our concept. As we have discussed, I will be providing a partial FF&E* service (Furniture, Fixtures, and Equipment) for your residence. This will include design concept packages, space plans and design development packages, and a final design and furniture specifications package.

My proposed fees are scheduled as follows:

Interior & FFE Design

\$7,680 – (\$48/h for a total of 160 project hours) payable upon receipt of the final design package marking completion of the design service.

All prices are in Canadian Dollars.

For a breakdown of the project hours to see time allocated to each process please see the 'Project Duration' section.

The above is based on the outline brief I have gathered for the project, following the phone meeting I had with Mr. Ri Zu on March 15th 2021. The project scope and brief is further detailed on the following page.

*This is not a full FF&E service as the client will be responsible for purchasing and managing furniture deliveries. A Furniture Specification list will be provided which will detail all furniture agreed upon and where to purchase including costing.

LETTER OF INTENT

KEY ASSUMPTIONS

This proposed agreement is based on the following information and assumptions

The Project:

The Client requires an FF&E package for 157 Queen Street to design and style the house in a contemporary take on the art-deco style. The referenced scope of works is listed below.

Total Area:

2,008sqft

Scope of Works:

Foyer & Living Room

Plan a greeting/check-in desk area to meet and greet guests. Enough room to accommodate an iPad, papers, diaries, etc.

A long table would be nice on which to arrange accessories like flowers, etc.

A range of functional seating to accommodate a number of guests.

A drinks cart/informal drinks area.

Dining Room

'Japanese rock garden' or 'wabi-sabi' aesthetic for the overall atmosphere.

Keeping things natural and not too heavy, referencing green pottery as seen in given images.

Grey walls.

Organic forms that are natural without being too rustic.

Den

The Den is to be a private area and serve as Nick's office as well as provide a comfortable room to sit and relax.

Dark blue walls.

Moody atmosphere.

Velvet fabrics are liked by the client.

Den cont.

A drinks cart/small bar area.

Comfortable seating, and a desk to accommodate a computer etc.

Overall this space is to be intimate, dark, and moody but also serve as an appropriate office-space for Nick to work.

Upstairs Area General

Black trim + black molding and doorframes

Taupe walls

Main Bedroom

The floors appear to very light/white and will need to be covered adequately with area rugs or carpet to minimize the large spaces of white wood.

Furniture needs to be specified including a bed, side tables, and lounge chairs/a small lounge area, etc.

Walls are to be dark/slate.

Bedroom 2

Walls are to be yellow with black molding.

Furniture layout and specification to be provided.

Bedroom 3

Bedroom 3 is to be a suite incorporating Bedroom 3, a lounge area, and Bedroom 4.

Black sliding doors to separate areas.

Soho 'industrial' chic is liked by the client.

A fresh take on the industrial aesthetic to be considered and tied in seamlessly with the rest of the house décor.

Wall treatment options to be considered for the shared bathroom in the suite. Something fun and playful.

No renovation to be carried out in the suite, simply working around with colors and furniture, and space planning.

LETTER OF INTENT

Additional

Lighting: all lighting is to be changed except the main bedroom, appropriate lighting specifications will be provided for each room.

Project Duration:

4 weeks are estimated for completion of the design scheme, which include all the previously mentioned scope of works.

This amounts to 20 days (5 days a week), and 8 hours a day totaling 160 hours.

The 20 days are broken down as follows:

4 days for design conceptualization, 8 days for space planning, and 8 days for furniture specification and design completion.

This will ensure a quick and efficient turnaround, while maintaining quality and integrity to the design scheme and concept.

Exclusions:

Haafiz Karim is not currently responsible for the following aspects of the design of the project:

- Architectural and/or interior architectural services other than for those works that form part of the scope of works under this agreement.
- Design or integration of audio visual, security, specialist lighting design and/or any electrical upgrades/alterations.
- Design of project systems, such as structure, heating, ventilation, air-conditioning, electrical or plumbing.
- Engineering working drawings and specifications.
- As-built drawings other than for those works that form part of this agreement.

I trust you find this agreement to be acceptable and I am very much looking forward to working with you.

Yours sincerely

Haafiz Karim
Interior Designer

SIGNED by the Client

Nicholas J Castine
[Signature]