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Addendum I – Inclusions

This Addendum is made part of and incorporated into the Offer to Purchase.

Inclusions

The following items are included in the sale of the property:

- All commercial kitchen equipment
- All bar and beer dispensing equipment
- Assorted glassware
- Assorted cooking utensils
- Assorted barware
- Assorted dishware
- Assorted flatware
- Back bar
- Light above the back bar

Exclusions (Available to Purchase Separately)

The following items are excluded from the sale but may be available for purchase under a separate agreement as part of a **Bill of Sale**:

- Baby grand piano
- Stage lighting and sound equipment
- Pepsi machine
- Two (2) vintage pinball machines
- Two (2) antique registers
- Assorted furniture and items that are not kitchen or bar-related

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Seller and Buyer acknowledge and agree to the terms of this Addendum.

Seller Signature: Keith Komburger Date: 02/07/2026

Buyer Signature: _____ Date: _____