

Office Use Only:			
Date Pmt Rec'd: Fee	Paid: \$	Che	ck No:
Police Department approval issue	ed 🗆	Notes:	
Meets applicable zoning bylaws	П		
Certificate of Occupancy issued	Ц		
<b>Board of Health Permits issued</b>			
Board of Selectmen Decision Date			
	Approved	П	Denied _

# **TOWN OF NATICK**

## **COMMON VICTUALER LICENSE APPLICATION**

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

For Calendar Year: 2020	Date Submitted: <u>09/09/2020</u>	Fee: <u>\$100.00</u>
The undersigned hereby applies for a Common Statutes relating thereto:	Victualer License in accordance with the	provisions of the
☐ Common Victualer License Only	☐ Common Victualer with Li	quor License
Name of Person, Firm, or Corporation Making Applic	cation (Licensee):	
Name of Establishment (d/b/a) Sweetwaters	Coffee And Tea	
Address of Establishment 19 S. Main Street		
Mailing address (if different from establishment)	30 West Barn Road	A A STATE OF THE S
N. Attleboro, MA 02760		
Contact Person (to whom <u>ALL</u> licensing information Gregory C Pope	will be sent, <u>including renewal notice and</u>	license)
Email Address gpagency@aol.com	Phone 508-277-831	6
Manager of Establishment Gregory J. Pope		
Email Address gregpope93@!gmail.co		
If Business is a Corporation, Corporate Name and Of	ficers	
Gregory C Pope-President, Gregory J Pope-V.P	Pres, Linda Pope Secretary	
If Business is an LLC, List of Members		

Establishment's Days and Hours of Operation Mon-Sa	t 6am -9pm & Sun 7am - 8pm
Number of Staff 3	Number of Seats 57
Has a Certificate of Occupancy been issued? N	If not, expected date of issuance 9/14/2020
Have Board of Health Permits been issued? N	If not, expected date of issuance 9/14/2020
Additional Information Requested by the Town of Naticle Applicant's Social Security Number or Employee I.D. Date of Birth	k Police Department for Background Check:  5 1
I, the Undersigned, state that the information provided in this to the best of my knowledge.	application, and associated attachments, is true and accurate
<b>Tax Attestation:</b> Furthermore, Pursuant to MGL Ch. the best of my knowledge and belief, have filed all state tax	62C, Sec 49A, I certify under the penalties of perjury that I, to returns and paid all state taxes required under law.
Print Name of Applicant or Corporate Officer Gregory	C Pope
Signature of Applicant or Corporate Officer	my C Page
Date	/

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)



# **CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY) 09/08/2020

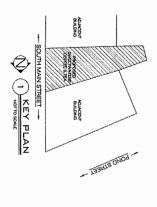
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN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

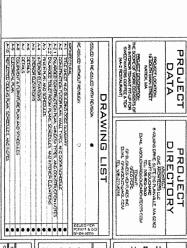
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer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

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	DUCER			·	CONTA NAME:		ope			
Pop	e Insurance Agency				PHONE (A/C, N E-MAIL	(508) 6	95-7938	FAX (A/C, I	(508)	695-0448
25	Taunton St. (Route 152)				E-MAIL ADDRE	SS:		1 (1,1,2)	10).	
							SURER(S) AFFOR	RDING COVERAGE		NAIC#
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INSL	RED				INSURE	D	/ania Mfg Asso	ciation Insurance		12262
	GP Business Ventures Inc dba	Swee	twater	s Coffee & Tea	INSURE			· · · · · · · · · · · · · · · · · · ·	***************************************	
	80 W Barn Rd				INSURE	÷	<del></del>			
					INSURE					
	North Attleboro			MA 02760-4405	INSURE					
co	VERAGES CER	RTIFIC	ATE	NUMBER: CL209804237				REVISION NUMBER:		
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	AND EMPLOYERS' LIABILITY  ANY PROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDENT		00,000
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	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMI	1.00	00,000
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DES	CRIPTION OF OPERATIONS / LOCATIONS / VEHICL	ES (AC	ORD 1	01, Additional Remarks Schedule,	may be a	ttached if more sp	ace is required)			
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# SWEETWATERS ٥ SOUTH MAIN STREET, NATICK MA TENANT FITUP FOR ) F F F TEA

AROHITECTS, INC.





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SWEETWATERS
OOFFEE & TEA
19 SOUTH MAIN STREET
NATICK, MA

CHAPTER 10: MEANS OF EGRESS SUMMARY

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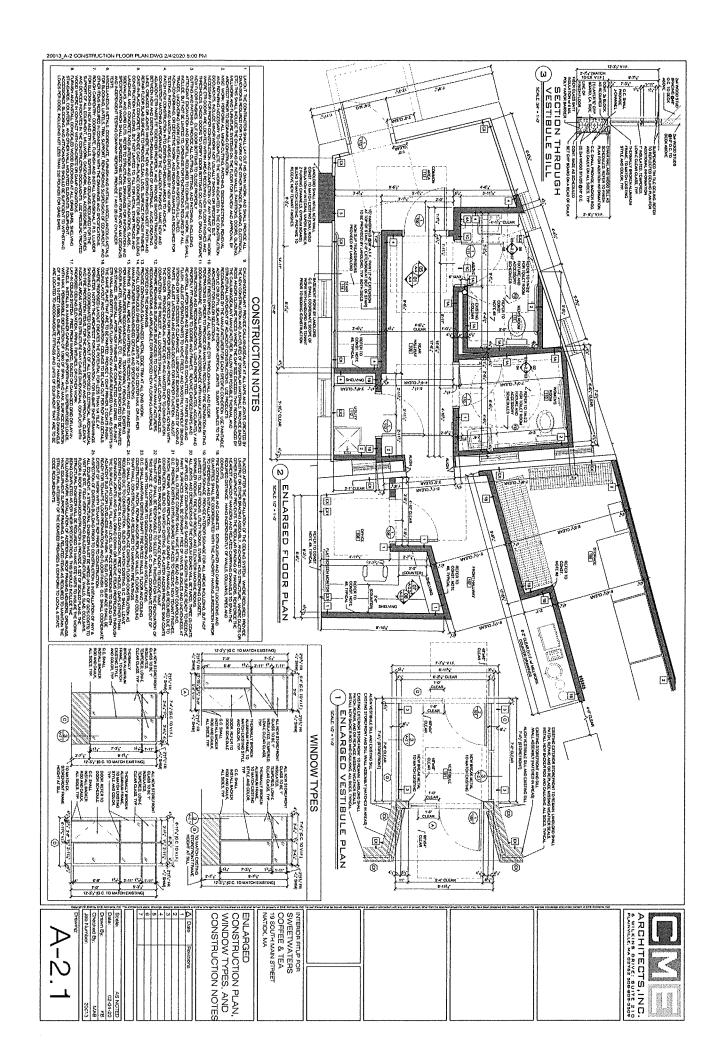
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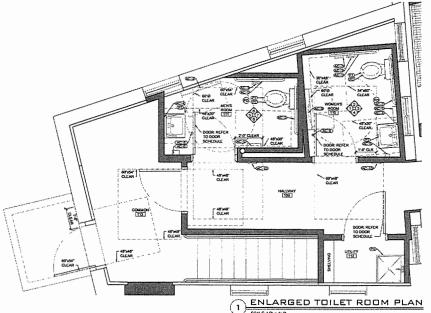
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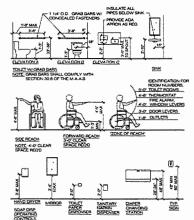
INTERIOR FITUP FOR **SWEETWATERS** COFFEE & TEA 19 SOUTH MAIN STREET NATICK, MA

**ENLARGED TOILET** ROOM PLANS, SCHEDULES, AND INTERIOR ELEVATIONS

Δ	Date	Revisions	
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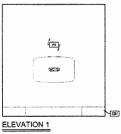
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Date:	02-04-20
Drawn By:	KB
Checked By:	MAB
Job Number.	20013

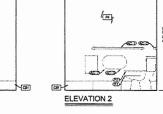
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TOILET ROOM ACCESSORY & FIXTURE MOUNTING HEIGHTS







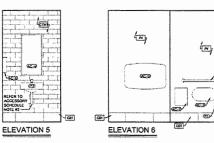


**ELEVATION 4** 

4

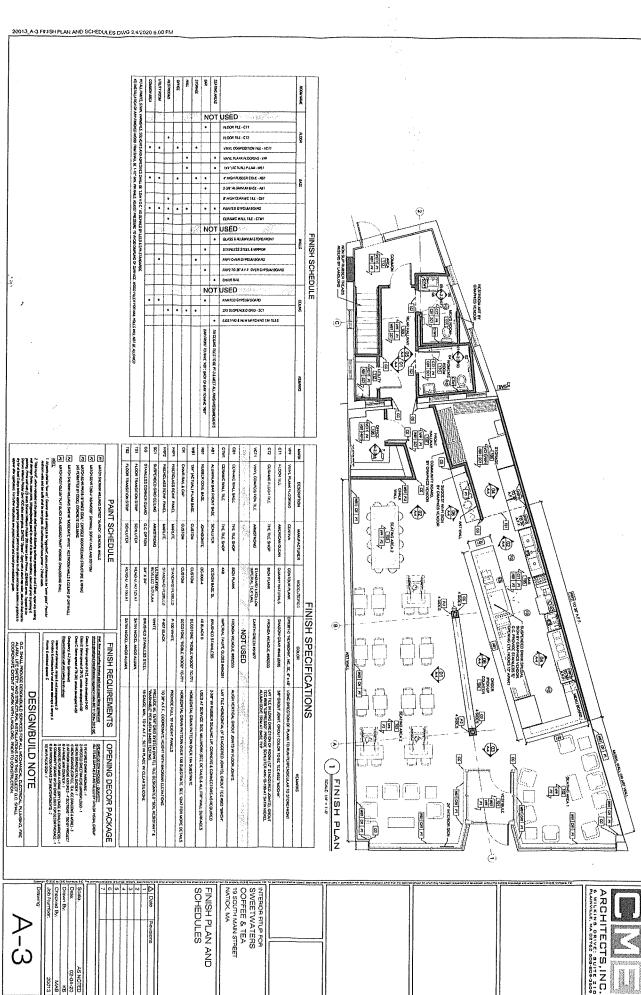
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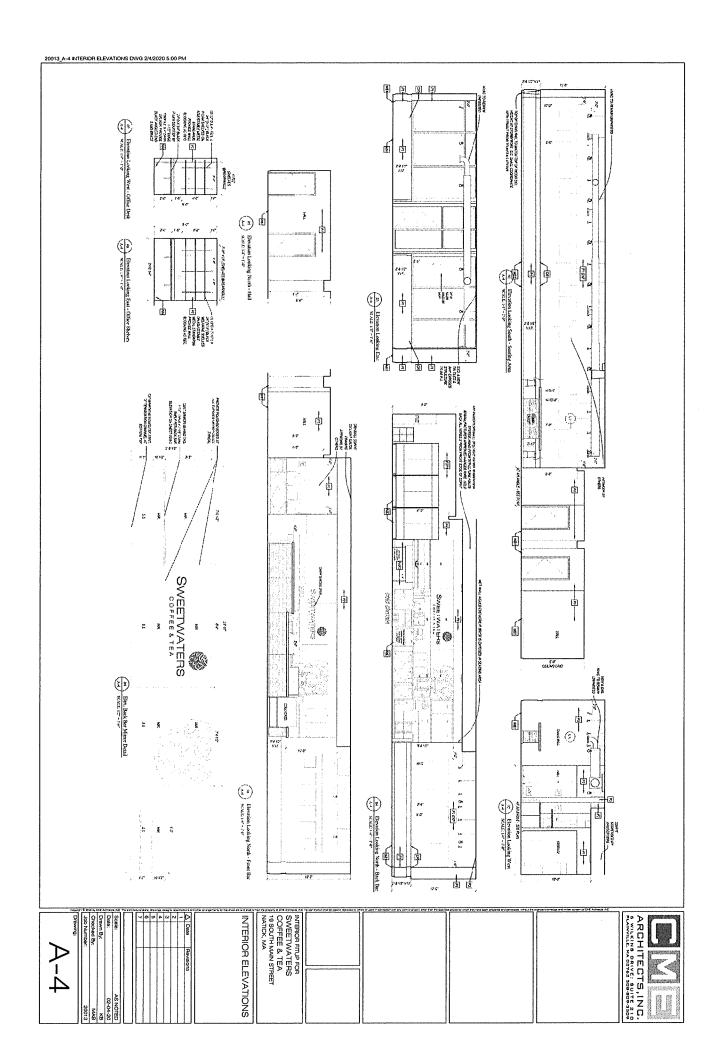
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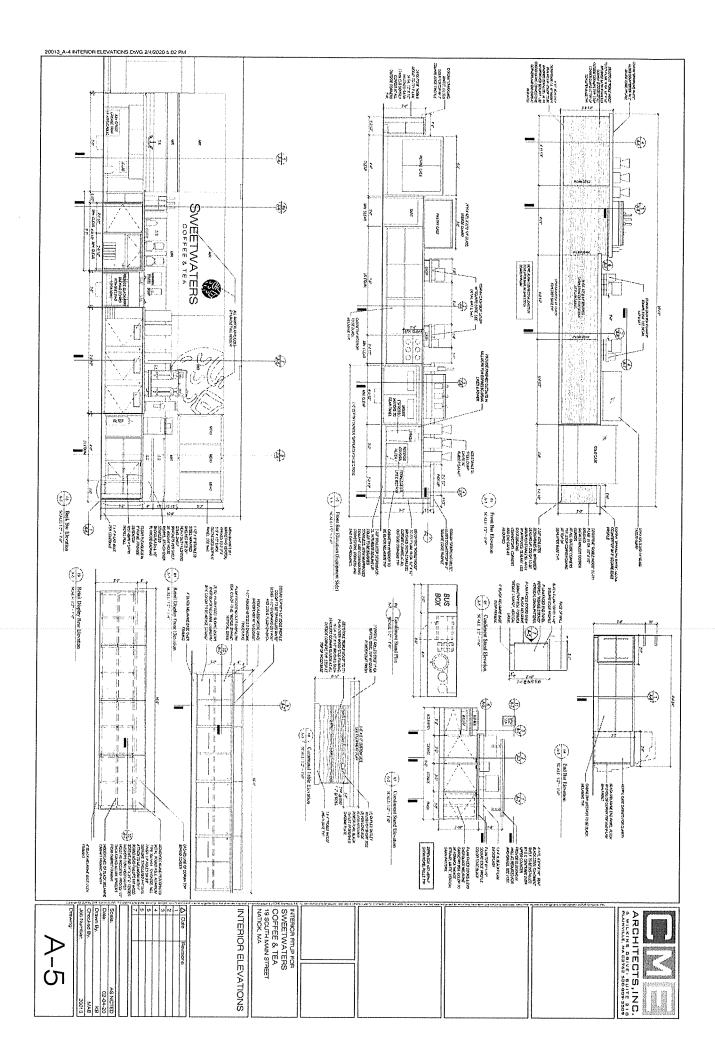


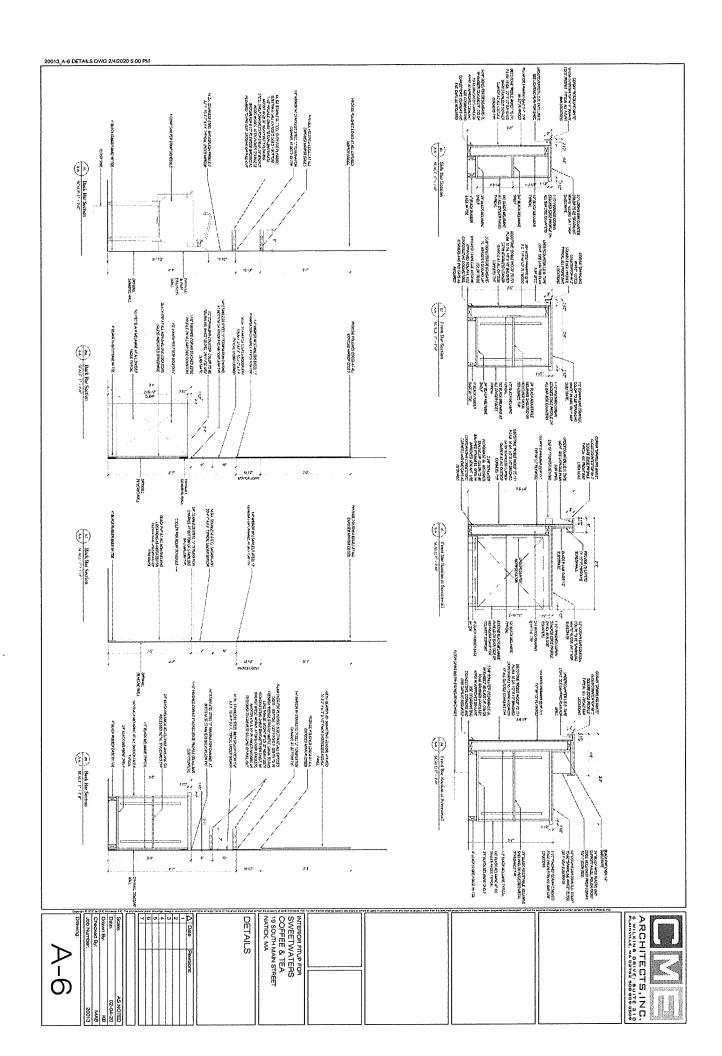
ACID SCID **ELEVATION 7** 

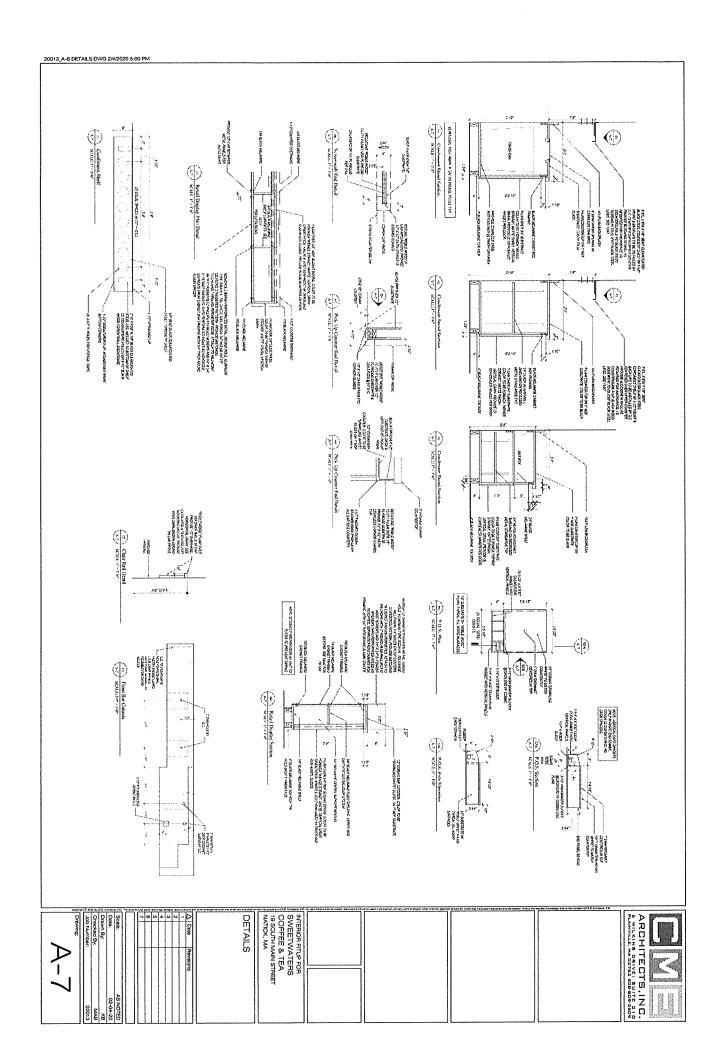
**ELEVATION 8** 

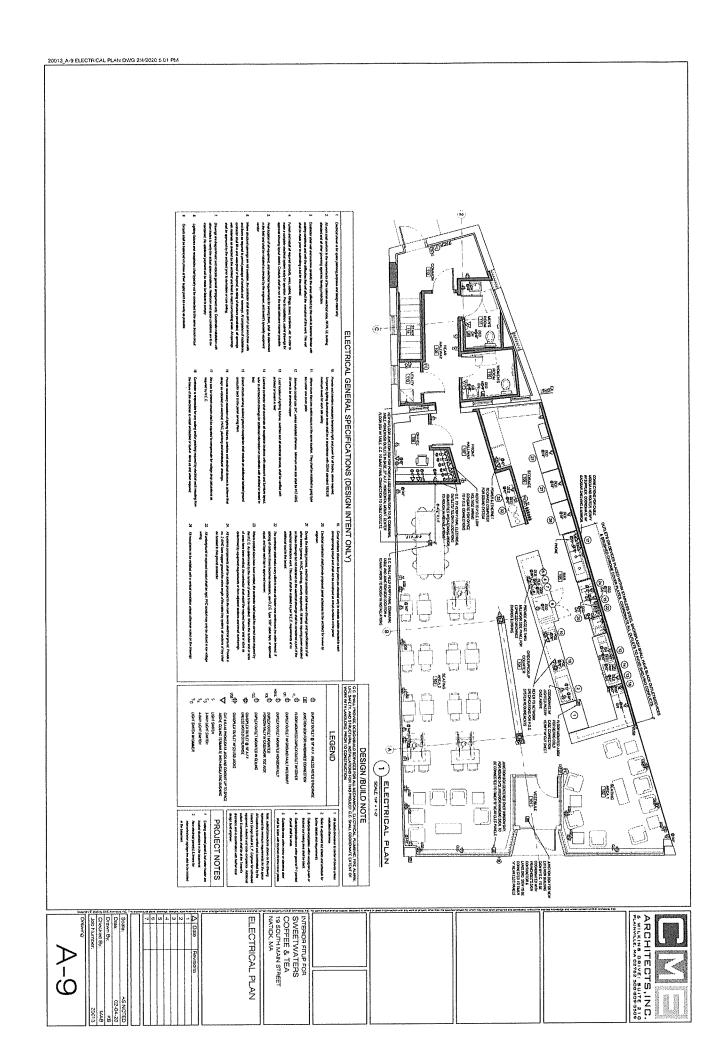


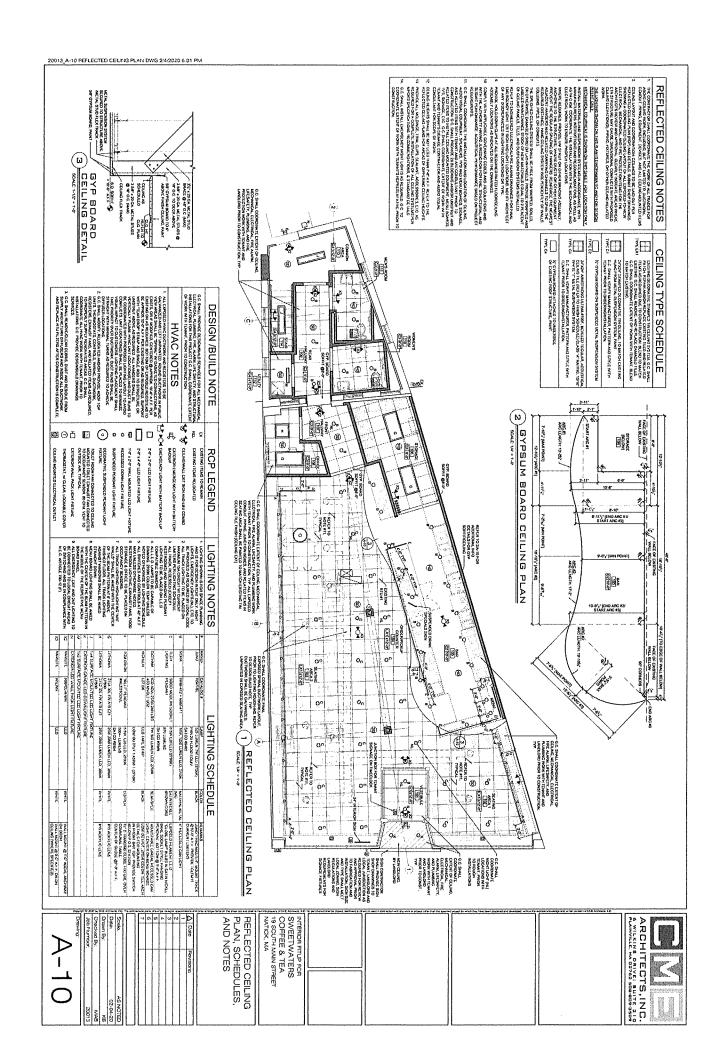














# **Invoice**

Invoice# Date Customer# Page 80105921 08/13/20 700925 1 of 1

PO Box 78070 • Indianapolis, IN 46278-0070 Phone 800-222-5107 • Fax 800-882-0086

> SWEETWATERS COFFEE & TEA 80 WEST BARN RD ATTN: GREGORY POPE NATICK, MA 01760

Ship To: SWEETWATERS COFFEE & TEA 19 S MAIN ST ATTN; GREG POPE NATICK,MA 01760

#### Thank you for ordering from Central!

Order Number	Order Date		Terms				Product Consultant		
80089233	08/13/20	CHARGE	ARGE CARDS				PEGGY C.	NEIDLI	NGER ext 8245
Cı	istomer PO		Ship Via Contact						
AMEX>A/R			NO SHIME	NT REQUI	RED.	GREG	POPE		
	Product/Desc	ription		Ordered	Shipped	B/0	Price	U/M	Extension
CHARGE AMEX FOR EQUIPMEN FOR SWEETWA LOCATION IN N. \$41,680.77	IT ON O/80083 TERS COFFEI ATICK, MA	430 E & TEA	7					*	41680.77
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Merchandise T	THE RESERVE AND PARTY AND PERSONS ASSESSED.	Charge	Tax	Shipp		Subtota			Invoice Total
4168	0.77	0.00	0.00	0	.00 4	1680.77	41	680.77	0.00

\* \* \* \* \* \* Upon Receipt of your Merchandise \* \* \* \*

Please inspect your delivery carefully. We take great pride and care in the packaging and delivery of your products. In the unfortunate event that something is damaged or has to be returned, please call your product consultant at 800.222.5107. Please save all shipping cartons and packaging until you are sure everything is in good working order. Claims must be reported within 5 days of receiving your delivery. All returns are subject to inspection before a credit is issued and may be assessed a restocking charge. A monthly finance charge of 1.5% will be charged on all past due balances. Our federal tax Id number is: 03-0605365.

<sup>\*\*\*</sup>All prices above are in US dollars. All payments to Central are required to be made in US dollars.\*\*\*



02/27/2020

7750 Georgetown Road • Indianapolis, IN 46268-4135

Project:

From:

Sweetwaters - Equipment Package

**Central Restaurant Products** 

Richard Hyde

7750 Georgetown Rd.

Indianapolis, IN 46268-4135 (317)876-1010 (Contact)

Job Reference Number: 7965

Item	Qty	Description
1	1 ea	DISPLAY CASE, REFRIGERATED BAKERY
Federal Industries Model No. CGR5948 Curved Glass Refrigerated Bakery Case, 59"W x 35"D x 48"H, contained refrigeration with condensate evaporator, adjust temperature control, curved thermopane tilt-front glass, top lighted shelves, (3) tiers of adjustable white wire shelves, g rear doors, white interior, tempered glass ends, choice of la with black trim, designed for continuous lineups, 1/2 HP, UL,		AND DESCRIPTION OF THE PROPERTY OF THE PROPERT
	1 ea	One year parts & labor warranty
	1 ea	Self-contained refrigeration standard
	1 ea	120v/60/1-ph, 1/2 hp, 12.0 amps
	1 ea	Five year compressor warranty, standard (for self-contained units only)
	1 ea	Stainless steel in lieu of laminate
2	1 ea	SNEEZEGUARD
		Custom Model No. CI - 152
		Pastry Case - Glass
3	1 ea	SAFE
		Custom Model No. FIREKING MB3020-SR2 Drop/Deposit Safe, electronic lock (battery operated)
4	1 ea	DISPOSABLE CUP DISPENSER
n 🔎		Dispense-Rite Model No. LID-4BT
	_	Cup and Lid Organizer, four-section, slim design, accommodates 6 oz.
1/	<b>.</b>	to 44 oz. paper, plastic or foam cups, rim diameter ranges from 2-5/8"
		to 4-3/4", 19-1/2" H x 5-1/4" W x 20-3/4" D, polystyrene, black
Professional	1 ea	1 year limited warranty, standard
5	1 ea	LID DISPENSER
60		Dispense-Rite Model No. ADL-3
	1	Dome Lid Organizer, countertop or surface mount, 3 section, 11-3/4"H

Initial: \_\_\_

x 5-1/2"W x 14-1/2"D, polystyrene, black

#### Item Qtv Description 1 ea 1 year limited warranty, standard **REACH-IN UNDERCOUNTER REFRIGERATOR** 6 True Food Service Equipment Model No. TUC-48-LP-HC Low Profile Undercounter Refrigerator, 33-38° F, stainless steel top & sides, (2) stainless steel doors, (4) shelves, clear coated aluminum interior with stainless steel floor, 1-1/2" diameter dual swivel castors, 31-7/8" counter height, front breathing, R290 Hydrocarbon refrigerant, 1/5 HP, 115v/60/1, 3.0 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, MADE IN USA 1 ea Self-contained refrigeration standard 1 ea Warranty - 5 year compressor (self-contained only), please visit www.Truemfg.com for specifics 1 ea Warranty - 3 year parts and labor, please visit www.Truemfg.com for specifics 1 ea 1-1/2" diameter dual wheel castors, standard 12 1 ea BACK BAR CABINET, REFRIGERATED True Food Service Equipment Model No. TBB-4-HC Back Bar Cooler, three-section, 37" high, (152) 6-packs or (4) 1/2 keg capacity, (6) shelves, condensing unit on left, stainless steel top, galvanized interior with stainless steel floor, black vinyl exterior, (3) full doors with locks, LED interior lights, R290 Hydrocarbon refrigerant, 1/4 HP, 115v/60/1, 2.8 amps, NEMA 5-15P, cULUS, UL EPH Classified, MADE IN USA, ENERGY STAR® 1 ea Self-contained refrigeration standard 1 ea Warranty - 5 year compressor (self-contained only), please visit www.Truemfg.com for specifics 1 ea Warranty - 3 year parts and labor, please visit www.Truemfg.com for specifics 1 ea COFFEE GRINDER 13 Bunn-O-Matic Model No. 22102.0000 22102.0000 G2HD Bulk Grinder, heavy duty, 2 lb. hopper capacity, turbo action, bag switch, black decor, 3/4 HP, 120v/60/1-ph, 9amps, NEMA 5-15P, cord attached, UL, ETL 1 ea Equipment discount category net prices must be rounded to the nearest dollar 14 1 ea COFFEE BREWER Bunn-O-Matic Model No. 34600.0001 34600.0001 DUAL TF BrewWISE® DBC® ThermoFresh® Coffee Brewer, 18.9 gal/hr, coffee extraction controlled with pre-infusion & pulse brew, digital temperature control, large spray head, automatic programming, stores individual recipes, SplashGard® & optional funnel locks, wireless brewer-grinder interface, black finish, lower hot water faucet, wireless brewer-grinder interface, holds (2) 1-1/2 gallon ThermoFresh servers (servers sold separately), 120/240v/60/1-ph, 6600w, 27.5amps, UL, NSF 1 ea Equipment discount category net prices must be rounded to the nearest dollar 4 ea 42750.0000 42750.0000 TF ThermoFresh® Server with Digital Sight Gauge, with base, 1.5 gallon, portable, brew-through lid, volume Initial: \_

#### Description

indicator display, 4-hour digital count-up timer, drip-tray, fast flow faucet, large cup clearance, soft-grip bail handle, vacuum insulated, battery operated, stainless steel finish, for use with single and dual ThermoFresh® DBC brewers, NSF

#### 15 2 ea PORTION SCALE



Edlund Model No. BRV-160W/115V Packed 4 ea Bravo! Scale, electronic, portion, 10 lb. x 0.05 oz./160 oz. x 0. 05 oz /160 oz. x 1/8 oz./5,000 g x 1 g/10 lb x 0.002 lb / 160 fl. oz x 0.05 fl. oz./5,000 ml x 1 ml, completely submersible, removable oversized 5-5/8"x 6-15/16" rectangular stainless steel platform, easy-read LCD display, field recalibratable, auto-shut-off, stainless steel housing, dual voltage AC power supply (adapter included), (2) AA batteries (not included), IP67, ISO, CE, NSF

2 ea 1 year limited warranty, standard

#### 17 1 ea THREE (3) COMPARTMENT SINK



18

Advance Tabco Model No. FE-3-1620-18RL-X Special Value Fabricated Sink, 3-compartment, 18" right & left drainboards, bowl size 16" x 20" x 12" deep, 18 gauge 304 stainless steel, tile edge splash, rolled edge, 8" OC faucet holes, galvanized legs with 1" adjustable plastic bullet feet, overall 25-3/4" F/B x 84" L/R, NSF

#### 1 ea MICROWAVE CONVECTION / IMPINGEMENT OVEN



Merrychef USA Model No. E2S HIGH CLASSIC eikon™ Microwave Convection/Impingement Oven, high power, ventless, 12" cooking cavity, EasyTouch™ controls, USB memory, bottom-hinged door, built-in catalytic converter, 'Classic' finish, includes: (1) cook plate "PSB3108", (1) paddle "SR318", (1) solid bottom basket "32Z4080", (1) mesh bottom basket "32Z4081", (1) cool down pan "32Z4079", (2) sheet pan liners "32Z4088", (1) USB menu key & (1) cleaner kit "32Z4058", stainless steel construction, 208/240v/60/1-ph, 30 amps, NEMA 6-30P, NSF, UL EPH Classified, cULus

1 ea 1 year parts & labor warranty, standard

#### 20 1 ea NUGGET ICE MAKER WITH BIN



Manitowoc Model No. UNF0300A Ice Maker with Bin, nugget-style, air-cooled, self-contained condenser, 29-1/16"W x 27-11/64"D x 39-33/64"H, production capacity up to 330 lb/24 hours at 70°/50° (275 lb AHRI certified at 90°/70°), 50 lb bin storage capacity, stainless steel finish, 6" bin legs, 1/2 HP, ETL-Sanitation, cETLus

1 ea (-161) 115v/60/1-ph, 10.0 amps, cord with NEMA 5-15P

#### 21 1 ea CUSTOM HAND & DUMP SINK

Custom Model No. CUSTOM

Fabricated 2-bay sink, 1/ea dump, 1/ea hand. With splashguards and marine edge.

30" W overall

2 ea T&S Brass B-1110 Faucet, 6" swing nozzle, deck mounted

22 2 ea BLENDER, BAR

#### Description



Vitamix Model No. 036019

The Quiet One® Blender, countertop, 48 oz. (1.4 liter) capacity, clear Tritan™ BPA free Advance® container, 24-1/2"H with lid open, stackable, removable compact cover, (6) touch control buttons with (34) program options, includes: Advance® blade assembly & lid, 3-peak HP, 120v/50/60/1-ph, 15.0 amps, NEMA 5-15P, RoHs compliant, CE, cULus, NSF

2 ea 3 years warranty on motor base parts & 1 year warranty on labor, standard

#### 23 2 ea DISPOSABLE CUP DISPENSER



24

Dispense-Rite Model No. STL-S-3BT Cup Dispenser Cabinet, 24-1/4" H x 8" W x 23" D, adjustable, (3) STL-2F, holds 8 to 44 oz. cups, rim dia. 3-1/8" - 4-1/2", stackable, black polystyrene, NSF

2 ea 1 year limited warranty, standard

#### 1 ea OUTDOOR FREEZER



Summit Commercial Model No. SPFF51OS Outdoor Freezer, built-in or freestanding, 23.63"W x 23.5"D x 34"H, 4.72 cu. ft. capacity, frost-free, reversible stainless steel door, stainless steel handle, front lock, black exterior, digital thermostat, LED lighting, adjustable chrome shelves, weatherproof design,

115v/60/1-ph, 0.9 amps, ETL-Sanitation, ETL, cETL (Commercial)

1 ea 1 year parts and labor warranty, std.

1 ea 5 year compressor warranty (parts ONLY)

#### 25.1 1 ea REVERSE OSMOSIS SYSTEM



Everpure Model No. EV997600

Everpure® Conserv® 75S RO System, for small steamers, combi-ovens, proofers and other low volume applications (up to 50 gallons/day), removes 95%+ of all dissolved solids, reduces cysts, taste- & odorcausing contaminants, system includes (1) 4FC5 Pretreatment Carbon Filter, (1) 4CC Post Treatment Calcite Feeder Cartridge, & (1) GRO-75EN RO Membrane Cartridge, 2 gallon storage tank, 0.5 gpm flow rate, 40-125 PSI working pressure, 32-100°F operating temperature, 3/8" ID inlet/outlet with John Guest® fittings, 100-240v/50-60, NSF, cULus, CE

#### 25.2 1 ea WATER FILTRATION SYSTEM, PARTS & ACCESSORIES



Everpure Model No. EV433992

Everpure® Claris™ Gen2 Head 3/8" O

Everpure® Claris™ Gen2 Head, 3/8" QCF, tamper-proof bypass settings, fast change-out, built-in flush port, auto shut-off, adjustable bypass, flow restrictor, backflow restrictor

1 ea EV433914 Everpure® Claris™ Cartridge XXL, for reduction of particulates, chlorine taste & odor, scale control and water conditioning/softening, ion exchange, adjustable carbonate hardness, 1.0 gpm flow rate, 3490 gallon capacity, 5.0 micron rating, 29-116 PSI working pressure, 39 - 86°F max temperature, NSF

1 ea EV433952 Everpure® Claris™ Hose Set, 3/8" x 1/2"

26 1 ea REACH-IN REFRIGERATOR

Initial:

#### Description



True Food Service Equipment Model No. T-49-HC Refrigerator, Reach-in, two-section, stainless steel doors, stainless steel front, aluminum sides, aluminum interior with stainless steel floor, (6) adjustable PVC-coated wire shelves, interior lighting, 4" castors, R290 Hydrocarbon refrigerant, 1/2 HP, 115v/60/1, 5.4 amps, NEMA 5-15P, MADE IN USA, cULus, UL EPH Classified, CE

- 1 ea Self-contained refrigeration standard
- 1 ea Warranty 5 year compressor (self-contained only), please visit www.Truemfg.com for specifics
- 1 ea 4" Swivel castors, standard (adds 5" to OA height)
- 1 ea Warranty 3 year parts and labor, please visit www.Truemfg.com for specifics
- 1 ea Left door hinged left, right door hinged right standard

#### 27 2 ea REACH-IN FREEZER



True Food Service Equipment Model No. T-49F-HC Freezer, Reach-in, -10° F, two-section, stainless steel doors, stainless steel front, aluminum sides, aluminum interior with stainless steel floor, (6) adjustable PVC-coated wire shelves, interior lighting, 4" castors, R290 Hydrocarbon refrigerant, 1 HP, 115v/60/1, 9.6 amps, NEMA 5-15P, MADE IN USA, cULus, UL EPH Classified, CE, ENERGY STAR®

- 2 ea Self-contained refrigeration standard
- 2 ea Warranty 5 year compressor (self-contained only), please visit www.Truemfg.com for specifics
- 2 ea 4" Swivel castors, standard (adds 5" to OA height)
- 2 ea Warranty 3 year parts and labor, please visit www.Truemfg.com for specifics
- 2 ea Left door hinged left, right door hinged right standard

#### 31 6 ea WIRE SHELVING



Oneida Hospitality Group Model No. FF2460C Packed 2 ea Focus Foodservice - Wire Shelf, 600 lb. weight capacity, 24"W x 60"L, for dry storage, zinc plated steel wire, chromate finish, clear coat, NSF

- 6 ea FF1872C Focus Foodservice Wire Shelf, 600 lb. weight capacity, 18"W x 72"L, for dry storage, zinc plated steel wire, chromate finish, clear coat, NSF
- 6 ea FF2436C Focus Foodservice Wire Shelf, 800 lb. weight capacity, 24"W x 36"L, for dry storage, zinc plated steel wire, chromate finish, clear coat, NSF
- 12 ea Metro 96P Super Erecta® SiteSelect™ Post, 96-1/2"H, adjustable leveling bolt, posts are grooved at 1" increments & numbered at 2" increments, double grooved every 8", chrome plated finish

#### 34 1 ea BEVERAGE DISPENSER, NON-INSULATED

nitial:	

#### **Central Restaurant Products**

ltem

Qty

Description



Cal-Mil Model No. 3497-3-55
Beverage Dispenser, 3 gallon capacity, with base, 14"W x 14"D x 18"H, stainless steel

36

2 ea CUP & LID ORGANIZER



Cal-Mil Model No. 298-13 Packed 4 ea Classic Napkin/Lid/Cup Organizer, 4-1/2"W x 4-1/2"D x 8"H, square, 4" compartment, wall or counter mount, black

By signing below you are agreeing all product and totals are accurate. If purchase is to be made via credit card, signature by cardholder is required indicating authorization to charge card and process order. All prices above are in US dollars. All payments to Central are required to be made in US dollars. \* \* \* \* Upon Receipt of your Merchandise \* \* \* \* \* Please inspect your delivery carefully. In the unfortunate event that something is damaged or has to be returned please call your product consultant. Please save all shipping cartons and packaging. Claims must be reported within 15 days of receiving your delivery. All returns are subject to inspection before a credit is issued and may be assessed a restocking charge. Please return defective items promptly to avoid being charged for the replacement item.

Custom manufactured, special orders and used items are not returnable.

\*\*\* Central is OPEN until 8:00 pm (Eastern Time) \*\*\*

Acceptance:	Date:
Printed Name:	

#### LEASE

This lease (the "Lease") is made on this day of September, 2019 (the "Effective Date") by and among THIS IS HOW WE ROLL LLC, a Massachusetts limited liability company, hereinafter referred to as "Landlord", with an address of 83 Speen Street, Natick, Massachusetts 01760 and GP Business Ventures, Inc. d/b/a Sweetwaters Coffee and Tea Café, hereinafter referred to as "Tenant", with an address of 80 West Barn Road, North Attleboro, Massachusetts 02760.

WHEREAS, the parties hereto desire to enter into a leasing transaction relating to the premises described below, upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration for their mutual agreements contained herein, and intending to be bound hereby, the undersigned hereby agree as follows:

1. Agreement to Lease: Premises/Use. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, subject to the provisions hereinafter set forth, the following premises (the "Premises"):

Approximately 2,226 square feet (to BOMA Standard) of commercial space located in Landlord's building at 19 S. Main Street, Natick, Massachusetts 01760, consisting of a stand-alone building (the "Building") located on .06 acres (the "Land"), which Premises is depicted on Exhibit A attached hereto.

The Premises may be used for the sale of all coffees, teas, coffee and tea equipment and accessories, juices, custom blended beverages ("commonly known as smoothies or shakes"), ice cream shares, ice cream, baked goods, pastries, desserts, chocolates, sandwiches, soups, and salads (with eat in and take out service); and other branded accessories, and any other items sold in Tenant's other stores (the "Permitted Use"). The initial use of the Premises shall be for the

#### Permitted Use.

2. The initial term of this Lease shall begin on the Delivery Date (as defined in Exhibit B) (hereinafter also sometimes referred to as the "Commencement Date") and shall expire on last day of the one hundred twentieth (120th) month following such date, unless terminated or extended under the terms of this Lease. In the event the Commencement Date occurs on any day of a month other than the first day of the month, the initial Term shall include the partial month in which the Commencement Date occurs plus such 120 month period. If the Tenant is not in default beyond applicable grace periods in the performance, fulfillment, or observance of any of the provisions of this Lease, both as of the date of exercise of such option and as of the commencement of such extended term, then the Tenant may at the Tenant's option extend the term of this Lease, up to two times, each such extension to be for a period of exactly five years commencing the day after expiration of the prior Lease term, by giving written notice exercising such extension option that is received by the Landlord on or before the date that is one (1) year prior to the expiration date of the then current term. The Tenant shall have no option to extend the term of this Lease, and at the Landlord's election any purported extension shall be void, unless the Tenant has the right to extend and does extend the term strictly in accordance with the provisions of the preceding sentence. If the term of this Lease is extended as provided above, all of the provisions of this Lease shall be applicable during each extended term, except that the Base Rent shall be subject to increase as provided in Section 3 below, and except that there shall be no further option to extend the term of this Lease beyond the second such five-year extension period. The term of this Lease, determined in accordance with the foregoing provisions of this Section 2 and subject to earlier termination as provided in other provisions of this Lease, is herein sometimes referred to as the "Term."

EXECUTED under seal this \_\_\_\_\_day of September, 2019.

#### LANDLORD:

This is How We Roll LLC, a Massachusetts

limited liability company

By: Steven A. Ross

Title: Duly Authorized Signatory

### TENANT:

GP Business Ventures, Inc. d/b/a Sweetwaters Coffee and Tea Café

By: Gregory C Pope

...

Forder J Pepe By: Linda J. Pope Title: Treasurer MA SOC Filing Number: 201828217830 Date: 8/20/2018 3:30:00 PM



# The Commonwealth of Massachusetts William Francis Galvin

Secretary of the Commonwealth, Corporations Division One Ashburton Place, 17th floor Boston, MA 02108-1512 Telephone: (617) 727-9640

**Special Filing Instructions** 

Minimum Fee: \$250.00

#### **Articles of Organization**

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001342254

#### **ARTICLE I**

The exact name of the corporation is:

#### GP BUSINESS VENTURES, INC.

#### **ARTICLE II**

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

#### **ARTICLE III**

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter <b>0</b> if no Par		ed by Articles or Amendments <i>Total Par Value</i>	Total Issued and Outstanding <i>Num of Shares</i>
CNP	\$0.00000	500,000	\$0.00	500,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

#### **ARTICLE IV**

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

#### **ARTICLE V**

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

#### **ARTICLE VI**

Other lawful provisions, and if there are no provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

#### **ARTICLE VII**

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the *90th day* after the articles are received for filing.

Later Effective Date: Time:

#### **ARTICLE VIII**

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name:

GREGORY C. POPE

No. and Street:

80 WEST BARN ROAD

City or Town:

N. ATTLEBORO

State: MA

Zip: 02760

Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	GREGORY C. POPE	80 WEST BARN ROAD N. ATTLEBORO, MA 02760 USA
TREASURER	LINDA J POPE	80 WEST BARN ROAD N. ATTLEBORO, MA 02760 USA
SECRETARY	LINDA J POPE	80 WEST BARN ROAD N. ATTLEBORO, MA 02760 USA
DIRECTOR	LINDA J POPE	80 WEST BARN ROAD N. ATTLEBORO, MA 02760 USA
DIRECTOR	GREGORY J POPE	80 WEST BARN ROAD N. ATTLEBORO, MA 02760 USA
DIRECTOR	GREGORY C. POPE	80 WEST BARN ROAD N. ATTLEBORO, MA 02760 USA

d. The fiscal year end (i.e., tax year) of the corporation:

December

e. A brief description of the type of business in which the corporation intends to engage:

#### **CAFE SERVICES**

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street:

**80 WEST BARN ROAD** 

City or Town:

N. ATTLEBORO

State: MA

Zip: 02760

Country: USA

g. Street address where the records of the corporation required to be kept in the Commonwealth are located (post office boxes are not acceptable):				
No. and Street:	80 WEST BARN ROAD			
City or Town:	N. ATTLEBORO	State: MA	Zip: <u>02760</u>	Country: <u>USA</u>
which is				
X its principal office		an office of its transfer agent		
an office of its secretary/assistant secretary		its registered office		
Signed this 20 Day of August, 2018 at 3:31:19 PM by the incorporator(s). (If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)  HOLLY BEJAR				
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MA SOC Filing Number: 201828217830 Date: 8/20/2018 3:30:00 PM

#### 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:

August 20, 2018 03:30 PM

WILLIAM FRANCIS GALVIN

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Secretary of the Commonwealth