Office Use Only:		
Date Pmt Rec'd: _____	Fee Paid: $_____	Check No: _____
Police Department approval issued	☐	Notes: _____
Meets applicable zoning bylaws	☐	_____
Certificate of Occupancy issued	☐	_____
Board of Health Permits issued	☐	_____
Board of Selectmen Decision Date _____		
	Approved ☐	Denied ☐

TOWN OF NATICK

COMMON VICTUALER LICENSE APPLICATION

(Type or print clearly; illegible applications will not be accepted)

For Calendar Year: 2019 **Date Submitted:** 3/5/19 **Fee: $100.00**

The undersigned hereby applies for a Common Victualer License in accordance with the provisions of the Statutes relating thereto:

☑ **Common Victualer License Only** ☐ **Common Victualer with Liquor License**

Name of Person, Firm, or Corporation Making Application (Licensee):
Chikama LLC Chikama LLC

Name of Establishment (d/b/a) Nzuko Restaurant

Address of Establishment 1245 Worcester st Natick 01760, Space 1180

Mailing address (*if different from establishment*) 20 Apple Ridge Dr
Natick MA 01760

Contact Person (**to whom *ALL* licensing information will be sent, *including renewal notice and license***)
Laurette Nduku Nduku

Email Address laundukwe@gmail.com Phone 617 460-3545 laundukwe@gmail

Manager of Establishment Obiora Nduku Obiora

Email Address Nzukorestaurant@gmail Phone 781 698-9224

If Business is a Corporation, Corporate Name and Officers Chikama LLC
Laurette Nduku, Obiora Nduku

If Business is an LLC, List of Members
Laurette Nduku Obiora Nduku

obissgm@gmail nzukorestaurant@gmail

Manager of Food
Joshua Bourdeau
1105 Canton Ave
Milton 617-833-2876 jbourdeau345@gmail

Establishment's Days and Hours of Operation 9-9 Monday – Sunday

Number of Staff 7 Number of Seats 70

Has a Certificate of Occupancy been issued? NO If not, expected date of issuance ~~3/15/19~~

Have Board of Health Permits been issued? NO If not, expected date of issuance ~~3/12/19~~

Additional Information Requested by the Town of Natick Police Department for Background Check:

Applicant's Social Security Number or Employee I.D. Number [redacted]

Date of Birth 6/15/63

Fed ID # 47-5408089

I, the Undersigned, state that the information provided in this application, and associated attachments, is true and accurate to the best of my knowledge.

Tax Attestation: Furthermore, Pursuant to MGL Ch. 62C, Sec 49A, I certify under the penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Print Name of Applicant or Corporate Officer Laurette Nduku

Signature of Applicant or Corporate Officer [signature]

Date 3/15/19

Please print and submit completed application and all required supporting materials as listed below to the Board of Selectmen's Office (508-647-6410), Natick Town Hall, 13 East Central Street, Natick, MA 01760. See additional important licensing information on the Town website at natickma.gov: click on Government, then on Board of Selectmen, then on Grants, Licenses & Permits. Contact the Community & Economic Development Office (508-647-6450) and the Board of Health (508-647-6460), both located on the second floor of Town Hall, and the Town Clerk's Office (508-647-6430), located on the first floor of Town Hall, regarding any other zoning regulations, building requirements, permits, etc. pertaining to your application for a common victualer's license. A common victualer's license, if approved, will be issued only if all zoning regulations are met and a Certificate of Occupancy and Board of Health permits are issued.

Required documents:

1. **Proof of Workers Compensation Insurance (if applicable)**
2. **Workers' Compensation Insurance Affidavit**
3. **Set of floor plans and site plan*** (If renewing a license and changes have been made to the premises in the previous 12 months, a revised set of floor plans and site plan must be submitted)**
4. **List of equipment and estimated cost***
5. **Copy of Bill of Sale or Lease Agreement***
6. **If a Corporation, a copy of Articles of Organization; if an LLC, a copy of the Membership Agreement and list of members***
7. **$100.00 Application fee (checks made payable to the Town of Natick)**

**** New Applicants Only (see exception for item #3)*

The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: General Businesses.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information **Please Print Legibly**

Business/Organization Name: Chikama LLC Dba Nzuko Restaurant

Address: 341 Cochituate Road

City/State/Zip: Framingham, MA 01701 Phone #: (617) 460-3545

Are you an employer? Check the appropriate box:

1. [✓] I am a employer with 7 employees (full and/ or part-time).*
2. [ ] I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. [ ] We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. [ ] We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. [ ] Retail
6. [✓] Restaurant/Bar/Eating Establishment
7. [ ] Office and/or Sales (incl. real estate, auto, etc.)
8. [ ] Non-profit
9. [ ] Entertainment
10. [ ] Manufacturing
11. [ ] Health Care
12. [ ] Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.
**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Travelers Indemnity Co of CT

Insurer's Address: c/o Fair & Yeager Insurance Agency 10 Main St

City/State/Zip: Natick, MA 01760

Policy # or Self-ins. Lic. #: UB4H476252 Expiration Date: 07/21/2019

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to $1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to $250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____ Date: 2/21/19

Phone #: 617 460-3545

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ **Permit/License #** _____

Issuing Authority (circle one):
1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
6. Other _____

Contact Person: _____ **Phone #:** _____

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/05/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Fair & Yeager Insurance
10 Main Street
Natick MA 01760

CONTACT NAME: Brenda Hovey
PHONE (A/C, No, Ext): (508) 653-3131 FAX (A/C, No): (508) 651-0129
E-MAIL ADDRESS: bhovey@fyins.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Preferred Mutual Insurance Co.	15024
INSURER B :	Travelers Ind Co. of CT	25682
INSURER C :	North American Capacity Insurance Co	
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
Chikama LLC, DBA: Nzuko Restaurant
20 Apple Ridge Drive
c/o Laurette Ndukwe
Natick MA 01760

COVERAGES **CERTIFICATE NUMBER:** Rev 12/2018 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			BOP0100732301	07/21/2018	07/21/2019	EACH OCCURRENCE	$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
							GENERAL AGGREGATE	$ 4,000,000
							PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB4H476252	07/21/2018	07/21/2019	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Network Security & Breach Cyber Liability			C-4LSH-075274-CYBER-2018	12/26/2018	12/26/2019	Limit	$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Natick is additional insured as required by written agreement.
Subject to policy terms, forms, and conditions.

CERTIFICATE HOLDER

Town of Natick
13 East Central Street
Natick MA 01760

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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D

The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

Limited Liability Company
Certificate of Organization
(General Laws Chapter 156C, Section 12)

Federal Identification No.: _____

(1) The exact name of the limited liability company:

CHIKAMA, LLC

(2) The street address of the office in the commonwealth at which its records will be maintained:

128 Boston Post Road, Wayland, MA 01778

(3) The general character of the business:

To operate a restaurant serving healthy and natural food.

(4) Latest date of dissolution, if specified: _____

(5) The name and street address, of the resident agent in the commonwealth:

NAME	ADDRESS
Laurette Ndukwe	128 Boston Post Road Wayland, MA 01778

(6) The name and business address, if different from office location, of each manager, if any:

NAME	ADDRESS
Obiora Ndukwe	128 Boston Post Road Wayland, MA 01778
Laurette Ndukwe	128 Boston Post Road Wayland, MA 01778

(7) The name and business address, if different from office location, of each person in addition to manager(s) authorized to execute documents filed with the Corporations Division, and at least one person shall be named if there are no managers:

NAME ADDRESS

(8) The name and business address, if different from office location, of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME ADDRESS

Obiora Ndukwe

Laurette Ndukwe

(9) Additional matters:

Signed by *(by at least one authorized signatory)*: _____

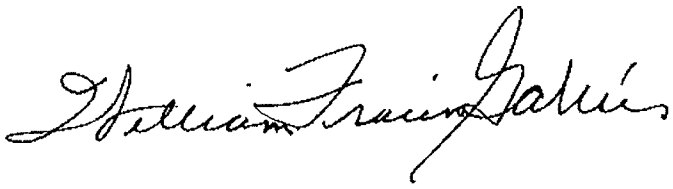
Consent of resident agent:

I Laurette Ndukwe, resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c 156C § 12*

THE COMMONWEALTH OF MASSACHUSETTS

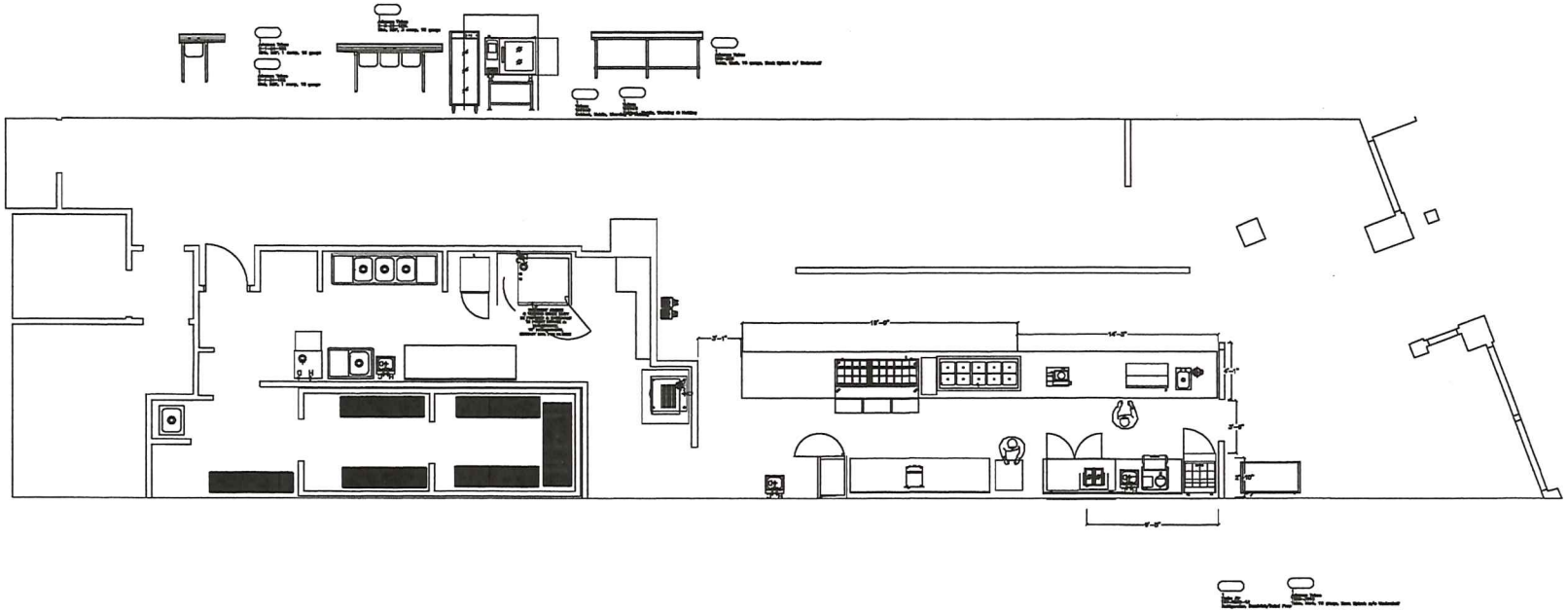
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 03, 2015 02:24 PM



WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



NOTE: UTILITIES FOR ALL EQUIPMENT NOT PROVIDED BY KEC NEED TO BE VERIFIED BY CONTRACTOR.

NOTE: NOT FOR CONSTRUCTION, FOR REFERENCE ONLY.

GRAPHIC SCALES

1/4"=1'-0" 0 2' 4' 8' 12'

CHECK GRAPHIC SCALES BEFORE USING

PROJECT: NZUKO

BOSTON SHOWCASE COMPANY
Since 1973
68 WINCHESTER STREET | NEWTON HIGHLANDS, MA 02461
617.969.0500 | TOLL FREE 800.225.7001 | FAX 617.965.6328
INFO@BOSTONSHOWCASE.COM | WWW.BOSTONSHOWCASE.COM

Rev. No.	Date	Description

Title: FOOD SERVICE EQUIPMENT LAYOUT & SCHEDULE

Date: TT | Scale: 1/4"=1'-0" | Drawn: MPL | Checked:

JOB NUMBER:

DRAWING NUMBER: K-1

SHEET 1 of 3

C:\Users\MikeDemersky\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\E4FTPM92\NZUKO NATICK COLLECTION - CONCEPTUAL PLAN 01.8.2019 BSC-MD.dwg, 2/6/2019 7:10:51 AM, DWG To PDF.pc3

Since 1913
BOSTON SHOWCASE COMPANY

Quote

01/24/2019

Project:
NZUKO - PRELIMINARY
EQUIPMENT LIST

From:
Boston Showcase Company
Mike Demersky, CFSP
66 Winchester St.
PO Box 610254
Newton Highlands, MA 02461
617-965-1100
617-965-1100 237 (Contact)
617-965-6326 (Fax)
miked@bostonshowcase.com
617-504-6517 (Cell)
Project Development & Design

Project Code: NZUKO

Item	Qty	Description	Sell	Sell Total
1	1 ea	**COMBI OVEN, ELECTRIC** Alto-Shaam Model No. CTP7-20E Combitherm® CT PROformance™ Combi Oven/Steamer, electric, boiler-free, countertop, capacity (8) 18" x 26" full size sheet or (16) 12" x 20" full size hotel pan (1/1 GN), PROtouch control with steam/convection/combi/retherm modes, removable single-point temperature probe, (2) power levels, (4) cooking modes, programmable cool-down, SafeVent™ steam venting, CombiClean PLUS™ with (5) cleaning levels, CoolTouch3™ glass window, door hinged right, high efficiency LED lighting, (2) side racks with (8) non-tilt support rails, stainless steel construction, adjustable stainless steel legs, EcoSmart®, cULus, UL EPH ANSI/NSF 4, CE, IPX5, ENERGY STAR®, EAC, city-wide COA for New York City (Model CTP 7-20EVH)	$16,799.00	$16,799.00
	1 ea	NOTE: Subject to Manufacturer's Terms & Conditions. See Documents Section		
	1 ea	12 month extended warranty to begin at the end of std. warranty & continue for 12 additional months (net)	$546.00	$546.00
	1 ea	It is the sole responsibility of the owner/operator/purchaser of this equipment to verify that the incoming water supply is comprehensively tested and, if required, provide a means of water treatment that would meet the compliance requirements with the manufacturers water quality standards published on the product spec sheet. Non-compliance with these minimum standards will potentially damage this equipment and/or components and VOID the original equipment manufacturers warranty		
	1 ea	ECOpower		
	1 ea	208-240v/50/60/3-ph, 45.7-52.7 amps, 16.5-21.9kW, 4-3 AWG, NO cord or plug		
	1 ea	5021527 Installation Kit, for electric CTP or CTC combi ovens, rated up to 80.0 amps, per oven ((NET) NO FURTHER DISCOUNTS APPLY)	$820.00	$820.00
	1 ea	Note: Please refer to Installation Program brochure for kit contents		
	1 ea	7-20EVH Combihood Plus™ Ventless Hood, factory installed, self-contained, high-powered fan, includes (1) grease & charcoal filter, stainless steel construction, 1.1 amps, .25 kW, cULus, UL EPH ANSI/NSF 4, CE, EAC (Not available on stacked combinations, units with smoking feature, or units with recessed door)	$4,869.00	$4,869.00

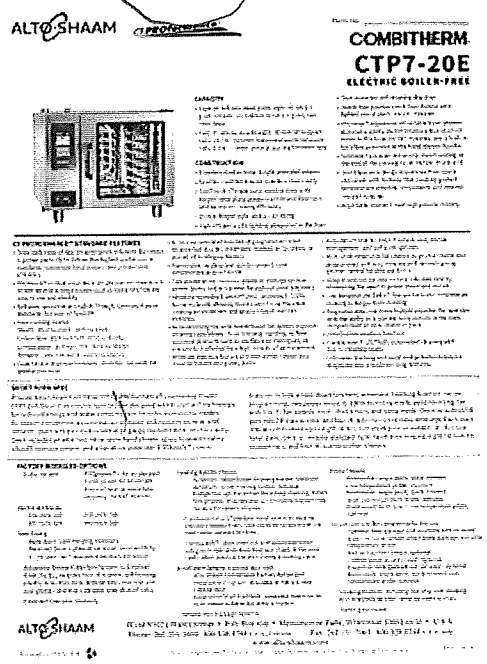
Item	Qty	Description	Sell	Sell Total
	1 ea	K-117 Pre-Rinse Add-A-Faucet, 12" swing spout, fits DTA-53, lead free		<Existing>
	3 ea	K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections		<Existing>
	1 ea	K-351 Continuous Waste, for 2 or 3-compartment, sinks		<Existing>
5	1 ea	**MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR**	$4,515.00	$4,515.00
		Continental Refrigerator Model No. SW72-30M-FB Mighty Top Sandwich Unit, Front Breather, 72"W, 20.6 cu ft capacity, three-section, (30) 1/6 size x 4" deep pans with 10" cutting board, (3) field rehingeable doors, stainless steel top, front & end panels, aluminum back & interior, electronic control with digital display, hi-low alarm, 3-3/4" casters, rear mounted self-contained refrigeration, 1/4 HP, cETLus, NSF, Made in USA		
	1 ea	Standard warranty (for the United States & Canada Only): 3 year parts and labor; 5 year compressor		
	1 ea	115v/60/1-ph, 7.6 amps, cord, NEMA 5-15P, standard		
	1 ea	4-916 Electric Condensate Evaporator, automatic, 115v/60/1, cord & plug	$78.00	$78.00
	1 ea	(00FL) Stainless steel flat cover - without hinges	$278.00	$278.00
			ITEM TOTAL:	$4,871.00
5	2 ea	**WORK TABLE, CABINET BASE HINGED DOORS**	$4,281.00	<Alternate>
		Advance Tabco Model No. HDRC-308 Storage Cabinet, 96"W x 30"D, 14 gauge 304 stainless steel top with 5"H backsplash, (3) fully enclosed NSF drawers, enclosed cabinet base with (4) hinged doors, stainless steel legs with adjustable hex feet		
			ITEM TOTAL: <Alternate>	$8,562.00
6	2 ea	**WORK TABLE, STAINLESS STEEL TOP**	$1,622.00	$3,244.00
		Advance Tabco Model No. TSKG-3010 Work Table, 120"W x 30"D, 16 gauge 430 stainless steel top with 5"H backsplash, stainless steel legs with side & rear crossrails, adjustable stainless steel bullet feet, NSF		
	2 ea	TA-12 Countertop edge, (per table)	$300.00	$600.00
	1 ea	Weld-In sink - single bowl		
	1 ea	TA-11B Sink Welded Into Table Top, 16"W x 20"D x 12" deep bowl, includes faucet, NSF (must specify sink location)	$615.00	$615.00
	1 ea	K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections	$119.00	$119.00
	1 ea	TA-56 5" tall NSF partition	$209.00	$209.00
	2 ea	TA-34 Top cut-out for drop in equipment (per cut-out)	$114.00	$228.00
			ITEM TOTAL:	$5,015.00
7	1 ea	**COFFEE BREWER**	$1,581.00	$1,581.00
		BUNN Model No. 51200.0103 51200.0103 ICB Twin Soft Heat® Automatic Coffee Brewer, with WiFi & Infusion series technology: (6) brew buttons & (3) batch sizes (1/2 gal, 1 gal & 1-1/2 gal), black plastic funnel, hot water faucet on side, multidirectional Peak Extraction™ spray head, 3/8" male flare fitting supplied, USB programming capable, wireless server monitoring provides dashboard view of all servers on location, blue LED indicator lights, 4" stainless steel legs, stainless steel exterior, 120/240v/60/1-ph, 6.0kW, 25.0 amps, UL, NSF		
	4 ea	27850.0200 27850.0200 Soft Heat® Infusion Series® Thermal Server, 1.5 gallon capacity, NSF	$346.00	$1,384.00
	4 ea	27875.0200 27875.0200 Soft Heat® Serving Stand/Docking System, controlled heat, adjustable 4" stainless steel legs, stainless steel construction, accommodates (2) BUNN Soft Heat® servers, 120v/60/1-ph, 216 watts, 1.8 amps, NEMA 5-15P, UL, NSF	$259.00	$1,036.00
	2 cs	20138.1000 20138.1000 Paper Filters, 13-3/4" x 5-1/4", white, (for Tea & Coffee-1-1/2 gallons) (500 each per case, price based on 1-229 lbs total weight - call for price on greater quantities)	$16.00	$32.00

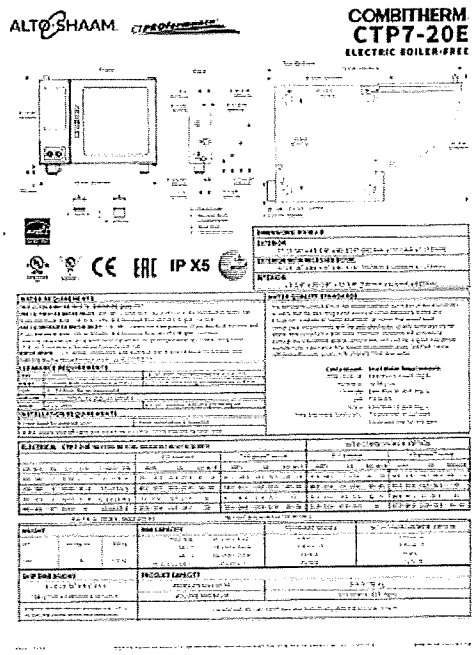
Item	Qty	Description	Sell	Sell Total
	1 ea	Standard warranty (for the United States & Canada Only): 3 year parts and labor; 5 year compressor		
	1 ea	115v/60/1-ph, 6.3 amps, cord, NEMA 5-15P, standard		
	1 ea	(00FL) Stainless steel flat cover - without hinges	$133.00	$133.00
			ITEM TOTAL:	$3,348.00
13	1 ea	**SERVING COUNTER, HOT FOOD, ELECTRIC** Vollrath Model No. 38119 ServeWell® Hot Food Table, (5) wells, 76"W x 32"D x 34"H, Thermoset fiber-reinforced resin wells with brass drain valves, individual capillary tube thermostatic controls for each well, cast-in dome heating elements, low-water indicator light, mechanical guards on all controls, open base with stainless steel undershelf, includes 7-1/2"D plate shelf & 8"D poly cutting board, stainless steel construction, adjustable legs, 10' cord with NEMA 6-30P, 3000-4000 watts, 16.6 amps, 208-240v/60/1-ph, KD, cULus, NSF, Made in USA, made to order, cannot be cancelled or returned	$2,285.00	$2,285.00
			ITEM TOTAL:	$2,285.00
14	1 ea	**OPEN DISPLAY MERCHANDISER** Turbo Air Model No. TOM-50B-N Vertical Open Display Merchandiser, 16.5 cu. ft. capacity, 50 7/8" W x 28" D x 78 1/2" H, self-cleaning condenser device, LED interior lighting, open front, tempered glass front shield & side walls, self-contained, plug-in installation, front air intake & rear air discharge, hot gas condensate system, (4) adjustable stainless steel shelves in 1" increments, 300 stainless steel interior, black exterior, energy saving night curtain standard, R290 Hydrocarbon refrigerant, (2) 3/4 HP, 115v/60/1-ph, 15.5 amps, NEMA 5-20P, CSA-Sanitation, cCSAus	$6,846.00	$6,846.00
	1 ea	Note: Contact factory representative for parts and accessories discounts		
	1 ea	2 year parts & labor warranty, standard		
	1 ea	Additional 3 year compressor warranty (5 year total), standard		
	1 ea	Self-cleaning condenser device equipped, standard		
	1 ea	Black powder coated steel case with tempered glass side panels, stainless steel interior, standard		
	1 ea	Energy saving clear night curtain, standard	$112.00	
			ITEM TOTAL:	$6,846.00
15	2 ea	**BLENDER, BAR** Waring Model No. MX1500XTX Xtreme High-Power Blender, heavy duty, The Raptor™ 64 oz. BPA Free copolyester container, electronic keypad, LCD display with blue backlight, (4) reprogrammable blending stations, sound enclosure, one piece removable jar pad, 3.5 HP, 120v/50/60/1-ph, 13.0 amps, NSF, cETLus, Made in USA	$736.00	$1,472.00
	2 ea	3 year motor, 2 year parts & labor warranty, standard		
	2 ea	CAC95-03 The Raptor™ Blender Container, 64 oz. capacity, stackable, BPA Free, copolyester, includes: lid & blade, yellow (for Xtreme MX series blenders)	$106.00	$212.00
	2 ea	CAC95-12 The Raptor™ Blender Container, 64 oz. capacity, stackable, BPA Free, copolyester, includes: lid & blade, green (for Xtreme MX series blenders)	$106.00	$212.00
			ITEM TOTAL:	$1,896.00
16	1 ea	**STEAMER, TAP WATER, PUSH BUTTON, DIRECT WATER HOOKUP** EmberGlo Model No. ES5PB18 Steamer, tap water, push button, direct water hookup, countertop, (1) 4" deep half size pan capacity, top opening hinged lid, quick recovery time, ready light & buzzer, (1) gallon capacity direct water hook-up, stainless steel construction, includes pan, 120v/60/1ph, 15.0 amps, 1.8kW, NSF, cULus, Made in USA	$1,118.00	$1,118.00
	1 ea		$203.00	$203.00

Counter

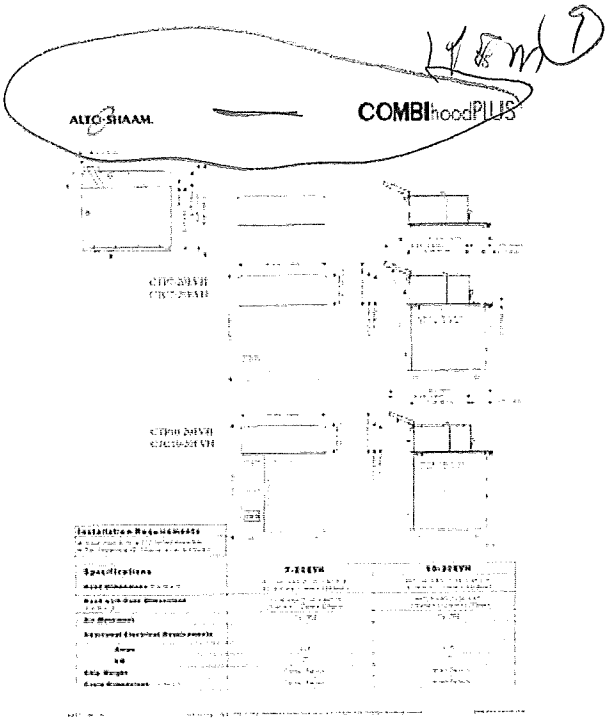
Below are spec sheet previews. For Quote with full spec sheets, click Adobe PDF.

CTP7-20E - Pages: 2

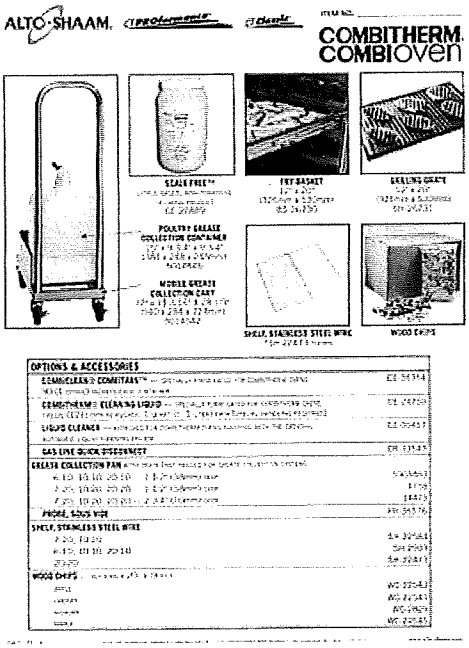




7-20EVH - Pages: 3



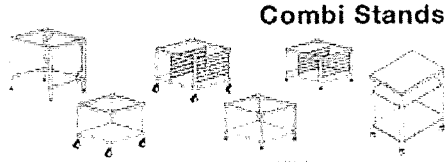
CE-36354 - Pages: 1



CE-24750 - Pages: 1

ALTO-SHAAM.

COMBITHERM
COMBIOven
Combi Stands



STANDS, STAINLESS STEEL

	OVENS				
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ALTO-SHAAM.

ALTO-SHAAM.

COMBITHERM
COMBIOven
Combi Stands

5015711
Mobile Pan Slides & Shelf

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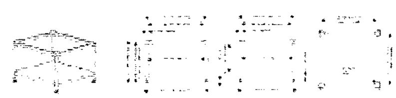
Stationary with Shelf



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Stationary with Pan Slides & Shelf

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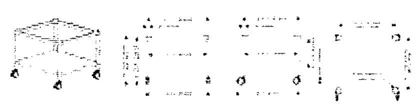
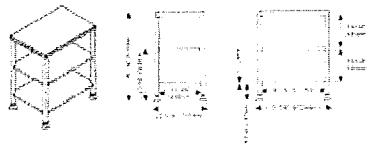
Mobile with Shelf



ALTO-SHAAM.

COMBITHERM. COMBIOVEN Combi Stands

5014955



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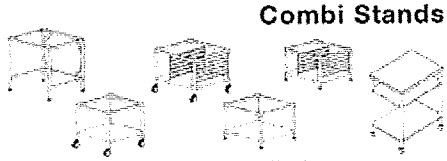
5015711 - Pages: 5

ALTO-SHAAM.

COMBITHERM. COMBIOVEN Combi Stands



OVENS

STANDS, STAINLESS-STEEL

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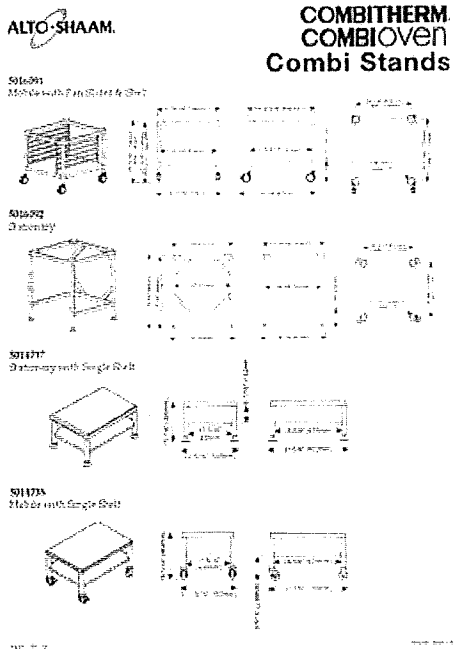
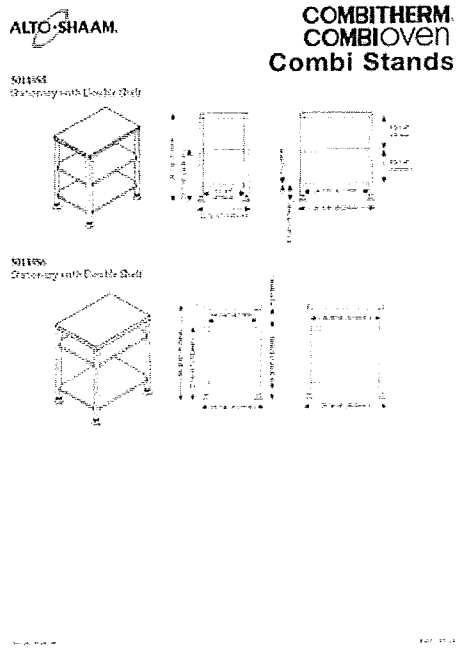
ALTO-SHAAM.

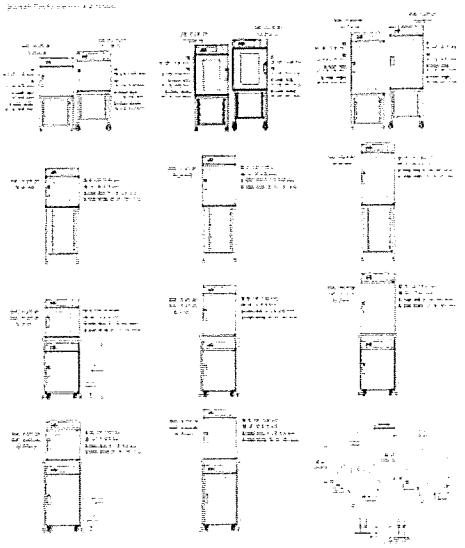




VMC-H3 - Pages: 4

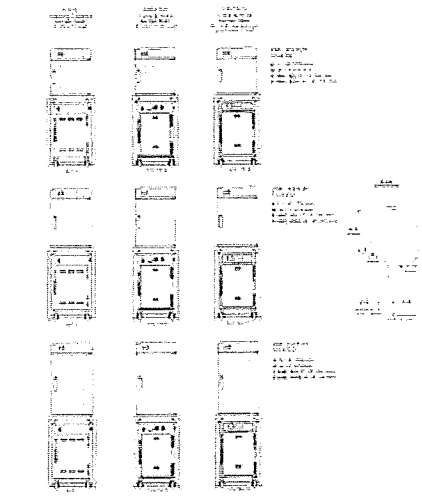
Vector® H Series Multi-Cook Oven

ALTO SHAAM



Vector® H Series Multi-Cook Oven

ALTO SHAAM



CONTACT US

VHFA18-1M3PN - Pages: 2

ADVANCE TABCO

STAINLESS STEEL
REGALINE SINKS
Three Compartments - Two Drainboards

Item #: Qty #:
Model #:
Project #:

FEATURES:

[illegible]

CONSTRUCTION:

[illegible]

MATERIALS:

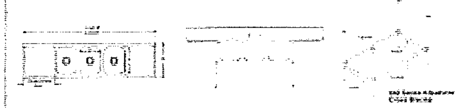
Spec-Line 94 Series: [illegible]
Standard 93 Series: [illegible]
Super Saver 9 Series: [illegible]

LEGS: [illegible]

Size					SPEC-LINE Series: Model #	Approx. Wt. (lbs.)	STANDARD Series: Model #	Approx. Wt. (lbs.)	SUPER SAVER Series: Model #	Approx. Wt. (lbs.)	Cube Feet
18 x 30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20 x 20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18 x 24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
24 x 24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20 x 28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Customer Service Available To Assist You 1-800-645-3166

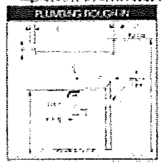
DIMENSIONS and SPECIFICATIONS



DESCRIPTION

Size				A	B	C	D	V	W	X	Y	Z	V	W	X	Y	Z
18x30	[illegible]	[illegible]	DISH SINKS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20x20	[illegible]	[illegible]	DISH & POT SINKS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18x24	[illegible]	[illegible]	POT & PAN SINKS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
24x24	[illegible]	[illegible]	POT SINKS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20x28	[illegible]	[illegible]	PAN SINKS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PLUMBING ROUGH-IN



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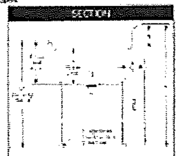
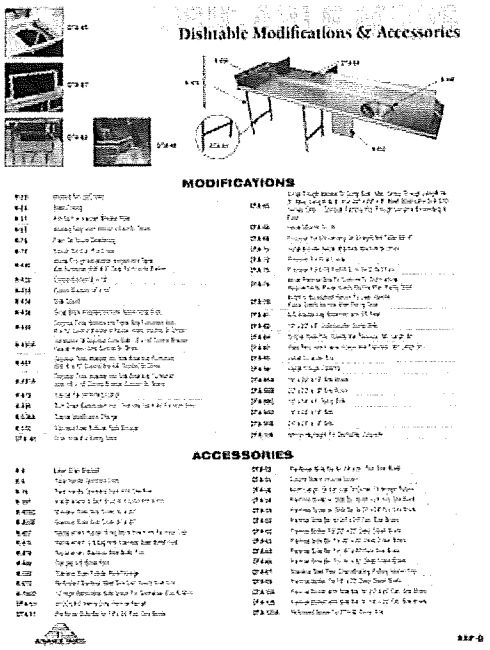
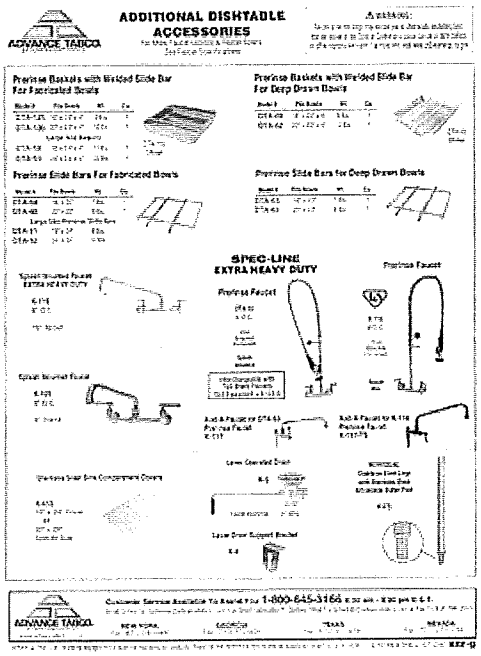
SECTION



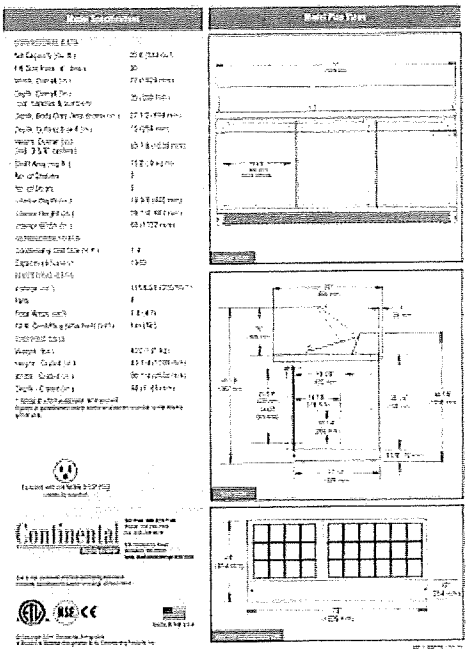
ADVANCE TABCO

DTA-53 - Pages: 1

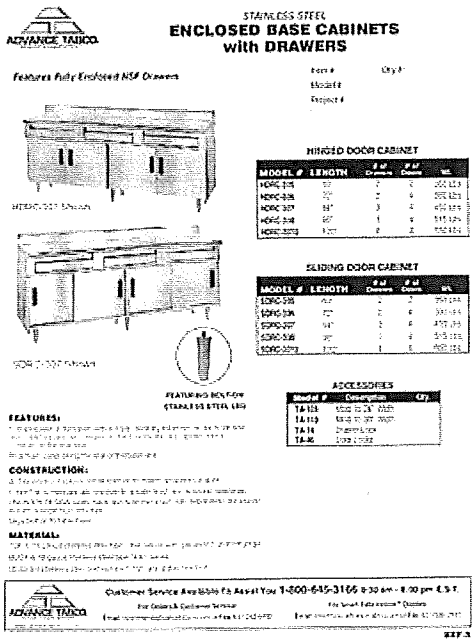

Dishtable Modifications & Accessories
MODIFICATIONS
ACCESSORIES


ADVANCE TABCO
ADDITIONAL DISHTABLE ACCESSORIES
Prerinse Baskets with Welded Slide Bar For Fabricated Bowls
Prerinse Baskets with Welded Slide Bar For Deep Drawn Bowls
Prerinse Slide Bars For Fabricated Bowls
Prerinse Slide Bars for Deep Drawn Bowls
SPEC-LINE EXTRA HEAVY DUTY
Prerinse Faucet
Customer Service Available To Assist You 1-800-645-3166

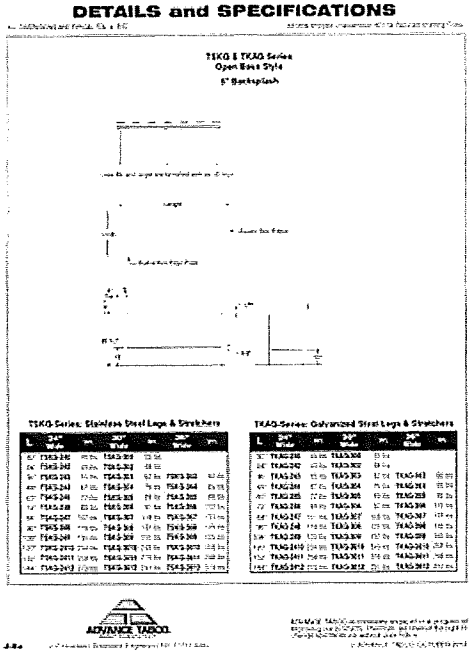
K-351 - Pages: 1



HDRC-308 - Pages: 2



DETAILS and SPECIFICATIONS



TA-12 - Pages: 4

TABLE MODIFICATIONS & ACCESSORIES

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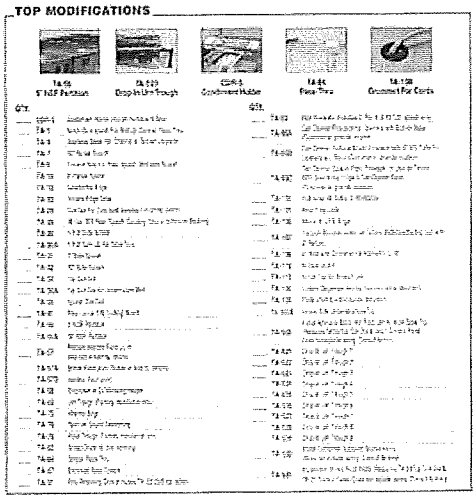
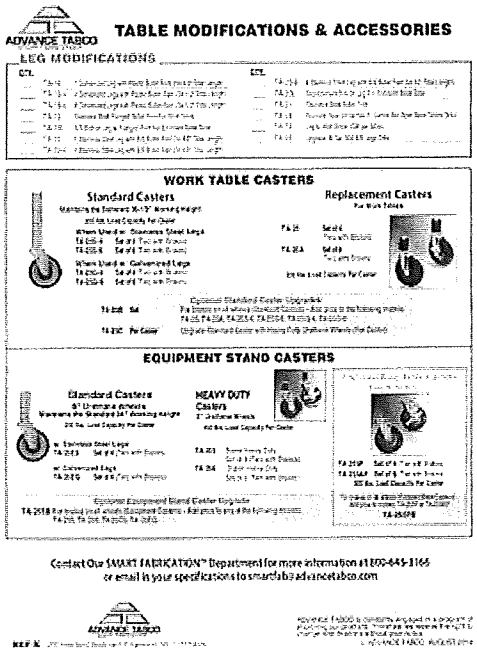
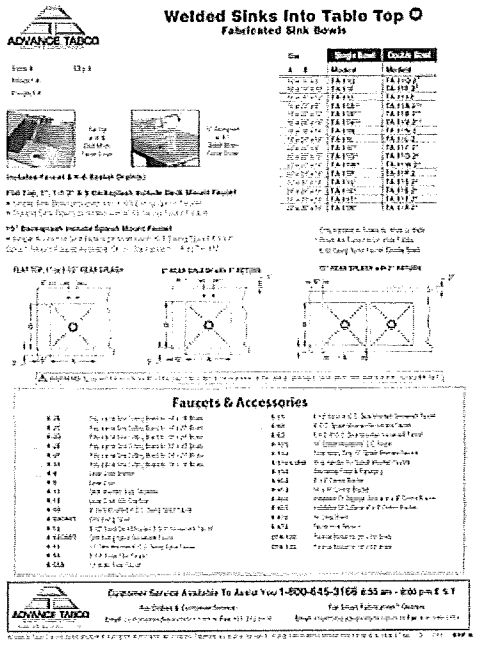
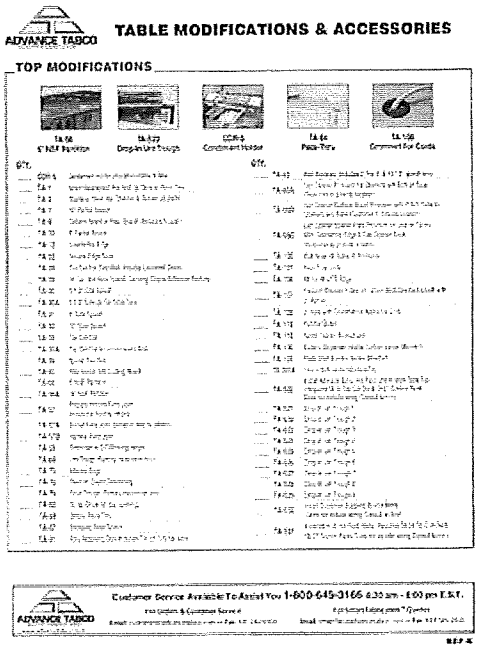




TA-11B - Pages: 1



K-5 - Pages: 2


ADVANCE TABCO
TABLE MODIFICATIONS & ACCESSORIES
TOP MODIFICATIONS
Qty.
Qty.
Customer Service Available To Assist You 1-800-645-3166 8:30 am - 6:00 pm E.S.T.

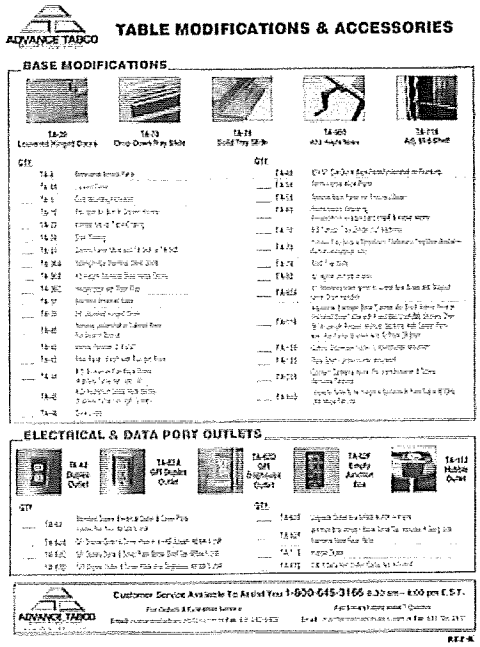

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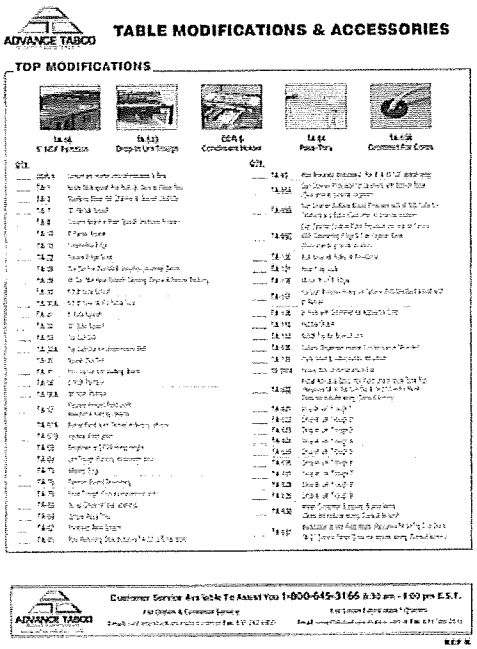
TABLE MODIFICATIONS & ACCESSORIES
BASE MODIFICATIONS
Qty
Qty
ELECTRICAL & DATA PORT OUTLETS
Qty
Qty
Customer Service Available To Assist You 1-800-645-3166 8:30 am - 6:00 pm E.S.T.

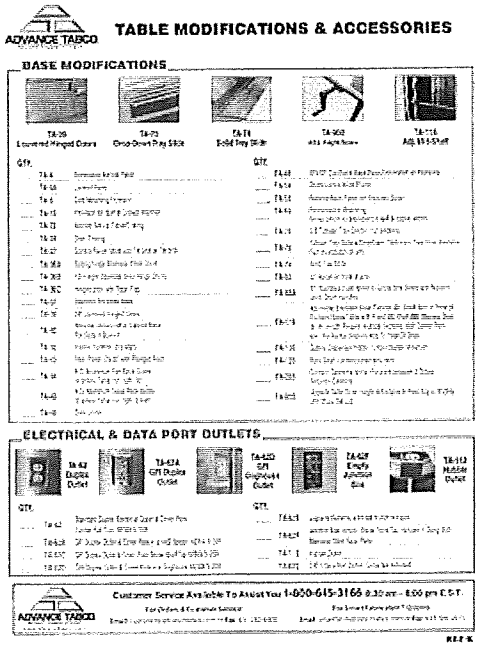


ADVANCE TABCO

TABLE MODIFICATIONS & ACCESSORIES

TOP MODIFICATIONS

Customer Service Available To Assist You 1-800-645-3166 8:30 am - 6:00 pm E.S.T.



ADVANCE TABCO

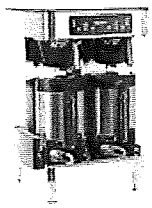
TABLE MODIFICATIONS & ACCESSORIES

BASE MODIFICATIONS

ELECTRICAL & DATA PORT OUTLETS

Customer Service Available To Assist You 1-800-645-3166 8:30 am - 6:00 pm E.S.T.

ICB TWIN SH, WiFi



Agency:

Specifications

Product #: 51200.0103
Water Access: Plumbed
Interface: Wireless
Finish: Stainless
Funnel: Black Plastic
Faucet: 5-hole
Legs: 4" Stainless Steel Legs

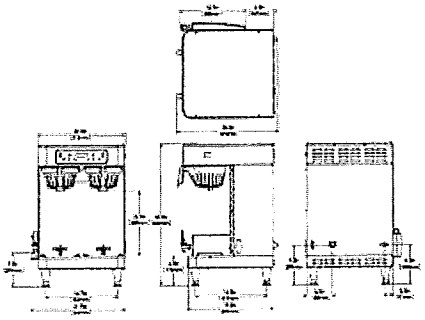
Additional Features

Electrical & Capacity

Plumbing Requirements

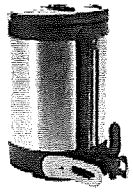
CAD Drawings

BUNN



BUNN

1.5 Gal (5.7L) SH Srvr, INF SERIES



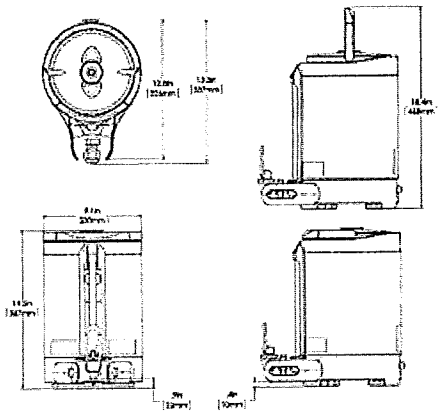
Agency:

Specifications

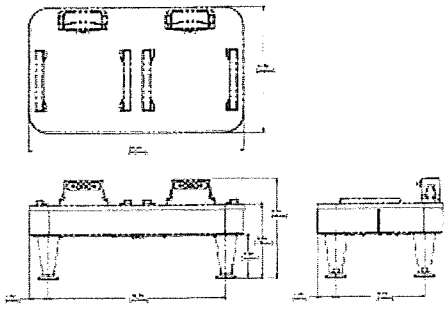
Additional Features

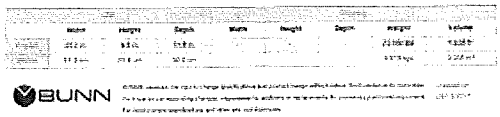
Holding Capacity

BUNN



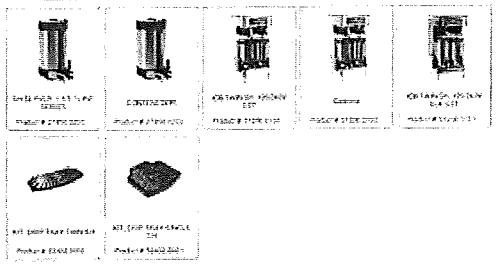
BUNN





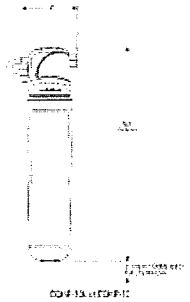
BUNN

Related Products & Accessories:25H Soft Heat Stand, INF SERIES(27975.0200)



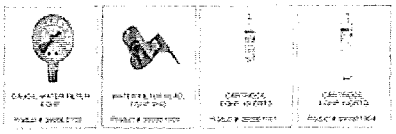
BUNN

20138.1000 - Pages: 1



BUNN

Related Products & Accessories:



BUNN

JX45AF - Pages: 2

VOLLRATH

Project:
Item Number:
Quantity:

REFRIGERATED DISPLAY CASES

Drop-In Case
Curved Case
Self Serve Curved Case
Cubed Case

ITEMS

Item No.	Model No.	Description
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[illegible]	[illegible]	Drop-In Case, 48"
[illegible]	[illegible]	Drop-In Case, 60"
[illegible]	[illegible]	Countertop Curved Case, 36"
[illegible]	[illegible]	Countertop Curved Case, 48"
[illegible]	[illegible]	Countertop Cubed Case, 48"
[illegible]	[illegible]	Countertop Cubed Case, 36"
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[illegible]	[illegible]	Countertop Cubed Case, 60"
[illegible]	[illegible]	Self Serve Curved Case, 36"
[illegible]	[illegible]	Self Serve Curved Case, 48"
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[illegible]	[illegible]	Self Serve Cubed Case, 36"
[illegible]	[illegible]	Self Serve Cubed Case, 48"
[illegible]	[illegible]	Self Serve Cubed Case, 60"

FEATURES

DESCRIPTION

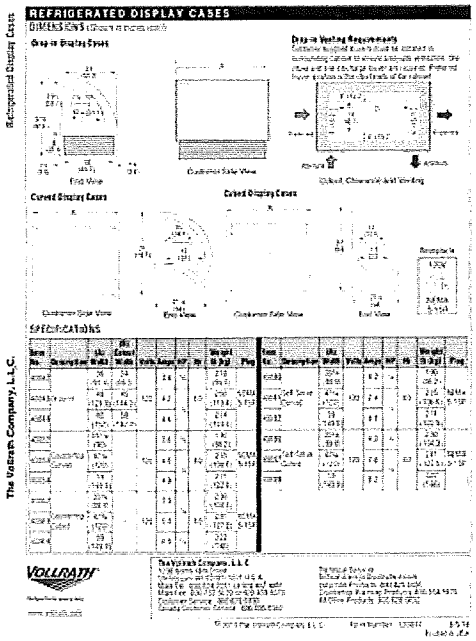
CLEARANCE AND VENTILATION REQUIREMENTS

WARRANTY

Agency Listings

The Vollrath Company, L.L.C.

Refrigerated Display Cases



REFRIGERATED DISPLAY CASES

DIMENSIONS

Drop-In Display Cases

Drop-In Venting Requirements

Curved Display Cases

Cubed Display Cases

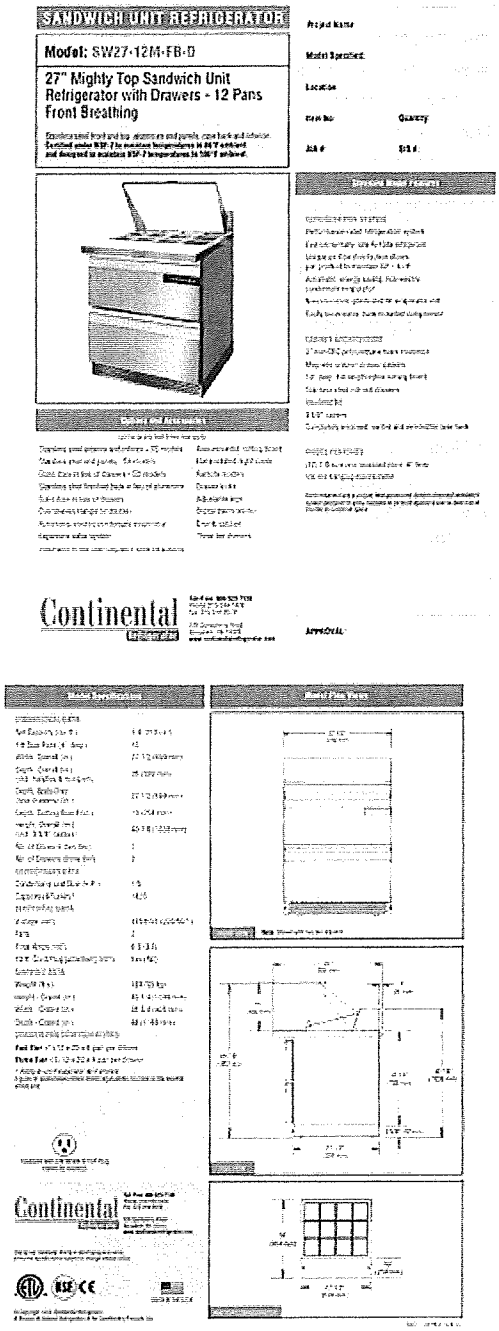
SPECIFICATIONS

VOLLRATH

The Vollrath Company, L.L.C.

Refrigerated Display Cases

QUICKGEL - Pages: 0
HJE960 - Pages: 2



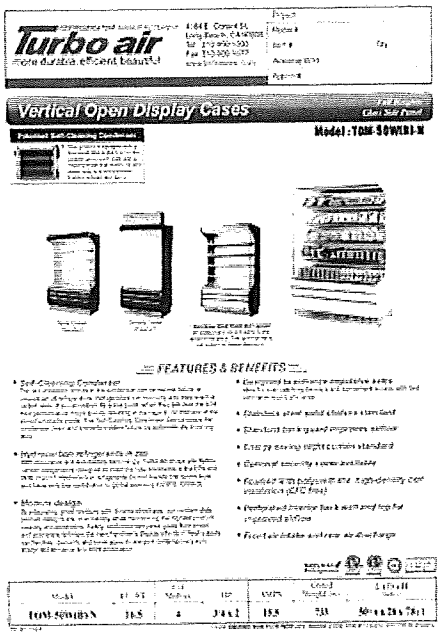
SANDWICH UNIT REFRIGERATOR

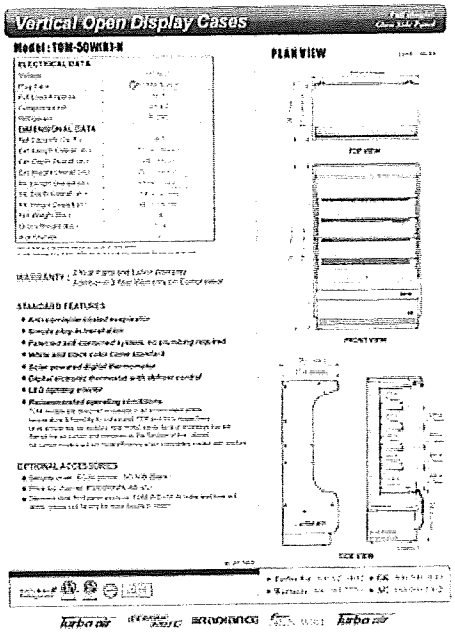
Model: SW27-12M-FB-D

27" Mighty Top Sandwich Unit Refrigerator with Drawers - 12 Pans Front Breathing

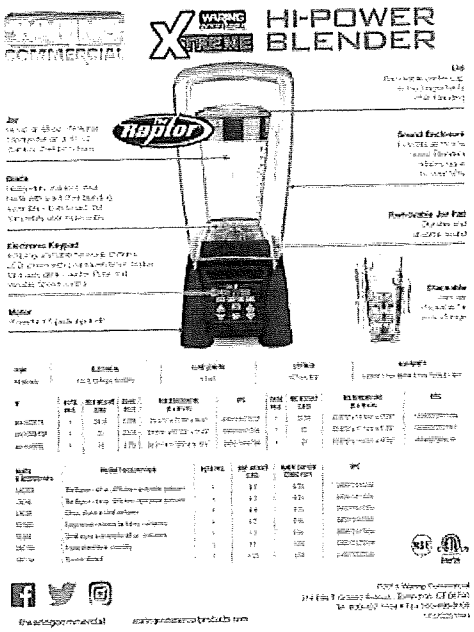
Continental

38119 - Pages: 2





MX1500XTX - Pages: 2



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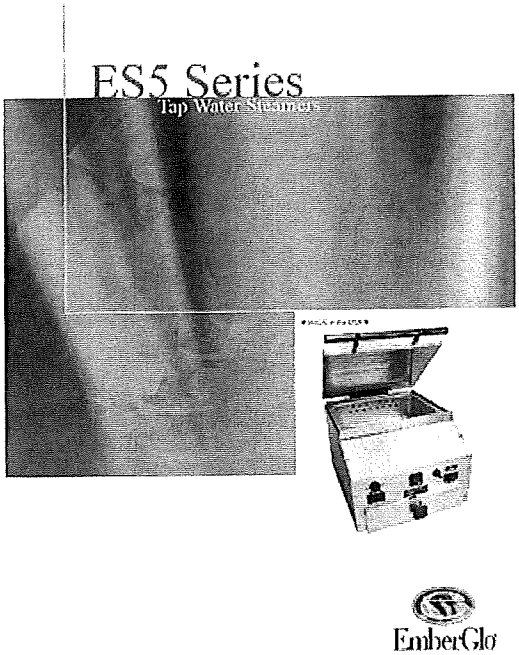
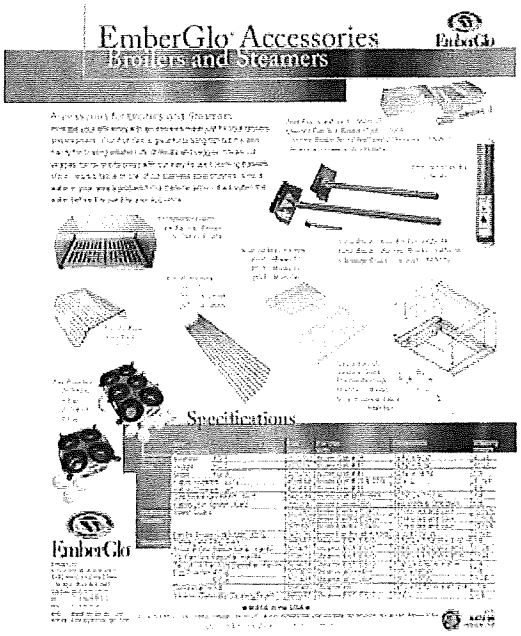

ES5 Series
Tap Water Steamers
EmberGlo

Engineered to handle a demanding workload with ease
ES5 Series
Tap Water Steamers
Half Pan Size

5608-72 - Pages: 1



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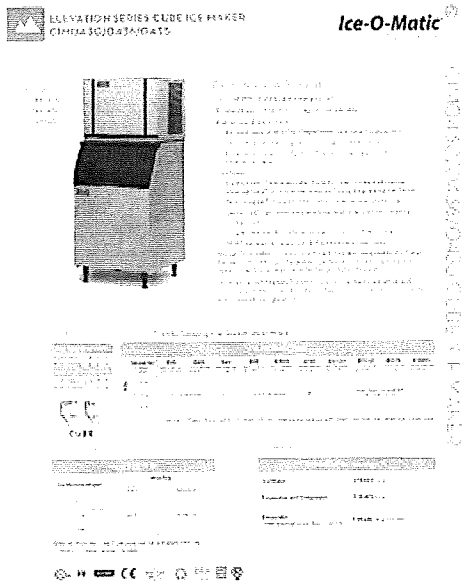
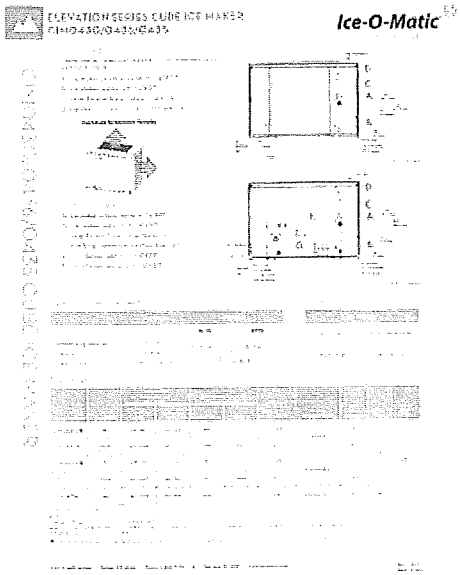
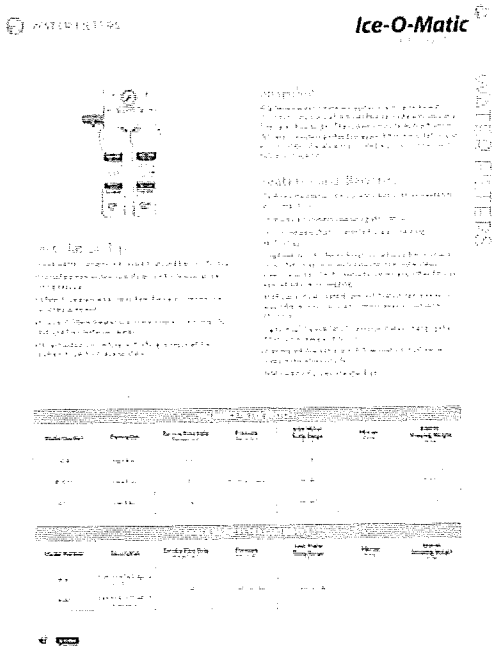
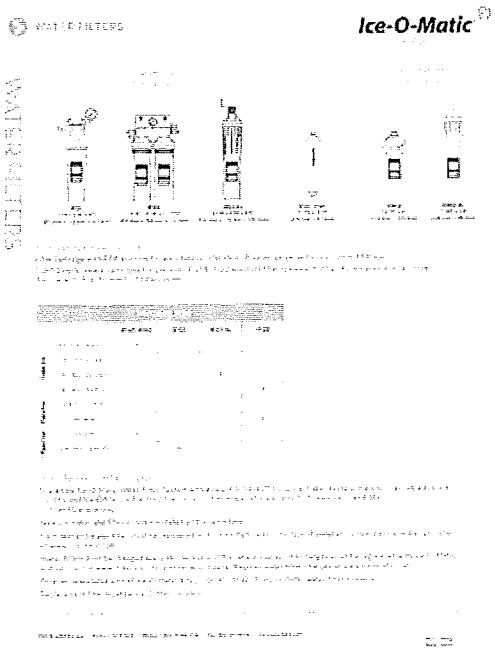




B40PS - Pages: 2


Ice-O-Matic


Ice-O-Matic

License Agreement

Mall Name:	Natick Mall			Approval Date:	12/03/2018
Agent:	Holly Mantia	Date Prepared:	12/07/2018	Report Sales:	Yes
Deal Type:	New	JDE Lease ID:		Agreement Type:	Inline 365+ 40605 - SPBM
Amendment Type:		Deal ID:		Project Number:	S0462991
				Space #:	1188 - 3002 s.f.

LICENSE AGREEMENT (Revised 08/2018)

This License Agreement ("License") provides the terms and conditions between Licensor and Licensee for conducting business at the Shopping Center indicated below. Nothing contained in this License shall be considered as in any way constituting a partnership between Licensor and Licensee. Licensee agrees that it does not and shall not claim at any time any leasehold interest, nor a license coupled with an interest, nor any other interest or estate of any kind or extent whatsoever in any part of the Shopping Center.

SHOPPING CENTER INFORMATION

Natick Mall
1245 WORCESTER STREET, SUITE 1218
NATICK, Massachusetts, 01760-1553

Phone: 508-655-4800
Fax: 508-650-9945

LICENSOR NAME AND NOTICE AND PAYMENT ADDRESS

NATICK MALL, LLC
1245 WORCESTER STREET, SUITE 1218
NATICK, Massachusetts, 01760-1553

Phone: 508-655-4800
Fax: 508-650-9945

LICENSEE/LEGAL ENTITY AND NOTICE ADDRESS

Trade Name:	Nzuko		
Primary Contact:	Laurette Ndukwe	Phone 2:	
Phone 1:	(617) 306-9714	Fax:	
		Email:	nzukorestaurant@gmail.com
Licensee Legal Entity:	Nzuko Restaurant	Phone:	(617) 306-9714
FEIN/SSN:	47-5408089	Fax:	
Licensee Notice:	20 Apple Ridge Drive, Framingham, Massachusetts, 01701	Email:	

BILLING ADDRESS

Nzuko Restaurant
20 Apple Ridge Drive
Framingham, Massachusetts, 01701

The undersigned hereby grants Licensor permission to confirm that the Federal Employer Identification Number (FEIN) provided is (1) a valid FEIN assigned to the entity offering it; and 2) matches the address provided by the entity offering the FEIN.

PAYMENT ADDRESS

Any fees for payments made by Licensee shall be made payable to above Licensor.
In consideration of the mutual promises and obligations contained in this License, the parties agree:

1. Licensor grants to Licensee a non-exclusive License, which is non-transferable by Licensee, freely transferable by Licensor, and revocable at will and without cause by only Licensor, for the sole purpose of conducting the following business activities:

   For the sale of wraps, vegan, falafel, salads, hummus, kebabs, macaroni and cheese, grilled cheese, sandwiches, soups and other related items. Beverages also available.

   ("The Use") and for no other activity or purpose whatsoever in a location (the "Assigned Location") shown on Exhibit "A" attached to and made part of this License. No additional items or services may be added to this Use clause or sold by Licensee without the prior written approval of Licensor.

2. Licensee shall be permitted to conduct the Use in the Assigned Location starting upon the earlier of (a) **the date Licensee opens for business to the public** or (b) **12/17/2018** (the "Commencement Date") and ending **01/31/2020** (the "Expiration Date"), unless this License is revoked earlier by Licensor. Licensor may revoke this License at will and without cause, effective upon personal delivery of thirty **(30)** days prior written notice of revocation to Licensee or Licensee's employees or agents at the Assigned Location or by US Mail sent Certified, return receipt requested, to Licensee's Notice Address above; or pursuant to the notice and cure periods set forth in Paragraph 13 with regard to any revocation for cause. The License shall absolutely end on the giving of such notice. Any changes by Licensee and/or Guarantor to either the notice address or contact information set forth above must be given to the Shopping Center Management Office within five (5) days of the actual change. In the event Licensor is not given notice as set forth above, Licensee agrees to pay to Licensor an additional license fee of $200 to defray Licensor's costs and expenses associated with not being notified of such change(s).

   Notwithstanding anything in this License Agreement to the contrary, Licensor may relocate the Assigned Location upon thirty **(30)** days prior written notice to Licensee (except in the case of emergency, when such relocation may occur without notice) for any reason, and upon two (2) days prior written notice in the event of construction or renovations at the Shopping Center.

3. Licensee shall not change the Trade Name, and Licensee represents that it has the right to use the Trade Name.

4. Licensee shall pay Licensor for this License, without notice or demand, at the payment address shown above, or such other location as Licensor may specify, by certified check, or money order or other manner as may be approved in advance, in writing, by Licensor. No personal or business checks, or cash, shall be allowed.

SPACE COMMENTS

Licensee to take space in as-is condition
Licensee is responsible for the setup and payment of utilities.

Licensee Fees

I. **$78,500.00** (Total License Fee)

$2,000.00 per month payments due on the **1st** of each month from **12/17/18** and ending **12/31/18**
$1,500.00 per month payments due on the **1st** of each month from **01/01/19** and ending **01/31/19**
$6,250.00 per month payments due on the **1st** of each month from **02/01/19** and ending **01/31/20**

Breakpoint / Percentage Rent

II. The breakpoint percentage of all gross sales and revenues in excess of the breakpoint dollar amount ("Percentage License Fee") is payable on the date outlined below. For the purpose of this License Agreement, "gross sales and revenues" means all sales prices of goods and merchandise sold, licensed or charged and the full charges for all services and all other receipts by Licensee within the Shopping Center.

15% over $300,000 for the period of 2/1/19-1/31/2020; due on 2/15/20

Total Fees

III. **$78,500.00** (Total Fee)

$2,000.00 per month payments due on the **1st** of each month from **12/17/18** and ending **12/31/18.**
$1,500.00 per month payments due on the **1st** of each month from **01/01/19** and ending **01/31/19.**
$6,250.00 per month payments due on the **1st** of each month from **02/01/19** and ending **01/31/20.**

Payment Comments

Licensee is responsible for utilities within the space. Licensee will add window vinyls to the storefront glass and promote 'OPENING SOON' graphics. All creative must be reviewed and approved by Mall Management prior to production and installation. Licensee will use digital board to promote their brand.

The following fees have been added to the payment schedule:

(The License Fee and Sales Tax are collectively referred to herein as "Fees"). Licensee shall follow the visual merchandising directives given to it by Licensor and change the visual merchandising from time to time upon and in accordance with Licensor's request.

5. Concurrent with Licensee's execution of this License, Licensee shall deliver Pre-Paid Rent of **$6,250.00** to Licensor's Managing Agent or to the location specified on page 1. In the event Licensee enters into a renewal License, Licensee agrees that Licensor may retain this Pre-Paid Rent for use with the new License. Licensee agrees that any balance of Pre-Paid Rent held by Licensor shall be applied to Licensee's last payment(s) of License Fees under this License and is not refundable for any reason.

6. If Licensee shall fail to make any payment to Licensor when due, Licensee shall pay Licensor a late charge of $100.00 per day, as liquidated damages, in addition to and not in lieu of Licensor's other remedies, for as long as the failure continues. In addition, Licensee shall pay Licensor interest on any overdue amount equal to 4 percentage points above the Prime Rate (as defined below), not to exceed the maximum interest rate allowed by law in the state the Shopping Center is located, from the date the amount is due until it is paid. The Prime Rate shall mean the prime rate as published in the Wall Street Journal or any successor publication.

7. Licensee shall deliver to Licensor monthly no later than the fifth (5th) day of the following month, and at the end of the term, a monthly written statement of all gross sales and revenues with sales verification, signed by Licensee. Licensee shall deliver the monthly report to Licensor by 12:00 p.m. on the fifth (5th) day of the succeeding month following the start of business and on the fifth (5th) day of each succeeding month thereafter. If the term of this License is less than one month, Licensee shall deliver to Licensor a written statement of all gross sales and revenues with sales verification signed by Licensee on the last day on which Licensee conducts the Business in the Assigned Location. If Licensee does not deliver the report on time, Licensee shall pay Licensor immediately upon request $50.00 as liquidated damages, in addition to and not in lieu of Licensor's other remedies.

8. Licensee shall prepare in accordance with generally accepted accounting practice and keep at Licensee's Notice Address accurate books of account and records of its gross sales and revenues. Licensee's books and records shall be subject to examination and audit, at will and with 20 days prior notice, by Licensor. If there is a deficiency in the Percentage License Fee payable to Licensor, Licensee shall immediately pay Licensor the additional Percentage License Fee owed Licensor and also pay the cost of the examination or audit.

9. Licensor shall not be liable to Licensee for damages or otherwise for any delay or cessation in the start of the Business. Licensee acknowledges that no exclusive rights or use has been granted or given to it by Licensor or Licensor's agent or employee.

10. Unless dictated otherwise by state law, Licensee shall carry workers compensation insurance in the statutory amount, and employer's liability insurance in the amount of $1,000,000 per accident and $1,000,000 per disease for each employee, with a $1,000,000 policy limit for disease. Licensee shall also carry commercial general liability insurance, or a combination of commercial general liability insurance and umbrella liability insurance, which shall not exclude contractual liability coverage, and shall have minimum limits of $1,000,000 per occurrence and $3,000,000 in the aggregate for bodily injuries to or death of any number of persons as a result of any occurrence, and $1,000,000 per occurrence and $3,000,000 in the aggregate for property damage. To the extent that Licensee engages in the offering of any professional service, Licensee must carry professional liability coverage with a minimum limit of $500,000 per occurrence and $500,000 in the aggregate. Licensee shall also carry cyber liability coverage in the amount of $50,000, covering liabilities for breaches of security; violation or infringement of any privacy right, breach of federal, state or foreign security and/or privacy laws or regulations and data theft, damage, destruction, or corruption, including unauthorized access, identity theft, theft of personally identifiable information, transmission of a computer virus or other type of malicious code. Licensee's workers compensation insurance, commercial general liability insurance, and umbrella liability insurance shall contain waivers of any and all rights of subrogation against Licensor, Brookfield Property REIT Inc., General Growth Services, Inc., GGPLP REIT Services, LLC, and such other entities provided by Licensor. Licensee's commercial general liability insurance and umbrella liability insurance shall name Licensor, Brookfield Property REIT Inc., General Growth Services, Inc., GGPLP REIT Services, LLC, and such other entities provided by Licensor as additional insureds; and shall state that this additional insured coverage is primary, and not additional to or contributing with, any other insurance carried by, or for the benefit of Licensor, Brookfield Property REIT Inc., General Growth Services, Inc., GGPLP REIT Services, LLC and such other entities provided by Licensor. Licensee shall deposit certificates of insurance evidencing the required insurance coverages with Licensor prior to the earlier of the commencement of any service under this agreement being provided by Licensee anywhere in or around the Shopping Center, or the Commencement Date. All such insurance carriers providing the required insurance coverages shall be rated A-VII or better by Best's, and shall be authorized to do business in the state in which the Shopping Center is located.

11. Starting on the date Licensee first commences the Business under this License and except as otherwise provided in Section 12, Licensee shall indemnify and

hold Licensor, its managers, employees, agents, contractors, parents, subsidiaries and affiliates harmless from and against any and all claims, actions, liens, demands, expenses and judgments for loss, damage or injury to property or persons resulting or occurring by reason of the Licensee's construction activities under this License, or in any way connected with, the operation of the Business, or otherwise arising from this License or Licensee's activities hereunder, including all costs, expenses and attorney's fees. Licensee shall also indemnify Licensor for all costs, expenses and attorney's fees incurred by Licensor to enforce this indemnity.

12. Licensor shall not be responsible or liable for, and Licensee hereby expressly waives, any and all claims against Licensor for injury to persons or damage to Licensee's property, regardless of the cause. Licensee's property located anywhere in the Shopping Center shall be there at Licensee's sole risk. Licensor, its agents, independent contractors and employees shall not be liable for, and Licensee waives, all claims for loss or damage to Licensee's Business or damage to persons or property sustained by Licensee or any person claiming by, through or under Licensee resulting from any accident or occurrence anywhere in, on or about the Shopping Center, including, without limitation, claims for loss, theft or damage resulting from: (i) equipment or appurtenances becoming out of repair; (ii) injury done or occasioned by wind or weather; (iii) any defect in or failure to operate, for whatever reason, any sprinkler, heating or air-conditioning equipment, electric wiring or the installation thereof, gas, water or steam pipes, stairs, porches, railings or walks; (iv) broken glass; (v) the backing up of any sewer pipe or downspout; (vi) the bursting, leaking or running of any tank, tub, washstand, water closet, waste pipe, drain or other pipe; (vii) the escape of steam or water; (viii) water, snow or ice being upon or coming through the roof, skylight, trap door, stairs, doorways, windows, walks or any other place upon or near the Shopping Center; (ix) the falling of any fixture, plaster, tile, stucco or other material; (x) any act, omission or negligence of other licensees or any other persons or occupants of the Shopping Center or of adjoining or contiguous buildings, or owners of adjacent or contiguous property or the public, or the construction of any private, public or quasi-public work; or (xi) any other cause of any nature. To the maximum extent permitted by law, Licensee agrees to operate its Business within the Shopping Center and use any area, part or portion of the Shopping Center to the extent permitted by this License, at Licensee's own risk.

13. If Licensee (a) fails to perform any of the terms, conditions or covenants of this License after five (5) days prior written notice in the event of monetary failure, and ten (10) days after prior written notice in the event of non-monetary failure; (b) becomes bankrupt or insolvent or files any debtor proceedings, or takes or has taken in any state a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Licensee's property, or makes an assignment for the benefit of creditors, or petitions for or enters into an arrangement; (c) ceases or fails to operate its Business in the Assigned Location either temporarily or permanently after five (5) days prior written notice, or (d) fails to perform any of the terms, conditions or covenants of any other license agreement in any other shopping center owned (in whole or part) or managed by Licensor or any partner of Licensor, including any parent, subsidiary, affiliate or successor in interest thereof after five (5) days prior written notice; Licensor, besides having the right to immediately revoke this License without serving additional notice to Licensee, shall, subject to applicable state law, have the immediate right to remove Licensee and any persons claiming rights under Licensee and their property from the Shopping Center, lock and bar Licensee and all persons claiming rights under Licensee from doing Business in the Shopping Center, and all other remedies available to Licensor at law and in equity, including but not limited to the recovery of all fees and other sums payable to Licensor under this License. All rights and remedies of Licensor herein or at law are cumulative. Licensee expressly waives any right or defense it may have to claim a merger, and neither the commencement of an action or proceeding nor the settlement of, or entering of judgment for any action or proceeding shall bar Licensor from bringing subsequent actions or proceedings, based upon other or subsequently accruing claims, or based upon claims or events which have previously accrued and not been resolved in any prior action, proceeding or settlement. The parties waive trial by jury in any action, proceeding or counterclaim brought by either of the parties against the other, regardless of whether such action, proceeding or counterclaim is related to a default under this License Agreement.

14. Licensee shall not sell, assign, mortgage, pledge, sublicense, grant concessions or transfer this License or any interest therein, without Licensor's prior written approval, which may be withheld at Licensor's sole and absolute discretion.

15. Licensor shall have no personal liability with respect to this License. If a breach by Licensor occurs, Licensee shall look solely to the equity of Licensor in the Shopping Center for the satisfaction of Licensee's remedies.

16. Licensor is or may be a party to certain documents, as amended from time to time, with a mortgagee or beneficiary of Licensor, department stores, mall tenants and others. This License is subject and subordinate to all the provisions in those documents, as they may be amended from time to time.

17. This License contains all the covenants, promises, agreements, conditions and understandings between Licensor and Licensee. There are no other agreements, either oral or written, between them other than those set forth in this License.

18. If either Licensor or Licensee shall institute any action or proceeding against the other relating to the provisions of this License, then the unsuccessful party in the action or proceeding shall reimburse the successful party for all reasonable expenses and attorneys' fees and disbursements incurred by the successful party.

19. This License shall be governed by, construed, and enforced in accordance with the laws of the state in which the Shopping Center is located. Licensee shall comply with all laws, ordinances, codes, orders and regulations affecting the construction (if any), use, occupancy, alteration, cleanliness, safety and operation of the Assigned Location, which are in force now or later.

20. Licensee's rights under this License shall be at all times subject to the rights of the Licensor in and to the Shopping Center.

21. Licensee takes the Assigned Location in "as-is" condition, pursuant to Section 27 below. All costs and expenses (including permits or licenses) attributable to any construction by Licensee shall be borne by Licensee. Licensee shall not commence any construction in the Shopping Center prior to the execution of this License or without first obtaining Licensor's approval of the location and design. Design criteria for construction under this License are:

    a. If the Assigned Location is a kiosk, the kiosk structure shall be limited to counter units with no overhead obstructions that inhibit the visibility of any mall tenant or business activity in the Shopping Center. Counter units shall not exceed 5'-0" in height.

b. If the Assigned Location is a kiosk, the kiosk structure, if located in an open floor area, shall not be anchored into the floor or other part of the Shopping Center structure. Common area width of 10'-0" minimum shall be maintained on all sides of the kiosk, subject to traffic flow.

c. If the Assigned Location is a kiosk, water service, special HVAC Systems and Fire Sprinkler Protection are not available. HVAC and fire protection systems shall be that which is provided to common areas in the Shopping Center.

d. Design criteria for signing, construction, finish materials, special equipment and, if the Assigned Location is a kiosk, kiosk size shall be valuated specifically for each Licensee. Licensee shall submit plans and specifications for Licensor's review and approval prior to commencement of construction. Pictures of existing units should be provided.

e. Licensee shall prepare its plans and perform all work to comply with governing statutes, ordinances, regulations, codes and insurance rating boards and apply for and obtain all necessary permits. Licensor's approval of Licensee's plans shall not relieve Licensee of its obligation to complete all work in accordance with the License, nor does Licensor's approval relieve Licensee from complying with laws, rules, regulations and requirements of local governing authorities, nor can Licensor's approval be relied upon by Licensee as verification of the sufficiency of the plans and specifications for any purpose or for compliance with any legal requirement. Certificates of occupancy and waivers of lien from Licensee's contractors, subcontractors and material men shall be filed with Licensor upon completion of work.

f. If the Assigned Location is a kiosk, set up and tear down of kiosks must take place when the Shopping Center is not open for business, unless Licensor has agreed with Licensee otherwise in writing.

g. All alterations, additions and improvements to the Assigned Location shall become upon completion the property of Licensor.

h. If the Assigned Location is a Licensor owned Kiosk, Licensee fully acknowledges Kiosk and associated visual merchandising fixtures provided by Licensor are owned by Licensor and are provided to Licensee on loan and were in good working condition when received by Licensee. Licensee fully acknowledges responsibility for any damages that may occur to the Kiosk and the visual merchandising fixtures. Further, Licensee is responsible for any and all costs associated with missing fixtures and/or damages to the Kiosk and visual merchandising fixtures. Any costs incurred by Licensor to repair the Kiosk or the visual merchandising fixtures after Licensee returns them to Licensor will be billed to Licensee or deducted from Licensee's Pre-Paid Rent and Licensee shall replenish the amount Licensor deducts from the Pre-Paid Rent with ten (10) days of notice of such deduction.

22. If there are any licenses, authorizations or permits required by any governmental agency or authority for the activity permitted under this License, Licensee shall be responsible for obtaining them. Licensee shall not conduct any unlawful activities in or upon any part of the Shopping Center or any part thereof. The consumption or sale of alcoholic beverages in, at or from the Assigned Location shall not be permitted. The sale or marketing of any unlawful goods or services is also prohibited, including the sale or marketing of counterfeit goods or goods or services that otherwise infringe or confuse another party's trademarks, trade dress or other intellectual property rights.

23. Licensor may cause the necessary mains, conduits and other facilities to be provided to make available [as applicable, water, sewer and electricity] to the Assigned Location. For in-line locations only, Licensor has likewise caused or shall cause to be made available a heating and air conditioning system. Licensee agrees to use and pay for the use of such system in the manner prescribed by Licensor. Licensee agrees to use and pay for all utilities used in the Assigned Location from and after the Commencement Date. If a separate meter is provided for utilities, it shall be at Licensee's expense. Licensor shall not be liable to Licensee in damages or otherwise, if the utilities or heating and air conditioning services are interrupted or terminated for any cause. If Licensor does not or elects to discontinue furnishing any utilities or services, as the case may be, to the Assigned Location for any reason, Licensee shall obtain its own utilities or services, as the case may be, to the Assigned Location. If Licensee shall require natural gas for its normal operation, the natural gas utility service shall be available from the local gas company through the mains located in designated areas. All gas work beyond those points shall be arranged for by Licensee with the gas company, and such work shall be approved by Licensor and performed by Licensee at its expense. The parties understand that local gas supplies may be limited, and availability of sufficient gas to service the Assigned Location shall be Licensee's sole responsibility. In all other respects, Licensee takes the Assigned Location in "as-is" condition pursuant to Section 27 herein.

24. Licensee shall observe all Operating Rules which Licensor may promulgate from time to time, including but not limited to the following:

Licensee shall conduct the Business in a careful, safe and proper manner and shall keep the Assigned Location and the area around the Assigned Location in a clean and safe condition in accordance with this License, local ordinances and the directions of the Manager of the Shopping Center and public safety officers. All signage located in, upon, and about the Assigned Location must be approved by Licensor prior to installation or placement. All signs, placards, banners, pennants and other advertising matter shall be prepared in a professional manner. Licensee shall display a sign depicting its approved Trade Name. Licensor's approval shall not be required for Licensee's professionally prepared, national, regional, or area-wide merchandising signage so long as the amount of signage and the placement of signage is not, in Licensor's reasonable opinion, excess in quantity or inappropriate in placement. Licensor's approval will be required for storefront and/or Trade Name signage. Licensee shall not display merchandise on or outside the boundaries of the Assigned Location. If the Assigned Location is a kiosk, cart or RMU, all merchandise must be displayed only on the kiosk, cart or RMU and not on the floor or adjacent to the kiosk, cart or RMU. Licensor reserves the right to require Licensee to re-design its merchandise area upon twenty-four hour (24) advance notice at Licensee's sole cost and expense in the event the Assigned Location is a cart or RMU, and upon five (5) days advance notice at Licensee's sole cost and expense if the Assigned Location is an in-line space. Neither Licensor nor managing agent shall be responsible for loss of, damage to, and/or theft of Licensee's property. If Licensee shall fail to operate its business during the days and hours set forth herein, in addition to any other remedy available to Licensor under this License Agreement or by law, Licensee shall pay to Licensor as limited damages for such breach a sum equal to $50 for each hour or portion thereof during which Licensee shall fail to operate. If the Licensee shall fail to operate its business during the required hours then Licensor reserves the right, after providing the applicable notice and cure period pursuant to Section 13, to remove Licensee and Licensee's property from the licensed area and store said property. Licensor shall not be

responsible for loss or damage to, and/or theft of Licensee's property during or subsequent to such removal from licensed area. The outside areas around and immediately adjoining the Assigned Location shall be kept clear at all times by Licensee, and Licensee shall not place or permit any obstructions, garbage, refuse, merchandise or displays in such areas. All loading and unloading of goods shall be done only at such times, in the areas and through the entrances designated for that purpose by Licensor. All garbage and refuse shall be kept in the kind of container specified by Licensor, and shall be placed and prepared for collection in the manner and at the times and places specified by Licensor. No loudspeakers, televisions, phonographs, radios, flashing lights or other devices shall be used unless specifically approved by Licensor, which approval may be withdrawn in the sole and absolute discretion of Licensor upon personal delivery of written notice to Licensee or Licensee's employees or agents at the Assigned Location. There shall be no auction, fire, bankruptcy or selling-out sale by Licensee. Licensee shall not carry on any trade or occupation or operate any instrument or equipment which emits any odor or causes any noise discernible to mall tenants, invitees of the Shopping Center or other Licensees. Licensee shall not distribute any handbills or other advertising matter in the Shopping Center or on automobiles parked in the parking areas of the Shopping Center. Licensee and Licensee's employees shall not park their cars in those portions of the parking area designated for customer parking by Licensor. If Licensee or Licensee's employees park in portions of the parking area designated for customer parking, Licensor may, in addition to its other remedies, have the car removed at Licensee's expense. Licensee and Licensee's employees and agents shall maintain a neat and appropriate appearance and dress whenever conducting Business in the Shopping Center. Licensee and Licensee's employees and agents shall not wear jeans, t-shirts or flip-flops while conducting Business in the Shopping Center.

25. This License Agreement shall expire without further notice at the expiration of its specified term. Any holding over by Licensee after expiration of the Term hereof shall not constitute a renewal or extension of the License Agreement or give Licensee any rights in or to the Assigned Location except as expressly provided in this License Agreement. Any holding over after such expiration with the express written consent of Licensor shall be construed to be a license from day to day on the same terms and conditions herein specified insofar as applicable except that Minimum License Fee shall be increased to an amount equal to the Minimum License Fee payable during each day of the last full calendar month of the term hereof. Any holding over without the Licensor's written consent (including any such holdover where the Licensee claims that the Licensor has given oral consent, has consented by conduct, has waived its right to withhold consent, or is estopped from withholding consent) shall constitute only a license at sufferance, terminable by Licensor immediately on delivery of written notice, and during such unconsented holdover, Licensee shall be obligated to pay Licensor daily damages equal to one fifteenth (1/15th) of the Minimum License Fee payable during the last full calendar month of the Lease Term. Licensee shall at the expiration or revocation of this License remove its goods and effects, repair damage caused by such removal and peaceably yield up the Assigned Location clean and in good order, repair and condition, and Licensee shall be responsible for repairing any damage caused during Licensee's occupancy of the Assigned Location. Personal property of Licensee not removed within 48 hours shall become property of Licensor, at Licensor's option.

26. Licensee shall not harm the Shopping Center or any part thereof, commit waste, create nuisance, make any use of the Shopping Center which is offensive in Licensor's sole opinion, nor do any act which would, in Licensor's sole opinion, tend to injure the reputation of the Shopping Center. Licensee shall not make alterations or additions, nor permit the making of holes in the Shopping Center's walls, partitions, ceilings or floors, nor permit the painting or placing of exterior signs, placards or other advertising media, banners, pennants, awnings, aerials, antennas, or the like in or about the Shopping Center, without the prior written consent of Licensor. Licensee shall comply with all laws, ordinances, orders and regulations affecting the Business and this License.

27. Licensee has inspected the Assigned Location, and accepts it "as is" with no representation or warranty by Licensor regarding the condition of the Assigned Location or its suitability for Licensee's Business. Licensor has no obligation to repair any part of the Assigned Location unless the obligation is set forth in this License.

28. Licensee shall operate the Business and remain open to the public at all times designated by Licensor. Licensee shall operate the Business in a first class manner and shall operate the Business continuously and uninterruptedly while this License is in effect.

29. Licensee shall not cause any hazardous material to be brought upon, stored, kept, used or discharged on or about any part of the Shopping Center.

30. Licensor may enter and/or inspect the Assigned Location at any time.

31. Licensee shall maintain, at its sole cost and expense, the Assigned Location in good condition and make all necessary replacements and repairs to the Assigned Location. In addition to all other remedies of Licensor, if Licensee does not complete its obligations to repair and maintain the Assigned Location or Licensor, in the exercise of its sole discretion, determines that repair or replacement of any portion of the Assigned Location or the Shopping Center is necessary by reason of any act, omission or negligence of Licensee, its agents, employees, guests or customers, then in any such event, Licensor may make, but shall not be obligated to make, such repairs without liability to Licensee for any loss or damage that may accrue to Licensee, its merchandise, fixtures, or other property or to Licensee's business by reason of such repair. Upon completion of any such repair, Licensee shall pay upon demand, as an additional License Fee, Licensor's costs for making the repairs together with Licensor's administrative costs related thereto, which amount shall equal 1.5 times the total cost of the repair.

32. Licensee agrees not to suffer any mechanic's lien to be filed against the Shopping Center by reason of any work, labor, services, or materials performed at or furnished to the Assigned Location, to Licensee, or to anyone claiming rights through or under Licensee. Nothing in this License shall be construed as a consent on the part of Licensor or subject Licensor's estate in the Shopping Center to any lien of liability under the lien laws of the state in which the Shopping Center is located.

33. The failure of Licensor to insist upon strict performance by Licensee of any of the conditions, provisions, rules and regulations, and agreements in this License, or to exercise any option, shall not be deemed a waiver of any of Licensor's rights or remedies, and shall not be deemed a waiver.

34. Licensee represents and warrants that it shall keep the provisions of this License confidential and shall not disclose the provisions to a third party. Licensee acknowledges that any breach of this Paragraph by Licensee shall cause Licensor irreparable harm and shall be a default of this License without notice or opportunity to cure, and Licensor shall have the right to pursue any and all remedies available to Licensor under this License, in equity or at law. The terms and provisions contained in this Paragraph shall survive the termination of this License.

35. Licensor shall cause or has caused the necessary facilities to make available a standard phone and telecommunications system to the Assigned Location. Licensee agrees to only use and pay for such phone and telecommunications system provided by Licensor at the Assigned Location.

36. Licensee agrees that any high speed communications equipment used to demonstrate Licensee's goods and services ("Connectivity Equipment") shall only be utilized by Licensee's internal operations within the Assigned Location, that Licensee shall not permit any other party to utilize the Connectivity Equipment nor shall Licensee lease the Connectivity Equipment to any third party or otherwise receive a fee from any third party in connection with the Connectivity Equipment. Except solely for Licensee's own internal operations use within the Assigned Location, no radio or television aerials or other receivers and/or equipment, infrared transmitters/receivers, cabling, telecommunications systems (including but not limited to switching, relay, hub or booster systems) other than the Connectivity Equipment shall be erected or placed within the Assigned Location or on the roof or walls (interior or exterior) of the Assigned Location or the Shopping Center without the written consent of Licensor, which may be withheld in Licensor's sole discretion. If Licensor's consent is not received, anything erected or placed on the roof or elsewhere within the Shopping Center may be removed, without notice, and any damage to the walls or roof or elsewhere within the Shopping Center shall be the responsibility of Licensee.

37. Licensee agrees to allow Licensor to email to Licensee, at the email address noted above, any services, resources or special information that Licensor may provide, or any of same services provided by outside providers who have offered such services to licensees or occupants of the Shopping Center. Additionally, by signing this License, Licensee agrees to give Licensor the right to use photos of the Licensee's Assigned Location and their business in marketing materials provided by Licensor to others.

Additional Comments

A. Primary Contact:
Laurette Ndukwe
617-460-3545

One Time Termination

If Licensee's gross sales and revenues made from the Assigned Location fail to exceed **$150,000.00** in the 12 full consecutive month period from the date that Licensee first opens for business to the public through **07/31/2019** ("Measurement Period"), then provided Licensee is not in default beyond any applicable notice and cure periods and has been open and operating during the entire Measurement Period, Licensee shall have the right to terminate this License Agreement upon **30** days advance written notice to Licensor given any time within **30** days following the end of the Measurement Period. Notwithstanding the above, if Licensee's gross sales and revenues made from the Assigned Location exceed **$150,000.00** in any 12 full consecutive month period before or during the Measurement Period, this right shall become null and void. If Licensee exercises its right to terminate this License Agreement as provided above, and Licensee has been given a Construction Allowance, then Licensee shall pay Licensor a termination fee equal to the unamortized portion of the Construction Allowance Licensee received from Licensor.

The parties have executed this License made the day and year first above written.

Licensee

Nzuko Restaurant

By

Date 12/7/18

Owner
Title

Licensor

NATICK MALL, LLC, a Delaware limited liability company

By: _____
Authorized Signatory

Date of Fully Executed License Agreement: 12-7-18

If Licensee is a CORPORATION, an authorized officer must sign on behalf of the corporation and indicate the capacity in which he/she is signing. The License must be executed by the president or vice-president, unless the bylaws or a resolution of the board of directors shall otherwise provide, in which event, the bylaws or a certified copy of the resolution, as the case may be, must be attached to this License. Also, the appropriate corporate seal must be affixed.

American Health Care Academy
We Provide Quality Health Care

A1382913

Adult, Child, Infant CPR
& AED Training (BLS)

Laurette Ndukwe

This card certifies that the above individual has successfully completed the requirements in accordance with American Health Care Academy's curriculum.

02/15/2019	02/15/2021
Issue Date	Renewal Date

Instructor Signature

Holder's Signature

Call 911 in case of a medical emergency
Call 1-800-222-1222 in a poison emergency
For CPR/AED or First Aid training information
call 1-888-277-7865 or visit cpraedcourse.com

American Health Care Academy
Renewal Recommended every 2 years

ServSafe®
CERTIFICATION

LAURETTE NDUKWE

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the American National Standards Institute (ANSI)–Conference for Food Protection (CFP).

13881950	10484
CERTIFICATE NUMBER	EXAM FORM NUMBER
7/25/2016	7/25/2021
DATE OF EXAMINATION	DATE OF EXPIRATION

Local laws apply. Check with your local regulatory agency for recertification requirements.

Sherman Brown
SVP, National Restaurant Association Solutions

ANSI
ACCREDITED PROGRAM
American National Standards Institute and the Conference for Food Protection

#0655

In accordance with Maritime Labour Convention 2006, Resolution ADM N 068-2013 (Regulation 3.2. Standard A3.2).

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Contact us with questions at 175 W Jackson Blvd. Ste 1500, Chicago, IL. 60604 or ServSafe@restaurant.org.