

**EXHIBIT "B-1"**

**LANDLORD SHALL PROVIDE THE FOLLOWING IMPROVEMENTS:**

1. The existing Premises is leased in "As Is" "Where Is" condition with the exception of the Landlord will provide the following existing equipment with no warranty owned by the Landlord for Tenant's use:
  1. All bars in 133, 137 and 139 W. Union Street in the Property.
  2. All sinks in 133, 137 and 139 W. Union Street in the Property.
  3. All walk-in cooler and walk in freezers in the Property and outside the Property.
  4. All speakers in 133, 137 and 139 W. Union Street in the Property.
  5. Sun shade blinds in 133, 137 and 139 W. Union Street in the Property.
  6. In 133 W. Union Street the following:
    - Wood main bar back shelving w/wine racks & glass shelves.
    - Wood bar & stainless topper
    - Black wood bar back shelf
    - Half walls with Stainless topper
    - Track lighting, emergency lighting & LED lighting
    - In wall speakers
    - The exhaust vent to wood fire oven which was capped
  7. In 137 W. Union Street the following:
    - Metal bar & concrete top
    - Window banquet seating
    - 8 x 10 Walk in cooler box
    - Track lighting, emergency lighting & LED lighting
    - In wall speakers
    - 10-foot hood with fire suppression, system fresh air return and hood exhaust
    - 6-foot hood with fire suppression, system fresh air return and hood exhaust
  8. In 139 W. Union Street the following:
    - Track lighting, can lights, emergency lighting & LED Lighting
    - In wall speakers
    - Existing grease traps
  9. All hoods including but not limited to the above 6 foot and 10-foot hood with the fire suppression systems, Fresh Air Return and Hood Exhaust in each hood system and the fans associated with the above.
  10. Hot Water Heater located in the basement.
  11. All HVAC units the filters and the duct work thereto except for the General Electric window unit.
  12. No structural items anywhere in the Premises including the basement.
  13. Existing grease traps for the restaurants and the Premises.
  14. Existing track lighting, can lights, emergency lighting and led lighting in the Premises.
  15. Keys to the locks on the basement entrance and all outside doors of the restaurant
  16. Upon vacating the Premises, the Tenant shall provide all keys to the Landlord with the key tag stating what the key is for.

**TENANT SHALL PROVIDE THE FOLLOWING IMPROVEMENTS:**

1. Tenant shall be responsible for the payment of any permits and architectural, engineering and/or professional fees. All work which is the Tenant's obligation shall be done in accordance with the terms of the Lease, all governing codes, laws and regulations.
2. Any and all additional tenant improvements shall be at the sole cost and responsibility of the Tenant. Any and all expenses not specifically mentioned herein and/or covered in the building shell are to be paid by Tenant. Tenant shall pay for and be responsible for the cost of any tenant improvements.
3. Tenant shall provide releases of lien for any and all notices filed by any contractor, mechanic, materialman or supplier of labor or materials.
4. All persons doing work for of furnishing labor or materials to the Demised Premises on the order of or on behalf of the Tenant shall look solely to the Tenant's interest in the Demised Premises. The interest of the Landlord shall not be subject to liens for improvements made by the Tenant. If any mechanic's or other liens, or order for the payment of money, shall be filed against the Demised Premises, or any building or improvement thereon, by reason of change and alteration or addition made or alleged to have been made, by

or for the Tenant, or the cost or expense thereof, or any contract relating thereto, the Tenant shall cause the same to be cancelled and discharged of record, by bond or otherwise, at the election and expense of the Tenant, and shall defend on behalf of the Landlord, at the Tenant's sole cost and expense, any action, suit or proceeding which may be brought thereon for the enforcement of such lien, liens, or orders and the Tenant will pay any damage and satisfactorily discharge any judgment entered therein, and save harmless the Landlord from any claim, attorney fees or damage therefrom.

5. If any mechanic's or other lien, or order for payment of money shall be filed against the Demised Premises, or on any building or improvements thereon, for any of the reasons provided for in this section and shall not be removed by the Tenant within thirty (30) days after notice given by the Landlord, the Landlord shall have the right to remove same by payment or otherwise and all sums expended by the Landlord for such removal, including counsel fees, shall be paid by the Tenant unto the Landlord upon demand, and shall be deemed to be additional rent due under this lease.
6. Tenant shall not permit to be created nor to remain undischarged any lien, encumbrance, or charge arising out of any work or work claim of any contractor, mechanic, materialman, or supplier of labor or materials supplied, which might be or become a lien or encumbrance, or a charge upon the Demised Premises or the Building, and Tenant shall not suffer any other matter or thing whereby the estate, right or interest of Landlord in the Demised Premises or in the Building might be encumbered or impair.