CONFIDENTIAL · LEASE NEGOTIATION SUMMARY

Pie Dive Bar — Tenant Counter

PDB Bellingham, LLC (Alyssa Kingsbery) → H4IT Properties, LLC

Premises	1210 11th Street, Bellingham WA 98225 — approx. 2,250 usable SF (Knights of Pythias)
Received	July 12, 2026 (email from Alyssa Kingsbery)
Rent commencement	**Income begins August 1, 2026**
Status	Tenant's counter to Landlord's 7/8/26 counter — term, options & landlord improvements accepted; rent schedule revised

REVISED RENT SCHEDULE (BASE, $/MO · NNN)

LEASE YEAR	ALYSSA'S COUNTER	BEN'S COUNTER (7/8)
Year 1	$3,000.00	$3,000.00
Year 2	$3,200.00	$3,500.00
Year 3	$3,400.00	$4,000.00
Year 4	$3,600.00	$4,120.00
Year 5	$3,800.00	$4,243.60
Year 6	$3,914.00	$4,370.91
Year 7	$4,031.42	$4,502.04
Year 8	$4,152.36	$4,637.10
Year 9	$4,276.93	$4,776.21
Year 10	$4,405.24	$4,919.50

Alyssa: Years 1–5 step $200/yr from $3,000; Years 6–10 grow 3% annually. Both parties agree on the $3,000 Year-1 start.

OTHER TERMS (UNCHANGED FROM PRIOR LOI)

- Ten (10) year initial term; two (2) additional 10-year options (3% annual escalation during option terms)
- Landlord's leasehold-improvement obligations intact (deliver in good working order, code compliance)
- $1,000 security deposit; Landlord pays NNN during construction; City of Bellingham / Whatcom County Health Department contingencies

OPERATOR CONTEXT (PER ALYSSA)

- Operates three Pie Dive Bar locations: Snohomish (2022, opened $2,400/mo), La Conner (2025, $2,500/mo), Gold Bar (2024, percentage lease)

- Projects Fairhaven to trend like Snohomish in Years 1–3; targets total occupancy (base + NNN) under 8% of net sales for long-term sustainability

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