

RESOLUTION NO. 21-509

A RESOLUTION AUTHORIZING THE CITY OF PORT ARTHUR SECTION 4A ECONOMIC DEVELOPMENT CORPORATION TO ENTER INTO AN AMENDED COMMERCIAL FIVE (5) YEAR LEASE AGREEMENT WITH LAMAR STATE COLLEGE PORT ARTHUR FOR ITS CULINARY AND HOSPITALITY PROGRAM AT 549 4TH STREET (THE PRESS BUILDING).

WHEREAS, the City Council deems it is in the public interest to authorize the City of Port Arthur Section 4A Economic Development Corporation (the "PAEDC") to retrofit the property located at 549 4th Street in downtown Port Arthur ("the Building"); and

WHEREAS, Lamar State College Port Arthur ("LSCPA") will host its Culinary Arts and Hospitality Program in 7,810 square foot space of the Building; and

WHEREAS, PAEDC's lease rate to LSCPA is less than Fair Market Value because the Culinary Arts and Hospitality Program is a jobs training program that promotes the development and expansion of local business enterprises and employment opportunities in the Port Arthur community; and

WHEREAS, the City Council recognizes the importance of the LSCPA jobs training program that promotes the development and expansion of local business and employment opportunities in the Port Arthur community and therefore approved a lease between the PAEDC and LSCPA via Resolution No. 21-335; and

WHEREAS, the Port Arthur Economic Development Corporation Board of Directors approved the amended lease between the PAEDC and LSCPA at its regular board meeting on November 1, 2021; and

WHEREAS, the board of the PAEDC requests that the City Council of the City of Port Arthur approved the amended commercial lease agreement between the PAEDC and LSCPA as attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ARTHUR:

Section 1. That the facts and opinions in the preamble are true and correct.

Section 2. That the City Council approves the amended commercial lease agreement between the PAEDC and LSCPA as attached as Exhibit "A" hereto.

Section 3. That a copy of the caption of this Resolution be spread upon the Minutes of the City Council.

READ, ADOPTED AND APPROVED on this 7th day of Dec. A.D., 2021,
at a Meeting of the City Council of the City of Port Arthur, Texas, by the following vote:


AYES:

Mayor Pro Tem Frank;
Councilmembers Holmes, Jones, Kinlaw, Marks
and Moss.

NOES: None.

ATTEST:


Sherri Bellard, City Secretary


DONALD FRANK, SR.
MAYOR PRO TEM

APPROVED:



George Davis, PAEDC Interim CEO

APPROVED AS TO FORM:



Frank Garza, PAEDC Attorney

APPROVED AS TO FORM:



Valecia R. Tizeno, City Attorney

APPROVED:

George Davis, PAEDC Interim CEO

APPROVED AS TO FORM:

Frank Garza, PAEDC Attorney

APPROVED AS TO FORM:



Valecia R. Tizen, City Attorney

EXHIBIT “A”

222 35

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (the "Lease") is made and entered into _____, 2021, by and between the of **Port Arthur Section 4A Economic Development Corporation** (the "PAEDC"), whose address is 501 Procter Street, Port Arthur, Texas, (hereinafter referred to as "Landlord"), and **Lamar State College Port Arthur** whose address is 1500 Procter Street, Port Arthur, Texas 77640 (hereinafter referred to as "Tenant").

ARTICLE I - GRANT OF LEASE

Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by the Tenant, does hereby lease to the Tenant and the Tenant does hereby lease and take from the Landlord the premises located at 549 4th Street more commonly referred to as The Press Building in the amount of 7,810 square feet for a commercial kitchen space more specifically described in **Exhibit "A"** attached hereto and by reference made a part hereof (the "Leased Premises") located within the property described in **Exhibit "B"** attached hereto and by reference made a part hereof (the "Building"), commonly referred to as 549 4th Street, Port Arthur, Texas, together with, as part of the parcel, all improvements located thereon.

ARTICLE II - LEASE TERM

The term of this Lease shall be for a period of five (5) years. The term shall commence on _____, 2021, and shall expire at midnight on _____, 2026.

ARTICLE III – OPTION TO RENEW

The parties may elect to renew this Lease for another five (5) years upon such terms and conditions as may be agreed upon in writing and signed by the parties at the time of any such renewal. Tenant may exercise this option to renew by giving written notice to Landlord ninety (90) days prior to the expiration of the Lease Term.

ARTICLE IV - DETERMINATION OF RENT

The net monthly payment shall be \$11,149.00 payable monthly, with the first payment, pro-rated if applicable, due upon the commencement of this Lease and each monthly installment thereafter payable on the first (1st) day of each month. The monthly payment consists of the items on Exhibit "C" attached hereto and by reference made a part hereof. Monthly rental payments shall remain \$11,149.00 for the first twenty-four (24) months of the Lease Term. Parties agree that the amount of rent will be evaluated and may be increased up to two percent each year for the remainder of the Lease Term.

ARTICLE V - SECURITY DEPOSIT

[INTENTIONALLY LEFT BLANK]

ARTICLE VI - TAXES

[INTENTIONALLY LEFT BLANK]

ARTICLE VII - CONSTRUCTION AND COMPLETION

[INTENTIONALLY LEFT BLANK]

ARTICLE VIII - OBLIGATIONS FOR REPAIRS

Section 1. Landlord's Repairs. Subject to any provisions herein to the contrary, and except for maintenance or replacement necessitated as the result of the negligent act or omission of Tenant, Landlord shall be required to repair only defects, deficiencies, deviations or failures of materials or workmanship in the Building outside of the leased areas within the Building including the Leased Premises of Tenant. The kitchen equipment, as described in **Exhibit "D"**, will remain the chattel of Landlord. Tenant shall reasonably promptly inform Landlord of any material malfunctions or required repairs of said kitchen equipment but in no event shall notice be provided later than 15 days after Tenant becomes aware of said material malfunction or required repair. Repair or replacement of kitchen equipment beyond reasonable wear and tear that is not covered by warranty will be the responsibility of the Tenant. Tenant shall offset the cost of any repair or replacement of said kitchen equipment in the next monthly rental payment due and owing by Tenant. Upon Landlord's request, Tenant will provide a copy of the paid invoice or receipt related thereto.

Section 2. Tenant's Repairs. Tenant shall maintain the Leased Premises in good order and condition, except for reasonable wear and tear. Maintenance or replacement necessitated as the result of the negligent act or omission of Tenant shall be initiated no later than 15 days after Tenant becomes aware of said maintenance or required replacement and completed within a reasonable time. Repair or replacement beyond reasonable wear and tear caused by negligent act or omission of Tenant will be the responsibility of the Tenant.

Section 3. Repair and Maintenance Responsibility. The specified items must be maintained in clean and good operable condition, reasonable wear and tear excepted. If a governmental regulation or order requires a modification to any of the specified items, the party designated to maintain the item must complete and pay the expense of the modification. The specified items include and relate only to real property in the leased

premises. Tenant is responsible for the repair and maintenance of its personal property.
(Check all that apply)

	Landlord	Tenant
(1) Foundation, exterior walls, roof, and other structural components	X	
(2) Glass and windows	X	
(3) Fire protection equipment and fire sprinkler systems	X	
(4) Exterior & overhead doors, including closure devices, molding, locks and hardware	X	
(5) Grounds maintenance, including landscaping and ground sprinklers	X	
(6) Interior doors, including closure devices, frames, molding, locks and hardware.	X	
(7) Parking areas and walks	X	
(8) Plumbing systems, drainage, drainage systems, electrical systems, Elevators, ballast and lamp replacement and mechanical systems except those specifically designated otherwise.	X	
(9) Heating Ventilation and Air Conditioning (HVAC) systems	X	
(10) Signs and Lighting: Pylon, facia, Monument	X	
(11) Signs and Lighting for Door and Suite	X	
(12) Extermination and pest control, excluding wood-destroying insects	X	
(13) IT Services: Phone, Internet, Audio/Visual	X	
(14) Housekeeping Services	X	
(15) Grease Trap	X	

NOTE: Repairs MUST be completed by trained, qualified, and insured repair persons.

Section 4. Requirements of the Law. Tenant agrees that if any federal, state or municipal government condemns part or all of the Leased Premises as not in conformity with the laws and regulations relating to the construction of the Leased Premises as of the Commencement Date, or with respect to items which are the Landlord's duty to repair pursuant to Section 1, 2 and 3 of this Article; and such federal, state or municipal government has ordered or required any alterations or repairs thereof as may be necessary to comply with such laws, orders or requirements (the validity of which the Tenant shall be entitled to contest); and if by reason of such laws, orders or the work done by the Landlord in connection therewith, Tenant is deprived of the use of the Leased Premises, the rent shall be abated or adjusted in proportion to that time during which, and to that portion of the Leased Premises of which, the Tenant shall be deprived as a result thereof, and the Landlord shall be obligated to make such repairs, alterations or modifications at Landlord's expense. All such rebuilding, altering, installing and repairing shall be done in accordance with Plans and Specifications approved by the Tenant, which approval shall not be unreasonably withheld. In the event the condemnation substantially interferes with the Tenant's ability to use the Leased Premises, Tenant may immediately terminate this Lease.

Section 5. Tenant's Alterations. The Tenant may, at its sole expense and from time to time, redecorate the Leased Premises and to make such non-structural alterations and changes as the Tenant shall deem expedient or necessary for its purposes; provided, however, that such alterations and changes shall neither impair the structural soundness nor diminish the value of the Leased Premises. The Tenant may make structural alterations and additions to the Leased Premises provided Tenant first obtains Landlord's written consent, which consent shall not be unreasonably withheld. The Landlord shall execute and deliver upon the request of the Tenant such instrument or instruments embodying the approval of the Landlord which may be required by the public or quasi-public authority for the purpose of obtaining any licenses or permits for the making of such alterations, changes and/or installations in, to or upon the Leased Premises and the Tenant agrees to pay for such licenses or permits.

Section 6. Permits and Expenses. Each party agrees that it will procure all necessary permits for making any repairs, alterations, or other improvements for installations, when applicable. Each party shall give written notice to the other party of any repairs required of the other pursuant to the provisions of this Article and the party responsible for said repairs agrees promptly to commence such repairs and to prosecute the same to completion diligently, subject, however, to the delays occasioned by events beyond the control of such party. Landlord agrees to pay promptly when due the entire cost of any work done by it upon the Leased Premises so that the Leased Premises at all times shall be free of liens for labor and materials. Any payments made or required by Tenant shall be paid in accordance with the Prompt Payment provisions of Section 2260 of the Texas Government Code. To the extent permitted by the laws and Constitution of the State of Texas, each party further agrees to hold harmless and indemnify the other party from and against any and all injury, loss, claims or damage to any person or property occasioned by or arising out of the doing of any such work by such party or its employees, agents or contractors. Each party further agrees that in doing such work that it will employ materials of good quality and comply with all governmental requirements and perform such work in a good and workmanlike manner.

ARTICLE IX - TENANT'S COVENANTS

Tenant's Covenants. Tenant covenants and agrees as follows: a. To procure any licenses and permits required for any use made of the Leased Premises by Tenant, and upon the expiration or termination of this Lease, to remove its goods and effects and those of all persons claiming under it, and to yield up peaceably to Landlord the Leased Premises in good order, repair and condition in all respects; excepting only damage by fire and casualty covered by Tenant's insurance coverage, structural repairs (unless Tenant is obligated to make such repairs hereunder) and reasonable wear and tear; b. To permit Landlord and its agents to examine the Leased Premises at reasonable times and upon reasonable advance notice and to show the Leased Premises to prospective purchasers of the Building and to provide Landlord, if not already available, with a set of keys for the purpose of said examination, provided that Landlord shall not thereby unreasonably interfere with the conduct of Tenant's business; c. To permit Landlord to enter the Leased Premises at reasonable times and with advance notice to inspect such repairs, improvements, alterations or additions thereto as may be required under the provisions of this Lease. If, as a result of such repairs, improvements, alterations, or additions, Tenant is

deprived of the use of the Leased Premises, the rent shall be abated or adjusted in proportion to that time during which, and to that portion of the Leased Premises of which, Tenant shall be deprived as a result thereof.

ARTICLE X – INDEMNIFICATION

Section 1. Landlord and Tenant acknowledge they are a political subdivision and an agency of the state, respectively, of the State of Texas and are subject to, and comply with the applicable provisions of the Texas Tort Claims Act, as set out in the Texas Civil Practice and Remedies Code Act Section 101.001 et seq., and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties of accident, injury, or death.

ARTICLE XI - USE OF PROPERTY BY TENANT

Section 1. Use. The Leased Premises may be occupied and used by Tenant exclusively as commercial kitchen space for training and teaching students the operations of culinary and hospitality services. This will include offering bistro services to the public in the bistro area of the leased premise. Nothing herein shall give Tenant the right to use the property for any other purpose.

Section 2. Common Areas. Landlord will maintain common areas, if any, on the Property and providing use and benefit to the Leased Premises. Landlord will maintain any elevator and signs in the common area. Landlord may change the sign, dimension and location of any common areas, provided that such changes do not materially impair Tenant's use and access to the Leased Premises. Tenant shall have the non-exclusive license to the use the common areas in compliance with rules and restrictions established by Landlord. Tenant may not solicit any business in the common areas, outside of Tenant's use of the Leased Premises as a bistro open to the public, or interfere with any other person's right to use the common areas without the prior consent of Landlord. Common areas are defined as the lobby, restrooms, breakroom and any other spaces used by all Tenants of the Building.

Section 3. Parking. The Tenant shall have two (2) reserved parking spaces for its staff as set forth in Exhibit E. Otherwise, the Leased Premises do not entitle Tenant or its invitees to access or to park in parking spaces associated with the Building. as all parking for these Leased Premises and Tenant, its employees or business invitees shall be provided by tenant or public parking available near the Leased Premises.

Section 4. [INTENTIONALLY LEFT BLANK]

Section 5. Sublease Rights. Tenant shall not sub-lease the Leased Premises.

ARTICLE XII - SIGNAGE

Section 1. Exterior Signs. Landlord must approve all exterior signs. Approval must be within a reasonable time and not unreasonably withheld. If Landlord approves Tenant's proposed exterior signs, Tenant shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect and thereafter, to repair or replace, if it shall so elect signs on any portion of the Leased Premises, providing that Tenant shall remove any such signs upon termination of this Lease, and repair all damage occasioned thereby to the Leased Premises excepting normal wear and tear.

Section 2. Interior Signs. Tenant shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect, maintain, place and install its usual and customary signs and fixtures in the interior of the Leased Premises.

ARTICLE XIII – [INTENTIONALLY LEFT BLANK]

ARTICLE XIV – DAMAGE TO DEMISED PREMISES

Section 1. Abatement or Adjustment of Rent. If the whole or any part of the Leased Premises shall be damaged or destroyed by fire or other casualty after the execution of this Lease and before the termination hereof, then in every case the rent reserved in Article N herein and other charges, if any, shall be abated or adjusted, as the case may be, in proportion to that portion of the Leased Premises of which Tenant shall be deprived on account of such damage or destruction and the work of repair, restoration, rebuilding, or replacement or any combination thereof, of the improvements so damaged or destroyed, shall in no way be construed by any person to effect any reduction of sums or proceeds payable under any rent insurance policy.

Section 2. Repairs and Restoration. Landlord agrees that in the event of the damage or destruction of the Leased Premises, Landlord forthwith shall proceed to repair, restore, replace or rebuild the Leased Premises (excluding Tenant's leasehold improvements), to substantially the condition in which the same were immediately prior to such damage or destruction. The Landlord thereafter shall diligently prosecute said work to completion without delay or interruption except for events beyond the reasonable control of Landlord. Notwithstanding the foregoing, if Landlord does not either obtain a building permit within thirty (30) days of the date of such damage or destruction, or complete such repairs, rebuilding or restoration and comply with conditions (a), (b) and (c) in Section 1 of Article XIII within three (3) months of such damage or destruction, then Tenant may at any time thereafter cancel and terminate this Lease by sending fifteen (15) days written notice thereof to Landlord.

Upon termination, this Lease and the term thereof shall cease and come to an end, any unearned rent or other charges paid in advance by Tenant shall be refunded to Tenant, and to the extent permitted by the laws and Constitution of the State of Texas, the parties shall be released

hereunder, each to the other, from all liability and obligations hereunder thereafter arising.

ARTICLE XV - CONDEMNATION

Section 1. Total Taking. If, after the execution of this Lease and prior to the expiration of the Lease Term, the whole of the Leased Premises shall be taken under power of eminent domain by any public or private authority, or conveyed by Landlord to said authority in lieu of such taking, then this Lease shall cease and terminate as of the date when possession of the Leased Premises shall be taken by the taking authority and any unearned rent or other charges, if any, paid in advance, shall be refunded to Tenant.

Section 2. Partial Taking. If, after the execution of this Lease and prior to the expiration of the Lease Term, any public or private authority shall, under the power of eminent domain, take, or Landlord shall convey to said authority in lieu of such taking, property which results in a reduction by fifteen (15%) percent or more of the area in the Leased Premises, or of a portion of the Leased Premises that substantially interrupts or substantially obstructs the conducting of business on the Leased Premises; then Tenant may, at its election, terminate this Lease by giving Landlord notice of the exercise of Tenant's election within thirty (30) days after Tenant shall receive notice of such taking. In the event of termination by Tenant under the provisions of Section 2 of this Article XV, this Lease and the term hereof shall cease and terminate as of the date indicated in Tenant's notice of intent to terminate the Lease provided to Landlord and any unearned rent or other charges, if any, paid in advance by Tenant shall be refunded to Tenant.

Section 3. Restoration. In the event of a taking in respect of which Tenant shall not have the right to elect to terminate this Lease or, having such right, shall not elect to terminate this Lease, this Lease and the term thereof shall continue in full force and effect and Landlord, at Landlord's sole cost and expense, forthwith shall restore the remaining portions of the Leased Premises, including any and all improvements made theretofore to an architectural whole in substantially the same condition that the same were in prior to such taking. A just proportion of the rent reserved herein and any other charges payable by Tenant hereunder, according to the nature and extent of the injury to the Leased Premises and to Tenant's business, shall be suspended or abated until the completion of such restoration and thereafter the rent and any other charges shall be reduced in proportion to the square footage of the Leased Premises remaining after such taking.

Section 4. The Award. To the extent permitted by the laws and Constitution of the State of Texas, all compensation awarded for any taking, whether for the whole or a portion of the Leased Premises, shall be the sole property of the Landlord whether such compensation shall be awarded for diminution in the value of, or loss of, the leasehold or for diminution in the value of, or loss of, the fee in the Leased Premises, or otherwise. Landlord shall not be entitled to and Tenant shall have the sole right to make its independent claim for and retain any portion of any award made by the appropriating authority directly to Tenant for loss of business, or damage to or depreciation of, and cost of removal of fixtures, personals and improvements installed in the Leased Premises by, or at the expense

of Tenant, and to any other award made by the appropriating authority directly to Tenant.

Section 5. Release. In the event of any termination of this Lease as the result of the provisions of this Article XV, the parties, effective as of such termination, to the extent permitted by the laws and Constitution of the State of Texas, shall be released, each to the other, from all liability and obligations thereafter arising under this Lease.

ARTICLE XVI- TERMINATION AND DEFAULT

Section 1. Termination

a. Tenant may terminate this Lease by giving Landlord thirty (30) days written notice of termination, in which event this Lease shall expire and terminate upon the completion of the 30 days and all rights of Tenant under this Lease and in and to the Premises shall expire and terminate, except those rights that survive termination or expiration of this lease. Tenant shall remain liable for all obligations under this Lease arising up to the date of such termination, and Tenant shall surrender the Premises to Landlord on the date specified in such notice. To the extent permitted by the laws and Constitution of the State of Texas, Landlord shall recover from Tenant all damages Landlord may incur by reason of Tenant's early termination, including, without limitation, a sum which, at the date of such termination, represents the then value of the excess, if any, of (a) the Minimum Rent, Percentage Rent, Taxes and all other sums which would have been payable hereunder by Tenant for the period commencing with the day following the date of such termination and ending with the date herein before set for the expiration of the full term hereby granted, over (b) the aggregate reasonable rental value of the Premises for the same period, to the extent such excess of (a) over (b) is permitted by the laws and Constitution of the State of Texas all of which excess sum shall be deemed immediately due and payable to the extent permitted by the laws and Constitution of the State of Texas, including but not limited to Section 2251 of the Texas Government Code (the Prompt Payment provisions).

b. If Landlord is able to lease the Premises after vacated by Tenant and prior to expiration of Lease, Tenant shall be entitled to receive from Landlord all rents received by Landlord from other new tenants on account of said Premises during the term of this Lease, provided that the monies to which tenant shall so become entitled shall in no event exceed the entire amount actually paid by Tenant to Landlord pursuant to the preceding sentence less all costs and expenses of Landlord incurred in connection with the re-leasing of the Premises.

Section 2. Landlord's Remedies. In the event that:

a. Tenant shall on three or more occasions be in default in the payment of rent or other charges herein required to be paid by Tenant (default herein being defined as payment received by Landlord ten or more days subsequent to the due date), regardless of whether or not such default has occurred on consecutive or non-consecutive months provided such delays in payment were not caused by Landlord's failure to adhere to

Tenant's invoicing or other internal payment processing procedures; or

b. Tenant has caused a lien to be filed against the Landlord's property and Tenant has not taken appropriate actions to remove said lien within thirty (30) calendar days of notice of recordation thereof; or

c. Tenant shall default in the observance or performance of any of the covenants and agreements required to be performed and observed by Tenant hereunder for a period of thirty (30) consecutive calendar days after receipt of notice to Tenant in writing of such default (or if such default shall reasonably take more than thirty (30) days to cure, Tenant shall not have commenced the same within the thirty (30) days and diligently prosecuted the same to completion).

d. Landlord shall be entitled to its election (unless Tenant shall cure such default prior to such election), to exercise concurrently or successively, any one or more of the following rights:

i. Terminate this Lease by giving Tenant commercially reasonable advance notice of Landlord's intent to terminate the Lease, in which event this Lease shall expire and terminate on the date specified in such notice of termination, with the same force and effect as though the date so specified were the date originally fixed as the termination date of the term of this Lease, and all rights of Tenant under this Lease and in and to the Premises shall expire and terminate except those rights that survive termination or expiration of this lease, and Tenant shall remain liable for all obligations under this Lease arising up to the date of such termination, and Tenant shall surrender the Premises to Landlord on the date specified in such notice; or

ii. To the extent permitted by the laws and Constitution of the State of Texas, terminate this Lease as provided herein and recover from Tenant those certain damages permitted by the laws and Constitution of the State of Texas Landlord may incur by reason of Tenant's default, including, without limitation, a sum which, at the date of such termination, represents the then value of the excess, if any, of (a) the Minimum Rent, Percentage Rent, Taxes and all other sums which would have been payable hereunder by Tenant for the period commencing with the day following the date of such termination and ending with the date herein before set for the expiration of the full term hereby granted, over (b) the aggregate reasonable rental value of the Premises for the same period, to the extent such excess of (a) over (b) is permitted by the laws and Constitution of the State of Texas; or

iii. Without terminating this Lease, to the extent permitted by the laws and Constitution of the State of Texas, including but not limited to Section 2251 of the Texas Government Code (the Prompt Payment provisions), declare

immediately due and payable all Minimum Rent, Taxes, and other rents and amounts due and coming due under this Lease for the entire remaining term hereof, together with all other amounts previously due, at once; provided, however, that such payment shall not be deemed a penalty or liquidated damages but shall merely constitute payment in advance of rent for the remainder of said term to the extent such payment is permitted by the laws and Constitution of the State of Texas. Upon making such payment, Tenant shall be entitled to receive from Landlord all rents received by Landlord from other assignees, tenants, and subtenants on account of said Leased Premises during the term of this Lease, provided that the monies to which Tenant shall so become entitled shall in no event exceed the entire amount actually paid by Tenant to Landlord pursuant to the preceding sentence less all costs and expenses of Landlord incurred in connection with the re-leasing of the Premises; or

iv. Pursue such other remedies as are available at law or equity.

e. Landlord's pursuit of any remedy or remedies, including without limitation, any one or more of the remedies stated herein shall not (1) constitute an election of remedies or preclude pursuit of any other remedy or remedies provided in this Lease or any other remedy or remedies provided by law or in equity, separately or concurrently or in any combination, or (2) serve as the basis for any claim of constructive eviction, or allow Tenant to withhold any payments under this Lease.

Section 2. [THIS SECTION INTENTIONALLY LEFT BLANK.]

Section 3. Tenant's Self Help. If Landlord shall default in the performance or observance of any agreement or condition in this Lease contained on its part to be performed or observed, and if Landlord shall not cure such default within thirty (30) calendar days after notice from Tenant specifying the default (or, if such default shall reasonably take more than thirty (30) days to cure, and Landlord shall not have commenced the same within the thirty (30) days and diligently prosecuted the same to completion), Tenant may, at its option, without waiving any claim for damages for breach of agreement, at any time thereafter cure such default for the account of Landlord and any amount paid or any contractual liability incurred by Tenant in so doing shall be deemed paid or incurred for the account of Landlord and Landlord shall reimburse Tenant therefore and save Tenant harmless therefrom. Provided, however, that Tenant may cure any such default as aforesaid prior to the expiration of said waiting period, without notice to Landlord if an emergency situation exists, or after notice to Landlord, if the curing of such default prior to the expiration of said waiting period is reasonably necessary to protect the Leased Premises or Tenant's interest therein or to prevent injury or damage to persons or property. If Landlord shall fail to reimburse Tenant upon demand for any amount paid or liability incurred for the account of Landlord hereunder, said amount or liability may be deducted by Tenant from the next or any succeeding payments of rent due hereunder; provided, however, that should said amount or the liability therefore be disputed by Landlord, Landlord may

contest its liability or the amount thereof through a declaratory judgment action and Landlord shall bear the cost of the filing fees therefore.

ARTICLE XVII - TITLE

Section 1. Subordination. Tenant shall, upon the request of Landlord in writing, subordinate this Lease to the lien of any present or future institutional mortgage upon the Leased Premises irrespective of the time of execution or the time of recording of any such mortgage. Provided, however, that as a condition to such subordination, the holder of any such mortgage shall enter first into a written agreement with Tenant in form suitable for recording to the effect that: a. in the event of foreclosure or other action taken under the mortgage by the holder thereof, this Lease and the rights of Tenant hereunder shall not be disturbed but shall continue in full force and effect so long as Tenant shall not be in default hereunder, and b. such holder shall permit insurance proceeds and condemnation proceeds to be used for any restoration and repair required by the provisions of Articles XIII, XIV or XV, respectively. Tenant agrees that if the mortgagee or any person claiming under the mortgage shall succeed to the interest of Landlord in this Lease, Tenant will recognize said mortgagee or person as its Landlord under the terms of this Lease, provided that said mortgagee or person for the period during which said mortgagee or person respectively shall be in possession of the Leased Premises and thereafter their respective successors in interest shall assume all of the obligations of Landlord hereunder. The word "mortgage", as used herein includes mortgages, deeds of trust or other similar instruments, and modifications, and extensions thereof. The term "institutional mortgage" as used in this Article XVII means a mortgage securing a loan from a bank (commercial or savings) or trust company, insurance company or pension trust or any other lender institutional in nature and constituting a lien upon the Leased Premises.

Section 2. Quiet Enjoyment. Landlord covenants and agrees that upon Tenant paying the rent and observing and performing all of the terms, covenants and conditions on Tenant's part to be observed and performed hereunder, that Tenant may peaceably and quietly have, hold, occupy and enjoy the Leased Premises in accordance with the terms of this Lease without hindrance or molestation from Landlord or any persons lawfully claiming through Landlord.

Section 3. Zoning and Good Title. Landlord warrants and represents, upon which warranty and representation Tenant has relied in the execution of this Lease, that Landlord is the owner of the Leased Premises, in fee simple absolute, free and clear of all encumbrances, except for the easements, covenants and restrictions of record as of the date of this Lease. Such exceptions shall not impede or interfere with the quiet use and enjoyment of the Leased Premises by Tenant. Landlord further warrants and covenants that this Lease is and shall be a first lien on the Leased Premises, subject only to any Mortgage to which this Lease is subordinate or may become subordinate pursuant to an agreement executed by Tenant, and to such encumbrances as shall be caused by the acts or omissions of Tenant; that Landlord has full right and lawful authority to execute this Lease for the term, in the manner, and upon the conditions and provisions herein contained; that there is no legal impediment to the use of the Leased Premises as set out herein; that the Leased Premises are not subject to any easements, restrictions, zoning ordinances or similar governmental regulations which prevent their use as set out herein; that the Leased Premises presently are zoned for the use contemplated herein and throughout the term of this lease may continue to be so used therefore by virtue of said zoning, under the doctrine of "non-conforming use", or

valid and binding decision of appropriate authority, except, however, that said representation and warranty by Landlord shall not be applicable in the event that Tenant's act or omission shall invalidate the application of said zoning, the doctrine of "non-conforming use" or the valid and binding decision of the appropriate authority. Landlord shall furnish without expense to Tenant, within thirty (30) calendar days after written request therefore by Tenant, a title report covering the Leased Premises showing the condition of title as of the date of such certificate, provided, however, that Landlord's obligation hereunder shall be limited to the furnishing of only one such title report.

ARTICLE XVIII - EXTENSIONS/WAIVERS/DISPUTES

Section 1. Extension Period. Any extension hereof shall be subject to the provisions of Article III hereof.

Section 2. Holding Over. In the event that Tenant or anyone claiming under Tenant shall continue occupancy of the Leased Premises after the expiration of the term of this Lease or any renewal or extension thereof without any agreement in writing between Landlord and Tenant with respect thereto, such occupancy shall not be deemed to extend or renew the term of the Lease, but such occupancy shall continue as a tenancy at will, from month to month, upon the covenants, provisions and conditions herein contained. The rental shall be the rental in effect during the term of this Lease as extended or renewed, prorated and payable for the period of such occupancy.

Section 3. Waivers. Failure of either party to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of its rights hereunder. No waiver by either party at any time, express or implied, of any breach of any provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision. If any action by either party shall require the consent or approval of the other party, the other party's consent to or approval of such action on any one occasion shall not be deemed a consent to or approval of said action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion. Any and all rights and remedies which either party may have under this Lease or by operation of law, either at law or in equity, upon any breach, shall be distinct, separate and cumulative and shall not be deemed inconsistent with each other, and no one of them, whether exercised by said party or not, shall be deemed to be an exclusion of any other; and any two or more or all of such rights and remedies may be exercised at the same time.

Section 4. Disputes. The parties will use the dispute resolution process provided for in Chapter 2260 of the Texas Government Code to attempt to resolve any claim for breach of this agreement.

Section 5. Tenant's Right to cure LANDLORD'S Default. In the event that Landlord shall fail, refuse or neglect to pay any mortgages, liens or encumbrances, the judicial sale of which might affect the interest of Tenant hereunder, or shall fail, refuse or neglect to pay any interest due or payable on any such mortgage, lien or encumbrance, Tenant may pay said mortgages, liens or encumbrances, or interest or perform said conditions and charge to Landlord the amount so paid and withhold and deduct from any rents herein reserved such amounts so paid, and any excess over and above the amounts of said rents shall be paid by Landlord to Tenant.

Section 6. Notices. All notices and other communications authorized or required under this Lease shall be in writing and shall be given by mailing the same by certified mail, return receipt requested, postage prepaid, and any such notice or other communication shall be deemed to have been given when received by the party to whom such notice or other communication shall be addressed. If intended for Landlord the same will be mailed to the address herein above set forth or such other address as Landlord may hereafter designate by notice to Tenant, and if intended for Tenant, the same shall be mailed to Tenant at the address herein above set forth, or such other address or addresses as Tenant may hereafter designate by notice to Landlord.

ARTICLE XIX - PROPERTY DAMAGE

Section 1. Loss and Damage. Notwithstanding any contrary provisions of this Lease, Landlord shall not be responsible for any loss of or damage to property of Tenant or of others located on the Leased Premises, except where caused by the willful act or omission or negligence of Landlord, or Landlord's agents, employees or contractors, provided, however, that if Tenant shall notify Landlord in writing of repairs which are the responsibility of Landlord under Article VII hereof, and Landlord shall fail to commence and diligently prosecute to completion said repairs promptly after such notice, and if after the giving of such notice and the occurrence of such failure, loss of or damage to Tenant's property shall result from the condition as to which Landlord has been notified, Landlord shall indemnify and hold harmless Tenant from any loss, cost or expense arising therefrom.

Section 2. Force Majeure. In the event that Landlord or Tenant shall be delayed or hindered in or prevented from the performance of any act other than Tenant's obligation to make payments of rent, additional rent, and other charges required hereunder, by reason of strikes, lockouts, unavailability of materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, the act, failure to act, or default of the other party, war, pandemic, or other reason beyond its control, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay.

ARTICLE XX- MISCELLANEOUS

Section 1. Assignment and Subletting. Under the terms and conditions hereunder, Tenant shall not have the right to transfer and assign this lease or to sublet all or any portion of

the Leased Premises or to cease operating Tenant's business on the Leased Premises. Prior to any assignment or sublease, Landlord must consent in writing to any such sub lessee or assignee, although such consent shall not be unreasonably withheld. Any approved assignment or sublease, the use of the Leased Premises by such assignee or sub lessee shall be expressly limited by and to the provisions of this Lease.

Section 2. Fixtures. All personal property, furnishings and equipment presently and all other trade fixtures installed in or hereafter by or at the expense of Tenant and all additions and/or improvements, exclusive of structural, mechanical, electrical, and plumbing, affixed to the Leased Premises and used in the operation of the Tenant's business made to, in or on the Leased Premises by and at the expense of Tenant and susceptible of being removed from the Leased Premises without damage, unless such damage be repaired by Tenant, shall remain the property of Tenant and Tenant may, but shall not be obligated to, remove the same or any part thereof at any time or times during the term hereof, provided that Tenant, at its sole cost and expense, shall make any repairs occasioned by such removal excepting normal wear and tear.

Section 3. Estoppel Certificates. At any time and from time to time, Landlord and Tenant each agree, upon request in writing from the other, to execute, acknowledge and deliver to the other or to any person designated by the other a statement in writing certifying, to the extent it is true, that the Lease is unmodified and is in full force and effect, or if there have been modifications, that the same is in full force and effect as modified (stating the modifications), that the other party is not in default in the performance of its covenants hereunder, or if there have been such defaults, specifying the same, and the dates to which the rent and other charges have been paid.

Section 4. Invalidity of Particular Provision. If any term or provision of this Lease or the application hereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

Section 5. Captions and Definitions of Parties. The captions of the Sections of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease. The word "Landlord" and the pronouns referring thereto, shall mean, where the context so admits or requires, the persons, firm or corporation named herein as Landlord or the mortgagee in possession at any time, of the land and building comprising the Leased Premises. If there is more than one Landlord, the covenants of Landlord shall be the joint and several obligations of each of them, and if Landlord is a partnership, the covenants of Landlord shall be the joint and several obligations of each of the partners and the obligations of the firm. Any pronoun shall be read in the singular or plural and in such gender as the context may require. Except as in this Lease otherwise provided, the terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship

of principal and agent or of partnership or of a joint venture between the parties hereto, it being understood and agreed that neither any provision contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.

Section 6. Brokerage. No party has acted as, by or through a broker in the effectuation of this Lease, except as set out hereinafter.

Section 7. Entire Agreement. This instrument contains the entire and only agreement between the parties, and no oral statements or representations or prior written matter not contained in this instrument shall have any force and effect. This Lease shall not be modified in any way except in writing signed by both parties.

Section 8. Governing Law. Jefferson County, Texas shall be the proper place of venue for suit on or in respect of this Lease. The Lease and all of the rights and obligations of the parties and all of the terms and conditions hereof shall be construed, interpreted, and applied in accordance with, and governed by, and enforced under the laws of the State of Texas.

Section 9. [INTENTIONALLY LEFT BLANK.]

Section 10. Extraordinary Remedies. In the event of breach of this Lease, the parties may seek injunctive relief.

Section 11. Loss of Funding. Performance by Tenant under the Lease may be dependent upon the appropriation and allotment of funds by the Texas State Legislature (the "Legislature") and/or allocation of funds by the Board of Regents of The Texas State University System (the "Board"). If the Legislature fails to appropriate or allot the necessary funds, or the Board fails to allocate the necessary funds and Tenant has made reasonable efforts to request such funds, then Tenant will issue written notice to Landlord and Tenant may terminate the Agreement without further duty or obligation hereunder. Landlord acknowledges that appropriation, allotment, and allocation of funds are beyond the control of Tenant

Section 12. Sovereign Immunity. Notwithstanding any provision of this contract, nothing herein shall be construed as a waiver by Tenant of its constitutional, statutory or common law rights, privileges, immunities or defenses. To the extent the terms of this paragraph conflicts with any other provision in this Lease, the terms of this paragraph shall control.

Section 13. Public Information. Tenant strictly adheres to all statutes, court decisions and the opinions of the Texas Attorney General with respect to disclosure of public information under the Texas Public Information Act, Chapter 552, Texas Government Code. Landlord is required to make any information created or exchanged with the state pursuant to this contract, that is not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge

to the state. The following format(s) shall be deemed to be in compliance with this provision: electronic files in Word, PDF, or similar generally accessible format.

Section 14. Nondiscrimination. In their execution of this Lease, the parties and others acting by or through them shall comply with all federal and state laws prohibiting discrimination, harassment, and sexual misconduct. The parties agree not to discriminate on the basis of race, color, national origin, age, sex, religion, disability, veterans' status, sexual orientation, gender identity or gender expression. Any breach of this covenant may result in termination of this agreement.

Section 15. Other Laws. In accordance with Texas Education Code, Section 51.9335 (h), any Contract for the acquisition of goods and services to which an institution of higher education is a party, any provision required by applicable law to be included in the Agreement or Contract is considered to be a part of the executed Agreement or Contract without regard to:

- (1) Whether the provision appears on the face of the Agreement or Contract; or
- (2) Whether the Agreement or Contract includes any provision to the contrary.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written or have caused this Lease to be executed by their respective officers thereunto duly authorized. Signed, sealed and delivered in the presence of:

LANDLORD:

**City of Port Arthur Section 4A
Economic Development Corporation**

By: _____

President

Execution Date: _____

TENANT:

TEXAS STATE UNIVERSITY SYSTEM:

Lamar State College Port Arthur:

[President's Name]
President

Date

Brian McCall, PhD
Chancellor

Date

Reviewed and Recommended:

Daniel Harper
Vice Chancellor and Chief Financial Officer

Date

Approved as to legal form:

Nelly R. Herrera, JD
Vice Chancellor and General Counsel

Date

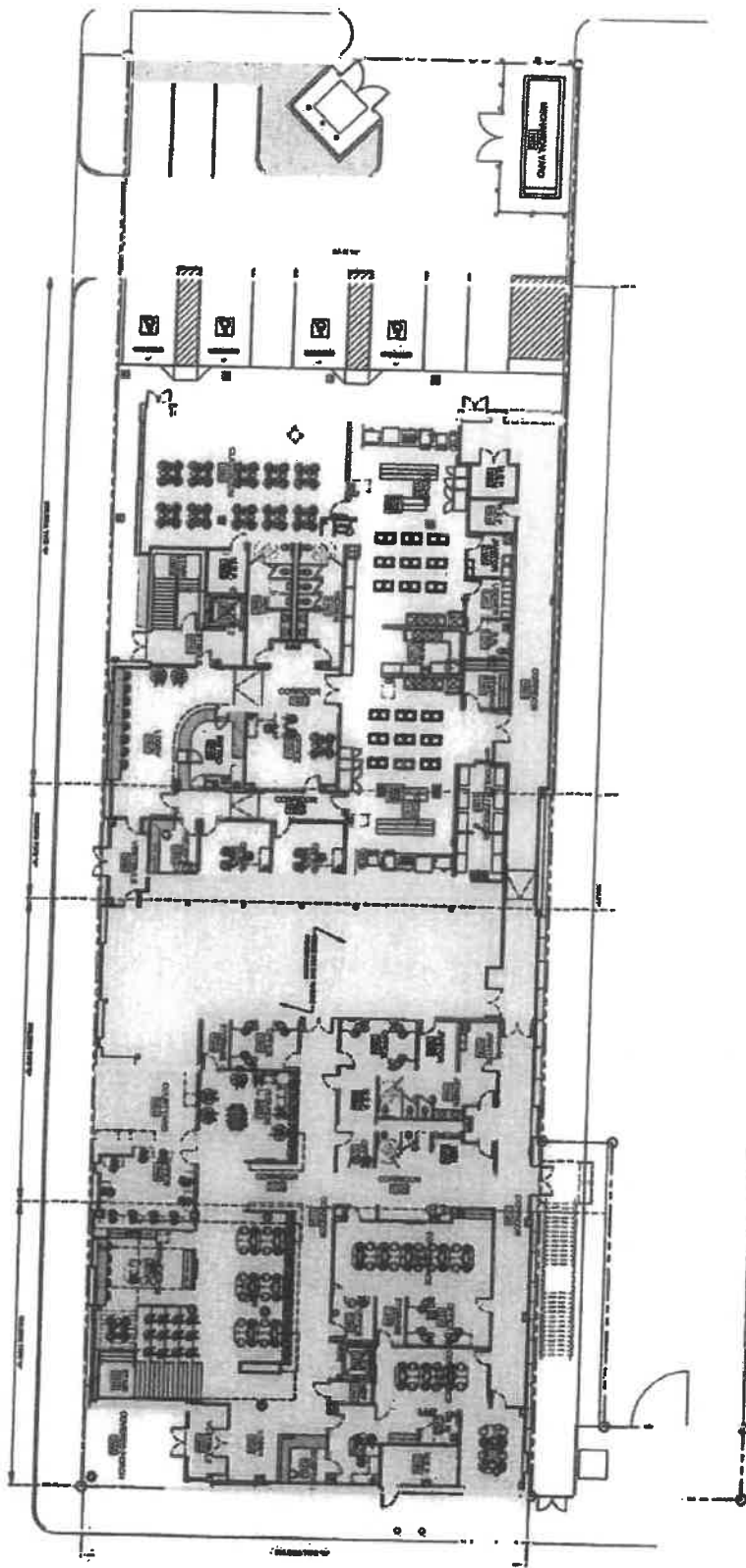
EXHIBIT "A" LEGAL DESCRIPTION

The following described real property, together with all improvements thereon which has a street address as follows:

LEGAL DESCRIPTION

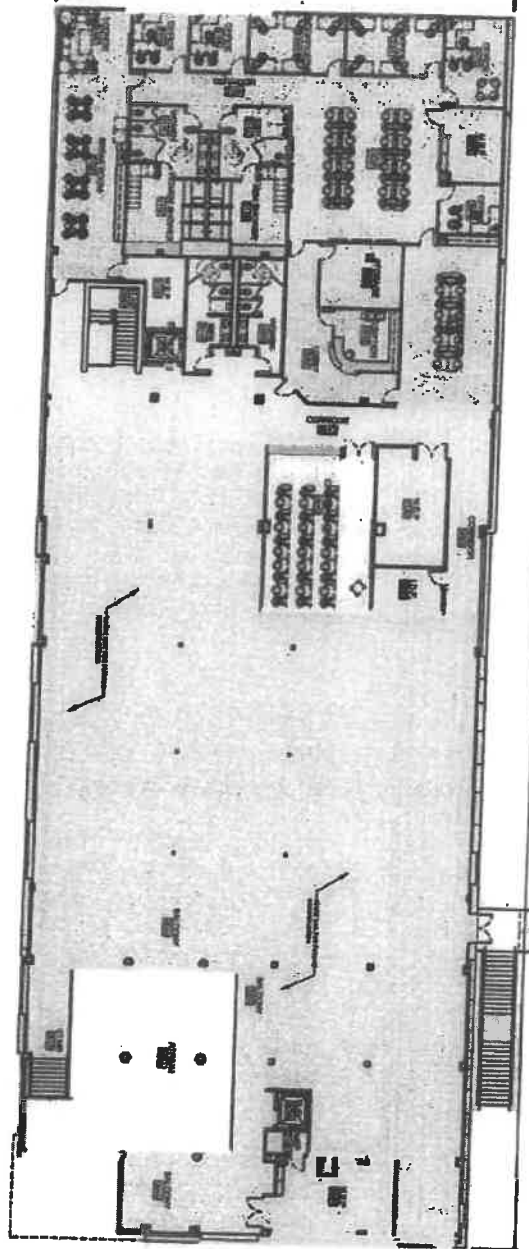
TR 13-B Replat S95' Lts 13-24 BLK 140 City of Port Arthur .6548 AC

EXHIBIT "B"
BUILDING DESCRIPTION



4 THE PRESS BUILDING - OVERALL FIRST FLOOR PLAN

PRINTING SHOP 100' x 100'
 STORAGE 100' x 100'
 RECEPTION 100' x 100'
 LOBBY 100' x 100'
 OFFICES 100' x 100'
 RESTROOM 100' x 100'
 TOTAL 100' x 100'



2ND FLOOR ROOMS ARE:
 LECTURE HALL 15,400 sq ft
 OFFICE 1,500 sq ft
 CLASSROOM 1,500 sq ft
 STUDENT UNION 1,500 sq ft
 TOTAL: 30,400 sq ft

2ND FLOOR ROOMS - OVERALL SECOND FLOOR PLAN
 10/10/2010

EXHIBIT "C"

LSCPA MONTHLY PAYMENT ITEMIZATION

Square Footage: 7,810

Rent Per Square Foot: 7810 x \$0.35 \$2734.00

Janitorial Service for Leased Premises: 7810 x \$0.14 \$1093.00

Audio/Visual Lease: \$1565.00

Kitchen Equipment (120 months): \$4825.00

Phone System: \$ 278.00

Internet (Spectrum): \$ 183.00

Cloud Based Network: \$ 438.00

Grease Trap Service: \$ 33.00

Monthly Total: \$11,149.00

This will be a 60 month lease at \$11,149.00 per month which equates to \$133,788 per annum. The audio/visual, phone system and cloud based network components are based on actual costs to the PAEDC.

This rate will remain the same for two years. After two years, the rent may increase by no more than two percent (2%) per annum going forward.

EXHIBIT "D"
KITCHEN EQUIPMENT LIST AND WARRANTIES,
TENANT PLANS AND SPECIFICATIONS

[INTENTIONALLY DELETED]



ISI Commercial Refrigeration, LLC

A TruMark Company

Quote

07/16/2020

To:
Port Arthur Economic Development
Corp.
Floyd Batiste
501 Procter Street Suite #100
Port Arthur, TX 77640
409-962-1119 (Contact)
Project Code: PAEDCLSC

Project:
Port Arthur Economic Development
Corp./ Lamar State School/ Revised
The Press Building
549 4th Street
Port Arthur, TX 77640

From:
ISI Commercial Refrigeration, LLC
Chris Wiggins
640 W. 6th St.
Houston, TX 77007-2422
7138614455
(346) 237-4223 5508 (Contact)


EFFECTIVE MARCH 16, 2020

Due to the Corona virus outbreak all orders will require 50% down and 50% due minimum 48 hours before delivery.

Prices are valid for 30 days or as long as current manufacturers price list is in effect.

Requested forms of payment are Check, Cash, ACH or EFT.

Payment Terms: Net 30, with approved credit.

Item	Qty	Description	Sell	Sell Total
1	2 ea	DISPLAY CASE, REFRIGERATED BAKERY Federal Industries Model No. CGR3148  Curved Glass Refrigerated Bakery Case, 31.13"W x 35.31"D x 48"H, self contained refrigeration with condensate evaporator, adjustable temperature control, curved thermopane tilt-front glass, 3000K LED top light & lighted shelves, (3) tiers of adjustable white wire shelves, glass swinging door, hinged right or left, white interior, tempered glass ends, choice of laminate with black trim, designed for continuous lineups, 1/3 HP, UL, UL EPH CLASSIFIED, DOE 2017 Compliant	\$9,046.14	\$18,092.28
	2 ea	One year parts & labor warranty		
	2 ea	Self-contained refrigeration standard		
	2 ea	120v/60/1-ph, 1/3 hp, 8.0 amps		
	2 ea	Five year compressor warranty, standard (for self-contained units only)		
	2 ea	Laminate standard color - Black Bistro		
ITEM TOTAL:				\$18,092.28



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ISI Commercial Refrigeration, LLC

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Item	Qty	Description	Sell	Sell Total
2	2 ea	CONVECTION OVEN, GAS  Vulcan Model No. VC44GD Convection Oven, gas, double-deck, standard depth, solid state controls, electronic spark igniters, 60 minute timer, (5) nickel plated racks per oven, 8" high legs, stainless steel front, top and sides, stainless steel doors with windows, (2) 50,000 BTU, NSF, CSA Star, CSA Flame, ENERGY STAR®	\$7,481.22	\$14,962.44
	2 ea	1 year limited parts & labor warranty, standard		
	2 ea	Natural gas (specify elevation if over 2,000 ft.)		
	2 ea	(2) 120v/60/1-ph, 15.4 amps total, (2) 6' cords with plugs, standard		
	2 ea	Gas manifold piping included with stacking kit to provide single point gas connection		
	2 st	Casters, set of (4) in lieu of standard legs		
	2 kt	Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty		
ITEM TOTAL:				\$14,962.44
3	4 ea	COMBI OVEN, GAS  RATIONAL Model No. B628206.19E (SCC 62NG) SelfCooking Center® Combi Oven/Steamer, natural gas, iCookingControl with 7 modes, HiDensityControl®, iLevelControl, Efficient CareControl, Combi-Steamer with 3 modes, (6) 18"x26" or (12) 12"x20" pan capacity, core temp probe with 6 point measurement, hand shower with automatic retracting system, ships with (3) grid shelves, ethernet interface, 106,000 BTU, 208v/60/1-ph, 3.7 amps, 7' cord, (dual voltage: retrofitable to 240v/60/1-ph, 3.21 amps), cCSAus, NSF, IPXS, ENERGY STAR®	\$18,322.83	\$73,291.33
	4 ea	NOTE: All discounts subject to approval by manufacturer		
	4 ea	2 years parts and labor, 5 years steam generator warranty		
	2 ea	CAP Chef Assistance Program, a RATIONAL certified Chef conducts 4 hours/location specialized application training with personnel, no charge		
	2 ea	9999.9951 RCI Rational Certified Installation, new certified installation cost for a countertop model is \$1000 for the first unit (61/62/101/102) (Pricing based on a 50 mile radius, Additional charges may apply, See attached Installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
	2 ea	9999.9812 Pre-Installation Site Survey, ensures that the site has proper space and connections for gas, electric, drain & water, includes 50 miles (100 miles round trip) from the installer, can only be purchased with a Certified Installation, THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
	2 ea	9999.9957 RCI Rational Certified Installation, additional countertop unit installed at same location on same day will be an additional \$800 per countertop unit (61/62/101/102) (Pricing based on a 50 mile radius, Additional charges may apply, See attached Installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		

ISI Commercial Refrigeration, LLC

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Item	Qty	Description	Sell	Sell Total
4 ea		8720.1560US Installation Kit, for gas SCC WE/CMP 101G (120/60/1ph); gas SCC WE/CMP 62G (208-240/60/1ph); gas SCC WE/CMP 61G (120/60/1ph) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
2 ea		1900.1150US Water Filtration Double Cartridge System, for Combi-Duo models 62/62 or 62/102 or if used for more than (2) units, includes: (1) double head with pressure gauge, (2) R95H filter & (1) filter installation kit (for each additional unit add (1) additional head & additional cartridge. Maximum (4) cartridges)		
2 ea		9999.8448 RCI Rational Certified Installation, additional installation cost for a Rational Water Filter System is available when purchased with Certified Installation of Rational unit (Pricing based on a 50 mile radius, additional charges may apply. See attached flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
4 ea		NOTE: The RATIONAL Water Filtration Systems helps provide consistent high quality water to your RATIONAL SelfCooking Center or your CombiMaster Plus. The patented carbon block technology reduces the effects of sediment, chloramines and chlorine while providing the required flow rates		
4 ea		NOTE: All public water systems using surface water and most ground water systems treat with either chlorine/chloramine or chlorine dioxide (EPA will allow levels as high as 4ppm safe for drinking water, exceeding our maximum level of .2ppm.		
4 ea		NOTE: Chloride concentrations above 80ppm can cause corrosion. RATIONAL Water Filtration does NOT reduce chloride		
4 ea		Free Water Testing Kits are available (contact factory for info)		
4 ea		56.00.210A Cleaner tablet without Phosphorus, for ALL SelfCookingCenter® units since 2004 & CombiMaster® Plus units with article #BX0000X or Serial MI series since 4/2017, goes up to 70% further than liquid cleaner, "FREIGHT CLASS 85 LIMITED QUANTITY" (minimum order quantity: 2pcs, unless ordered with a unit)		
4 ea		56.00.562 Care Tablets, bucket of 150 packets for all SelfCooking Center® units from 10/2008, with CareControl - Serial SG, SH or SI series (minimum order quantity: 2pcs, unless ordered with a unit)		
1 ea		60.71.936 Combi-Duo Stacking kit, bottom unit 62 gas, closed kit, mobile, top unit 62 electric or gas		
4 ea		NOTE: It is unfeasible to stack a 6 pan combi on a 10 pan gas combi unit due to hood clearance and operator safety. A 6 pan combi on a 6 pan combi with 7 shelf hinging racks is recommended		
2 ea		9999.9959 RCI Rational Certified Installation, new certified installation cost for a Combi-Duo stacked unit is \$200 for the first two units for double-stack (Pricing based on a 50 mile radius, Additional charges may apply, See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE. USA ONLY (NET)		
12 ea		6010.2101 Gastronorm Grid Shelf, 2/1 size, 25-5/8" x 20-7/8", stainless steel		
12 ea		6019.1150 CombiFry Basket, 1/1 GN, 12-3/4" x 20-7/8"		
4 kt		Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware		

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ISI Commercial Refrigeration, LLC

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Item	Qty	Description	Sell	Sell Total
mounting options, limited lifetime warranty				
4	2 ea	RANGE, 36", 6 OPEN BURNERS Vulcan Model No. 36S-68N Endurance™ Restaurant Range, natural gas, 36", (6) 30,000 BTU burners, lift-off burner heads, standard oven, stainless steel front, sides, backriser, & lift-off high shelf, fully MIG welded chassis, 6" adjustable legs, 215,000 BTU, CSA, NSF	ITEM TOTAL: \$5,716.50	\$73,291.33 \$11,433.00
	2 ea	1 year limited parts & labor warranty, standard		
	2 ea	36RB Salamander Broiler, gas, 36" wide, 50,000 BTU heavy duty burner, dual control, (6) grid positions, removable pan, stainless steel front, top and sides, 3/4" gas connection & pressure regulator		
	2 ea	Natural gas (specify elevation if over 2,000 ft.)		
	2 ea	CONNECT-CHALL Inter-plumbing gas connection kit (requires rear gas connection on range), for connecting 36RB/36IRB to Endurance or Challenger Series ranges		
	2 ea	RSHELF-XL36 Reinforced highshelf, for 36" medium duty ranges (shipped in separate carton)		
	2 ea	Stainless steel backriser and lift-off high shelf, standard		
	1 kt	Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty		
5	2 ea	CONVECTION STEAMER, GAS, BOILERLESS AccuTemp Model No. N61201E060 DBL (QUICK SHIP) Two Connected Evolution™ Boilerless, Convection Steamers featuring Steam Vector Technology, natural gas, holds (6) 12" x 20" x 2-1/2" deep pans each compartment, Digital Controls, water and drain connection required, warranty NOT voided by water quality, NO water filtration required, 60,000BTU, 120/60/1ph, (2) 5' cords & NEMA 5-15P, ENERGY STAR® (Includes stand in configuration of choice) *** (THIS ITEM IS SUBJECT TO A 3% CONVENIENCE FEE IF PURCHASED WITH A CREDIT CARD)***	ITEM TOTAL: \$16,187.14	\$11,433.00 \$32,374.28
	2 ea	1 year parts & labor warranty, standard		
	2 ea	Lifetime service and support guarantee		
	2 ea	Alternate voltages available, contact factory for details		
	2 ea	Door hinged on right standard		
	2 ea	SNH-21-01 - Support Stand, for double stacked Steam'N'Hold or Evolution units, Ergo-low mounting height: 8-7/8" lowest unit height, stainless steel, with 5" casters in lieu of standard		
	4 kt	Dormont 1650KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 1/2" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty		
			ITEM TOTAL:	\$32,374.28



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Item	Qty	Description	Sell	Sell Total
5.1	1 ea	FLOOR TROUGH Advance Tabco Model No. FFTG-1230 Floor Trough, 30"W x 12"D x 4" deep, with fiberglass grating, stainless steel removable strainer basket, 4" O.D. waste pipe 3"L, pitched towards waste, NSF	\$1,152.61	\$1,152.61
				
6	2 ea	TILTING SKILLET BRAISING PAN, GAS Cleveland Range Model No. SGL30T1 PowerPan™ Tilting Skillet, gas, 30-gallon capacity, bead blasted cooking surface, 10° tilt cooking feature, with easy manual hand tilt, spring-assisted cover with vent, gallon & liter markings, food strainer, stainless steel construction with open leg frame, CE, NSF, 125,000 BTU	ITEM TOTAL: \$14,759.47	\$1,152.61 \$29,518.94
	2 ea	1-year parts & labor warranty, standard		
	2 ea	Performance start-up Included at customer request after equipment is installed (Free Water Quality Check included) (contact Cleveland Sales Representative for details)		
	2 ea	Natural Gas		
	2 ea	120v/60/1-ph, 1.4 amps, NEMA 5-15P, standard		
	2 ea	Standard controls, temperature control dial, LED ON indicator light, main power switch with standard and high power setting, standard		
	2 ea	SKFS Single Pantry Braising Pan Filler, with 60" hose		
	2 ea	FBST1 Faucet Bracket for T1 series floor model skillets		
	2 ea	FSSK Food Strainer, 30 & 40 gallon, for braising pans, standard		
	2 kt	Dormont 1675KIT48 Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, coiled restraining cable with hardware, 180,000 BTU/hr minimum flow capacity, limited lifetime warranty		
6.1	2 ea	FLOOR TROUGH Advance Tabco Model No. FFTG-1224 Floor Trough, 24"W x 12"D x 4" deep, with fiberglass grating, stainless steel removable strainer basket, 4" O.D. waste pipe 3"L, pitched towards waste, NSF	ITEM TOTAL: \$1,205.14	\$29,518.94 \$2,410.28
				
	4 ft	FT-1 Anti-Splash Guard, factory installed (per linear foot)	ITEM TOTAL:	\$2,410.28

ISI Commercial Refrigeration, LLC

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Item	Qty	Description	Sell	Sell Total
7	2 ea	GAS FLOOR FRYER  Vulcan Model No. 1TR45AF PowerFry3™ Fryer, gas, high efficiency, 15-1/2" W, free-standing, 45-50 lb. capacity, solid state analog knob control with melt cycles, ThreePass™ heat transfer system, electronic ignition, KleenScreen PLUS® filtration system, twin baskets, stainless steel cabinet and fry tank, adjustable casters (2 swivel locking & 2 non-locking), 70,000 BTU, CSA, NSF, ENERGY STAR®	\$10,442.57	\$20,885.14
	2 ea	1 year limited parts & labor warranty, standard		
	2 ea	10 year limited tank warranty, standard		
	2 ea	Natural gas (specify elevation if over 10,000 ft. contact factory)		
	2 ea	120v/60/1-ph, with cord & plug, standard		
	2 ea	FRYMATE VX15 Frymate™ Holding Station, free standing or add-on unit, 15-1/2" wide, 30-1/8" depth, stainless steel cabinet base, stainless steel top drain section with removable grease collector, set of 4 casters (2 locking), connecting strip and hardware included, (for 35-65 lb capacity gas or electric fryers)		
	2 ea	COVER-TANK Stainless steel tank cover/work surface top, for all 35 & 45 lb. gas fryers & Frymate VX15		
	2 ea	CONNECT-KITVULPF Connecting Kit, securing (2) fryers together with grease strip, brackets and hardware included		
	2 kt	Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty		
ITEM TOTAL:				\$20,885.14
8	1 ea	DISHWASHER, DOOR TYPE  Hobart Model No. AM15T+BUILDUP AM Select Tall Dishwasher, door type, 27" H opening, convertible high/low temperature sanitizing, 58-65 racks/hour capacity, includes pan rack to accommodate 18" x 26" sheet pans or a 60 quart mixing bowl. straight-thru/corner installation, stainless steel finish, ENERGY STAR®	\$16,388.37	\$16,388.37
	1 ea	SPLASH-PNL15T Splash panel kit, for AM15T (FOR CORNER INSTALLATIONS)		
	1 ea	Standard warranty - 1-Year parts, labor & travel time during normal working hours within the USA		
	1 ea	AM15T-ELE0CD 480v/60/3-ph		
	1 ea	AM15T-BSTYES With electric booster		
	1 ea	AM15T-HTEELE Electric heat		
	1 ea	SINGLE-POINT Single Point Electrical Connection (factory installed, 3 phase booster machines only)		
	2 ea	DISHRAK-PEG20 Peg rack		
	2 ea	DISHRAK-COM20 Combination rack		
	2 ea	RACK-6PAN 6 pan rack to hold sheet pans (Tall only)		
ITEM TOTAL:				\$16,388.37

ISI Commercial Refrigeration, LLC					07/16/2020
Item	Qty	Description	Sell	Sell Total	
9	1 ea	WALK IN COMBINATION COOLER FREEZER, REMOTE Southwest Insulated Panels Model No. 10424396 10'4" x 24'3" x 9'6" Cooler Freezer Combo with Floor, Less Floor 34" X 76" WALK-IN DOOR, WITH HEATER, SAFETY LATCH W/ CYL LOCK, STANDARD HARDWARE, (1) SPRING LOADED HINGE 34" X 76" WALK-IN DOOR, WITH HEATER, SAFETY LATCH W/ CYL LOCK, STANDARD HARDWARE, (1) SPRING LOADED REFRIGERATION 1-1/2 HP MOH015X62CFMT MED. TEMP. PREASSEMBLED REMOTE STUB- OUT SYSTEM, R404A, 208-230V/60/1. 10.8 AMPS (WT 296) ADT 130AEK BOHN COILS, W/ EC MOTORS 115V/60/1. 1.8 AMPS 2-1/2 HP MOH025L62CF LOW TEMP. PREASSEMBLED REMOTE STUB-OUT SYSTEM, R404A, 208-230V/60/1. 16.0 AMPS (WT 274 #) LET 090BEK BOHN COIL W/ EC MOTOR(S), 208-230/60/1PH 8.8 AMP Class 1 Urethane, UL Listed 4" Urethane Core, R-32 Insulation Walls, Tops and Floors Urethane Rail Construction, NSF Certified. Southwest Insulated Panels Will Not Be Responsible For Any Taxes, Permits, Inspection Fees and Licenses. Price Reflects Only Those Items Listed On Quotation. Refrigeration and Electrical Hook-up By Others Refrigeration Warranty: One Year Parts and Five Year Compressor, No Labor Warranty. Prices are FOB White Oak, TX - *** DELIVERY AND INSTALLATION OF PANELS ONLY TO PORT ARTHUR, TX. ***	\$31,568.65	\$31,568.65	
ITEM TOTAL:				\$31,568.65	




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Item	Qty	Description	Sell	Sell Total
10	2 ea	ICE MAKER, CUBE-STYLE		
		Scotsman Model No. C0530MA-1	\$4,051.69	\$8,103.38
		Prodigy Plus® Ice Maker, cube style, air-cooled, self-contained condenser, production capacity up to 525 lb/24 hours at 70°/50° (380 lb AHRI certified at 90°/70°), medium cube size, AutoAlert™ indicating lights, WaterSense adjustable purge control, one-touch cleaning, harvest assist, front facing removable air filter, unit specific QR code, stainless steel finish, AgION™ antimicrobial protection, 115v/60/1-ph, 15.2 amps, cULus, NSF, CE, engineered and assembled in USA		
	2 ea	NOTE: Sale of this product must comply with Scotsman's MSRP Policy; contact your Scotsman representative for details		
	2 ea	3 year parts & labor warranties		
	2 ea	5 year parts & labor warranties on Evaporator		
	2 ea	5 year parts on compressor & condenser		
	2 ea	3M Purification ICE140-S (5616203) 3M™ Water Filtration Products Water Filter System, with gauge, 14-7/8"H x 5-1/16"D, valve-in-head, standard water, single vessel, 1/4-turn shut off valve, max pressure of 125 psi at 100°F, 0.2 micron, 2.1 gpm flow rate, 25,000 gallons capacity, for cyst, bacteria, sediment, chlorine taste and odor, scale, includes: (1) integral mounting bracket and (1) o-ring seal cartridge filter, 3/8" FNPT connections, NSF (for ice machines -cubers up to 1000lbs, flakers up to 1800lbs: Manitowoc I 0906, 0996, 1002, 1003, 1005, 1072, 1092, Scotsman C 0722, 0830, 1030, Hoshizaki KM 850, 901, Ice-O-Matic ICE 0806, 1006, 1007, Koolaire K 1000; Atosa YR140, YR280, YR450, YR800) (priced per each, packed 2 each per case)		
	2 ea	B530S Ice Bin, top-hinged front-opening door, 536 lb application capacity, for top-mounted ice maker, 30" width, metallic finish exterior, toolless removable baffle, polyurethane insulation, polyethylene liner, includes 6" legs, NSF, engineered and assembled in USA		
	2 ea	3M Purification ICE140-S (5616203) 3M™ Water Filtration Products Water Filter System, with gauge, 14-7/8"H x 5-1/16"D, valve-in-head, standard water, single vessel, 1/4-turn shut off valve, max pressure of 125 psi at 100°F, 0.2 micron, 2.1 gpm flow rate, 25,000 gallons capacity, for cyst, bacteria, sediment, chlorine taste and odor, scale, includes: (1) integral mounting bracket and (1) o-ring seal cartridge filter, 3/8" FNPT connections, NSF (for ice machines -cubers up to 1000lbs, flakers up to 1800lbs: Manitowoc I 0906, 0996, 1002, 1003, 1005, 1072, 1092, Scotsman C 0722, 0830, 1030, Hoshizaki KM 850, 901, Ice-O-Matic ICE 0806, 1006, 1007, Koolaire K 1000; Atosa YR140, YR280, YR450, YR800) (priced per each, packed 2 each per case)		
	2 ea	3 year parts & labor warranties		
ITEM TOTAL:			\$8,103.38	

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Item	Qty	Description	Sell	Sell Total
11	18 ea	PLANETARY MIXER  KitchenAid Commercial Model No. KSM8990DP KitchenAid® Commercial Stand Mixer, countertop, 8 quart bowl with lift, PowerCore® technology, commercial attachment power hub, ASF control panel, stainless steel bowl, dough hook, flat beater, and wire whip, speed control protection, dark pewter finish, 500 watts, 1.3 HP, 120v/60/1-ph, 4' cord, cULus, NSF	\$632.50	\$11,385.00
	18 ea	Two year replacement warranty from date of purchase, extends to the purchaser and any succeeding owner Commercial Immersion Blenders operated in the 50 United States, the District of Columbia, & Canada, standard		
			ITEM TOTAL:	\$11,385.00
12	18 ea	WORK TABLE, STAINLESS STEEL TOP  Advance Tabco Model No. VSS-244 Work Table, 48"W x 24"D, 14 gauge 304 stainless steel top with countertop non drip edge, adjustable stainless steel undershelf, stainless steel legs & adjustable bullet feet, NSF	\$1,359.77	\$24,475.86
	18 st	TA-25S-4 Casters, 5" diameter, set of 4 (2 with brakes) with stainless steel legs for standard working height of 35-1/2"		
	36 ea	SS-1520 Deluxe Drawer, 15"W x 20"D x 5" deep drawer pan insert, stainless steel, with drawer slides		
	18 pr	TA-90 Drawer Adapter/Non Catalog Tables, specify table width (pair)		
			ITEM TOTAL:	\$24,475.86
13	2 ea	TWO (2) COMPARTMENT SINK  Advance Tabco Model No. FC-2-2424-24RL Fabricated Sink, 2-compartment, 24" right & left drainboards, bowl size 24" x 24" x 14" deep, 16 gauge 304 stainless steel, tile edge splash, rolled edge, 8" OC faucet holes, stainless steel legs with adjustable side cross-bracing, 1" adjustable stainless steel bullet feet, overall 30" F/B x 96" L/R, NSF	\$2,737.38	\$5,474.76
	2 ea	Prerinse faucets		
	2 ea	K-116 T&S Heavy Duty Pre-Rinse Faucet, 8" OC, splash mounted, includes: spray valve & hose, riser, wall bracket, overhead spring, lead free		
	2 ea	K-117-TS Pre-Rinse Add-A-Faucet, 12" swing spout, fits K-115 & K-116, lead free		
	4 ea	K-40 Lever Drain, all stainless steel, 2"		
	2 ea	K-4 Support Bracket, for lever waste drain handle, (1) support required for each lever drain		
			ITEM TOTAL:	\$5,474.76




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Item	Qty	Description	Sell	Sell Total
14	4 ea	WORK TABLE, CABINET BASE HINGED DOORS		
		Advance Tabco Model No. HK-SS-246	\$2,395.95	\$9,583.80
		Work Table, 72"W x 24"D, cabinet base with hinged doors, 14 gauge 304 stainless steel top with 5"H backsplash, stainless steel legs with adjustable hex feet, NSF		
	12 ea	TA-46 Door lock, one required for each hinge door or for each set of sliding doors		
			ITEM TOTAL:	\$9,583.80
15	1 ea	CLEAN DISHTABLE	\$840.69	\$840.69
		Advance Tabco Model No. DTC-530-48R		
		Dishtable, clean, straight design, left-to-right operation, 10-1/2"H backsplash, 3" rolled front & side rims, stainless steel legs & crossrails, 47"W x 30"D x 34"H, 14/304 stainless steel		
	1 ea	SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQ only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here		
			ITEM TOTAL:	\$840.69

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Item	Qty	Description	Sell	Sell Total
16	1 ea	DISHTABLE, SOILED "L" SHAPED Advance Tabco Model No. DTS-K30-144L  Korner-Soil Dishtable, L-shaped, left-to-right, 10-1/2"H backsplash, with pre-rinse sink, stainless steel legs, with stainless steel crossrails, 143" long, 14/304 stainless steel, includes prerinse basket with slide bar (slide bar only when K-461 or K-461A disposer adapter is specified)	\$9,284.45	\$9,284.45
	1 ea	SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQ only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here		
	5 ft	DTA-56 Additional drainboard area on machine side (priced per linear foot)		
	1 ea	K-57 Welded field joint (welded in field by others)		
	1 ea	DTA-78 Notch backsplash return to accommodate dish machine interference (Please specify Dish Machine being used)		
	3 ea	DTA-99E Sink Bowl, 24"W x 24"D x 14" deep, welded into top, (per bowl) (must specify sink location)		
	3 ea	DTA-52 Pre-Rinse Slide Bar, for 24"W x 24"D fabricated sink bowls		
	3 ea	DTA-59 Pre-Rinse Basket with Slide Bar, for 24"W x 24"D fabricated sink bowls, 18/304 stainless steel		
	1 ea	K-116 T&S Heavy Duty Pre-Rinse Faucet, 8" OC, splash mounted, includes: spray valve & hose, riser, wall bracket, overhead spring, lead free		
	1 ea	K-117-TS Pre-Rinse Add-A-Faucet, 12" swing spout, fits K-115 & K-116, lead free		
	2 ea	K-111 T&S Heavy Duty Faucet, 8" OC, splash mounted with 14" swing spout, lead free		
	4 ea	K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections		
	4 ea	K-4 Support Bracket, for lever waste drain handle, (1) support required for each lever drain		
			ITEM TOTAL:	\$9,284.45
17	2 ea	DEMO MIRROR Advance Tabco Model No. MI-48  Tilting Demo Mirror, ceiling mounted, glass mirror 50-1/2"W x 25-1/2"H inside of square tubular stainless steel frame, rainbow uprights for added support, stainless steel, NSF (height dimension must be provided)	\$1,709.92	\$3,419.84
			ITEM TOTAL:	\$3,419.84
18	2 ea	WORK TABLE, CABINET BASE OPEN FRONT Advance Tabco Model No. EB-SS-308  Work Table, 96"W x 30"D, open front cabinet base, 14 gauge 304 stainless steel top, stainless steel legs with adjustable hex feet, NSF	\$13,746.98	\$27,493.96
	2 ea	Hatco HDW-2B Warming Drawer Unit, Built-in, two drawers, includes (1) standard 6" deep food pan per drawer, stainless steel construction, thermostatic controls, NSF, cULus, Made in USA		
	1 ea	Hatco NOTE: Sale of this product must comply with Hatco's Minimum		

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Item	Qty	Description	Sell	Sell Total
		Resale Price Policy; consult order acknowledgement for details		
1 ea		Hatco NOTE: Includes 24/7 parts & service assistance, call 800-558-0607		
2 ea		Hatco 2-Yr Warranty on drawer warmer heating elements against burnout, standard		
2 ea		Hatco 2-Yr Warranty on drawer slides & rollers against breakage, standard		
2 ea		Hatco 120v/60/1-ph, 900 watts, 7.5 amps, hardwired (domestic voltage), standard		
2 ea		Hatco STANDARD Stainless Steel Drawer Front, standard (Available at time of purchase only)		
2 ea		Hatco Standard drawer pan		
2 ea		Hatco Standard drawer pan		
4 ea		Wells H-706 Hotplate, built-in, electric, 14-3/4" W, two burners, 9" ø solid cast iron elements, with (2) infinite heat controls, front mounted, recessed control panel, stainless steel drip tray, Wellsiok, 3000/4000w, RU, NSF		
4 ea		Wells 1 year parts and labor warranty, standard		
4 ea		Wells Note: Must specify voltage and phase		
4 ea		Wells One year warranty on cast iron grates, burners & burner shields, standard		
4 ea		Wells 208-240v/60/1-ph or 3-ph, 3.0-4.0kW, field wired (field convertible)		
4 ea		TA-34 Top cut-out for drop in equipment (per cut-out)		
8 ft		TA-27 Control Panel for heated well, requires top cut out TA-34 (per linear foot)		
6 ea		TA-48 12" x 12" cut out for plumbing in back panel or undershelf		
6 ft		TA-92 Apron in front of sink or drop in (per linear foot) (note: use TA-27 if control panel mounting is required)		
4 ea		TA-62C Electric outlet under top of table or overshelf, GFI, duplex, in single gang box, NEMA 5-20R receptacles, stainless face plate, maximum 120v 20A service (wiring & utility chases or provisions not included) (optional chases and/or wiring by Advance Tabco is available-call for pricing)		
2 ea		TA-62E Upgrade electric outlet to NEMA 6-20R or equivalent, maximum 240v 20A service (typically used for 208/240v applications), single receptacle in box, (wiring & utility chases or provisions not included) (optional chases and/or wiring by Advance Tabco is available-call for pricing) (requires TA-62A, TA-62C or TA-62D option)		
2 ea		TA-15 Prepare for drawer warmer (warmer by others, specify brand & model), for enclosed base tables only, Includes side partition(s) & apron (each)		
2 ea		TA-36A-HINGED Hinged Door, 30" maximum width (per door), stainless steel		
4 ea		TA-42-30 Interior partition, 2-1/2" x 30" (each)		
4 ea		TA-551 Installation of customer-supplied hot food well (requires TA-34 or TA-34A top cut out)		
2 ea		TA-550 INSTALLATION OF DRAWER WARMER		
10 ea		TA-650 WIRING OF DROP INS, DRAWER WARMER AND OUTLETS		

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Item	Qty	Description	Sell	Sell Total
	2 ea	TA-LOAD100 LOAD CENTER AND LABOR TO A SINGLE POINT CONNECTION IN FIELD PRINT APPROVAL REQUIRED		

ITEM TOTAL:				\$27,493.96
			\$22,477.43	\$44,954.86

19	2 ea	WORK TABLE, CABINET BASE OPEN FRONT Advance Tabco Model No. EB-SS-3612 Work Table, 144"W x 36"D, open front cabinet base, 14 gauge 304 stainless steel top, stainless steel legs with adjustable hex feet, NSF
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- 2 ea True TSSU-48-12-HC~SPEC3 SPEC SERIES® Sandwich/Salad Unit, (12) 1/6 size (4"D) poly pans, SPEC Package 3 includes: stainless steel insulated cover, 11-3/4"D cutting board, (2) full doors with locks, (4) gray PVC coated adjustable wire shelves, digital temperature control and display, stainless steel front, sides & back, stainless steel interior liner & stainless steel floor with coved corners, 5" castors, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 5.8 amps; NEMA 5-15P, cULus, UL EPH Classified, CE, Made in USA
- 2 ea True Warranty - 3 year parts and labor, please visit www.Truefmfg.com for specifics
- 4 ea Hatco GRAHL-48D3 Glo-Ray® Infrared Foodwarmer, 48" W, high wattage, tubular metal heater rod with lights, double heater rod housing 3" spacing, aluminum construction, 2440 watts, NSF, cULus, Made in USA
- 1 ea Hatco NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details
- 1 ea Hatco NOTE: Includes 24/7 parts & service assistance, call 800-558-0607
- 2 ea Hatco One year on-site parts & labor warranty, plus one additional year parts only warranty on all Glo-Ray metal sheathed elements
- 2 ea Hatco 120/208v/60/1-ph
- 2 ea Hatco RMB-7J Remote Control Enclosure, (2) toggle switches, (2) indicator lights (for 208 volt only)
- 4 ea Hatco STANDARD Clear Anodized Aluminum (housing), standard (Available at time of purchase only)
- 2 ea Hatco LEADS15 11'-15' Extended Electrical Leads (Available at time of purchase only)
- 4 ea Hatco STANDARD Clear Anodized Aluminum, standard (Available at time of purchase only)
- 4 ea Hatco ADJ ANGLE-D Adjustable angle bracket, (2) pair
- 2 ea Hatco HDW-2B Warming Drawer Unit, Built-in, two drawers, Includes (1) standard 6" deep food pan per drawer, stainless steel construction, thermostatic controls, NSF, cULus, Made in USA
- 1 ea Hatco NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details
- 1 ea Hatco NOTE: Includes 24/7 parts & service assistance, call 800-558-0607
- 2 ea Hatco 2-Yr Warranty on drawer warmer heating elements against burnout, standard
- 2 ea Hatco 2-Yr Warranty on drawer slides & rollers against breakage, standard

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Item	Qty	Description	Sell	Sell Total
	2 ea	Hatco 120v/60/1-ph, 900 watts, 7.5 amps, hardwired (domestic voltage), standard		
	2 ea	Hatco STANDARD Stainless Steel Drawer Front, standard (Available at time of purchase only)		
	2 ea	Hatco Standard drawer pan		
	2 ea	Hatco Standard drawer pan		
	2 ea	TA-15 Prepare for drawer warmer (warmer by others, specify brand & model), for enclosed base tables only, includes side partition(s) & apron (each)		
	2 ea	TA-113 Notch table top for floor-mounted buyout equipment (for open base tables only-with undershelf, must also use TA-40)		
	2 ea	TA-40 Remove undershelf in cabinet base for slide in buyout		
	24 ft	TA-135 Plate Shelf, under counter mount, 10" deep, for enclosed base tables without doors only, factory installed, sold (per linear foot) (if ordering less than the same number of linear feet as the length of the table, must add TA-42 interior partition)		
	8 ea	TA-42-30 Interior partition, 2-1/2" x 30" (each)		
	2 ft	TA-55 Remove back panel, on enclosed base		
	6 ea	TA-48 12" x 12" cut out for plumbing in back panel or undershelf		
	4 ea	TA-36A-HINGED Hinged Door, 30" maximum width (per door), stainless steel		
	2 ea	(2) Wells		
	2 ea	DISW-2-120 Hot Food Well Unit, drop-in, electric, 30-1/2"W x 24-1/2"D x 15-7/16"H (overall), 29-5/8"W x 23-1/2"D (cut out size), (2) 12" x 20" sealed hot food wells with drains (accommodates pan inserts up to 6-1/4" deep), wet or dry operation, remote control panel with individual infinite controls, indicator lights, 18 gauge 304 stainless steel self rimmed top, 20 gauge galvanized body, NSF, UL		
	2 ea	TA-34 Top cut-out for drop in equipment (per cut-out)		
	2 ea	TA-502 Install Advance Tabco-brand drop-in unit work table top (TA-34 top cut out also required), (Hot food units also require TA-27 control panel), (NOTE-most jurisdictions will not allow a stainless drop-in sink in stainless steel countertop-see TA-11 for weld-in sinks), (To install drop-in units not provided by Advance Tabco, consult factory for pricing)		
	6 ft	TA-27 Control Panel for heated well, requires top cut out TA-34 (per linear foot)		
	2 ea	120v/60/1-ph, 18.33 amps, direct wired, standard		
	2 ea	CU-18-144 Overshelf, single, 144"W x 18"D, 18/430 stainless steel, to span over existing equipment (supplied by others), NSF (must provide equipment model numbers that shelf is going over to clarify mounting provision)		
	4 ea	CU-18-60 Overshelf, single, 60"W x 18"D, 18/430 stainless steel, to span over existing equipment (supplied by others), NSF (must provide equipment model numbers that shelf is going over to clarify mounting provision)		
	2 ea	NOTE: Must specify flat or "L" bracket & equipment unit is being mounted over - Prints required		
	4 ea	TA-60 Modification to reduce length and/or width of shelf, start with		

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Item	Qty	Description	Sell	Sell Total
		next largest size then add "TA-60" to model number		
4 ea		TA-71 Heat lamp mounting provision (specify brand & model of heat lamp)		
2 ea		TA-550 INSTALLATION OF DRAWER WARMER		
4 ea		TA-550 INSTALLATION OF HEAT LAMPS		
8 ea		TA-650 WIRING OF DROP INS, DRAWER WARMER AND HEAT LAMPS		
2 ea		TA-LOAD100 LOAD CENTER AND LABOR TO A SINGLE POINT CONNECTION IN FIELD		
		PRINT APPROVAL REQUIRED		
			ITEM TOTAL:	\$44,954.86
20	1 ea	KITCHEN HOODS	\$59,574.00	\$59,574.00
		Accurex Model No. KITCHEN HOODS		
		KH-1 (112C) 1 Exhaust Only Wall Canopy Hood w/ ASP XBEW-240.00-S		
		KH-2 (112C Range) 1 Exhaust Only Wall Canopy Hood XBEW-42.00-S		
		DH-1 (114C Wash) 1 Condensate Hood XD1 - 42.00 - S		
		KH-3 (111C Range) 1 Exhaust Only Wall Canopy Hood XBEW-42.00-S		
		KH-4 (111C) 1 Exhaust Only Wall Canopy Hood w/ ASP XBEW-240.00-S		
		112C FSS 1 Fire Suppression System FSSC - 20 - 2		
		111C FSS 1 Fire Suppression System FSSC - 20 - 2		
		KEF-KH-1 1 Upblast Exhaust Fan XRUB-180-VGD-30		
		KEF-KH-1, Roof Curb 1 Roof Curb GPFV		
		KEF-KH-4 1 Upblast Exhaust Fan XRUB-180-VGD-30		
		KEF-KH-4, Roof Curb 1 Roof Curb GPFV		
		KEF-KH-2 1 Upblast Exhaust Fan XRUD-101HP-VG		
		KEF-KH-2, Roof Curb 1 Roof Curb GPFV		
		KEF-KH-3 1 Upblast Exhaust Fan XRUD-101HP-VG		
		KEF-KH-3, Roof Curb 1 Roof Curb GPFV		
		DEF-DH-1 1 Upblast Exhaust Fan XRUD-090-VG		
		DEF-DH-1, Roof Curb 1 Roof Curb GPF		
		KSF-KH-1 1 Untempered Supply Fan XKSFB-112-H15-01		
		KSF-KH-1, Roof Curb 1 Roof Curb TAP-GPI		
		KSF-KH-4 1 Untempered Supply Fan XKSFB-112-H15-01		
		KSF-KH-4, Roof Curb 1 Roof Curb TAP-GPI		
		Controls - 112C 1 Variable Volume Fan Control Center Variable Volume Vari-Flow		
		Controls - 111C 1 Variable Volume Fan Control Center Variable Volume Vari-Flow		
			ITEM TOTAL:	\$59,574.00

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Item	Qty	Description	Sell	Sell Total
21	1 lt	COLD STORAGE SHELVING		
		Metro Model No. LOT Packed 1 lt	\$4,594.56	\$4,594.56
		(6) Sections; to consist of:		
24 ea		MX2460G MetroMax® I Shelf, 60"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF		
24 ea		MX74P Polymer trilobal post (compatible with MetroMax® I, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction with built in Microban® antimicrobial product protection		
ITEM TOTAL:				\$4,594.56
21.1	1 ea	DUNNAGE RACK	\$166.06	\$166.06
		Metro Model No. HP2248PD		
		Metro Bow-Tie™ Dunnage Rack, 22" x 48" x 12"H, slotted, with separate polymer tie for joining racks, corrosion proof polymer construction, NSF		
ITEM TOTAL:				\$166.06
22	1 lt	COLD STORAGE SHELVING		
		Metro Model No. LOT Packed 1 lt	\$7,073.44	\$7,073.44
		(10) Sections; to consist of:		
24 ea		MX2448G MetroMax® I Shelf, 48"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 1000 lb. capacity per shelf, NSF		
16 ea		MX2460G MetroMax® I Shelf, 60"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF		
40 ea		MX74P Polymer trilobal post (compatible with MetroMax® I, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction with built in Microban® antimicrobial product protection		
ITEM TOTAL:				\$7,073.44
22.1	1 ea	DUNNAGE RACK	\$166.06	\$166.06
		Metro Model No. HP2248PD		
		Metro Bow-Tie™ Dunnage Rack, 22" x 48" x 12"H, slotted, with separate polymer tie for joining racks, corrosion proof polymer construction, NSF		
ITEM TOTAL:				\$166.06

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
23	2 ea	HEATED HOLDING PROOFING CABINET, MOBILE Carter-Hoffmann Model No. HL4-18 hotLOGIX Humidified Holding Cabinet/Heater Proofer-HL4 Series, one compartment, full height, insulated, (36) 12" x 20" or (18) 18" x 26" pan capacity, 3" fixed wire universal slides, (1) single pane tempered glass door, bottom-mount forced air heat with water reservoir, mechanical controls, aluminum construction, (4) 5" swivel casters (2 with brakes), ETL, ETL-Sanitation (RapidShip)	\$2,888.05	\$5,776.10
	2 ea	3 Year parts & labor warranty, standard		
	2 ea	120v/60/1-ph, 2100 watts, 17.5 amps, 8 ft cord with NEMA 5-20P, standard		
	2 ea	Single pane tempered glass door in extruded aluminum, standard		
ITEM TOTAL:				\$5,776.10
24	2 ea	REACH-IN FREEZER Traulsen Model No. RLT132NUT-HHS Spec-Line Freezer, Reach-in, one-section, 21.9 cu. ft., self-contained refrigeration, stainless steel exterior and interior, standard depth, narrow half-height doors, (3) adjustable wire shelves per section, microprocessor controls, unit can be programmed to operate at -10°F, 1/2 HP, cULus, UL-Sanitation	\$8,839.31	\$17,678.62
	2 ea	0 degrees Fahrenheit holding temperature, standard		
	2 ea	115v/60/1-ph, 9.7 amps, with cord & NEMA 5-20P, standard		
	2 ea	3 year service/labor, 5 year compressor warranty, standard		
	2 ea	Door hinged on right, standard		
ITEM TOTAL:				\$17,678.62
25	2 ea	REACH-IN REFRIGERATOR Traulsen Model No. RHT232NUT-HHS Spec-Line Refrigerator, Reach-in, two-section, 46.0 cu. ft., self-contained refrigeration, StayClear™ Condenser, stainless steel exterior and interior, standard depth, narrow half-height door or doors with Santoprene® EZ-Clean Gaskets, (3) adjustable wire shelves per section, microprocessor controls, 6" adjustable stainless steel legs, 5/8 HP, cULus, NSF	\$11,478.41	\$22,956.82
	2 ea	115v/60/1-ph, 8.2 amps, with cord & NEMA 5-15P, standard		
	2 ea	3 year service/labor, 5 year compressor warranty, standard		
	2 ea	Left door hinged left/right hinged right, standard		
	12 ea	Additional coated shelf on pins (max 9)		
	2 st	Castors, 4-5/8" high (set of 4)		
ITEM TOTAL:				\$22,956.82

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
26	4 ea	PLASTIC SHELVING		



Metro Model No. MX2460G

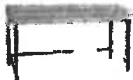
MetroMax® I Shelf, 60"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF

- 4 ea MX2454G MetroMax® I Shelf, 54"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF
- 4 ea MX2448G MetroMax® I Shelf, 48"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 1000 lb. capacity per shelf, NSF
- 4 ea MX2436G MetroMax® I Shelf, 36"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 1000 lb. capacity per shelf, NSF
- 16 ea MX74P Polymer trilobal post (compatible with MetroMax® I, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction with built in Microban® antimicrobial product protection

Dry Storage

ITEM TOTAL: \$2,686.80

27	1 ea	WORK TABLE, BAKERS TOP	\$2,515.10	\$2,515.10
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Advance Tabco Model No. TBS-304




Bakers Top Work Table, 48"W x 30"D, 1-3/4" thick wood top with 4" splash at rear & both sides, stainless steel legs with cross rails, stainless steel adjustable hex foot, NSF

- 3 ea Cambro IBS20148 Ingredient Bin, mobile, 21 gallon capacity, molded polyethylene with sliding cover, S-hook on front (scoop NOT included), (4) 3" heavy duty casters (2 front swivel, 2 fixed), with bin securely attached to base plate, white with clear cover, NSF
- 3 ea Cambro SCP24CW135 Camwear® Scoop, 24 oz., polycarbonate, clear, NSF
- 1 ea TA-47 Shelf Mounting Bracket, on existing table (per shelf)
- 1 ea 12" wide
- 1 ea 15" wide
- 1 ea ODS-15-48R Overshelf, table mounted, double, 48"W x 15"D, 1"H rear up-turn, 18 gauge 430 stainless steel (non-adjustable, old style)
- 1 ea Rear of table shelf location, 1" back splash is provided on table with splash

ITEM TOTAL: \$2,515.10



ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
28	2 ea	DRYING RACK UNIT  Metro Model No. PR48X4 MetroMax® I Stationary Drying Rack Unit, 48"W x 24"D x 74"H, 4-tier, includes: (4) shelves, (4) 74" posts, (2) cutting board/tray drying racks, (2) pan racks, built in Microban® antimicrobial product protection, NSF Drying Racks	\$915.98	\$1,831.96
			ITEM TOTAL:	\$1,831.96
29	1 ea	PLANETARY MIXER  Hobart Model No. HL300-1STD 200-240/50/60/3 Mixer; with bowl, beater, & "D" whip; US/EXP configuration - Legacy Planetary Mixer, 3/4 hp, 30 quart capacity, (3) fixed speeds, gear-driven transmission, 15-Minute SmartTimer™, #12 taper attachment hub, manual bowl lift, bowl guard, stainless steel bowl, "B" beater, "D" whip 1 ea Standard warranty: 1-Year parts, labor & travel time during normal working hours within the USA 1 ea TRUCK-HL4030 Legacy® Mixer Bowl Truck, aluminum, for 30 & 40 quart mixers	\$10,110.24	\$10,110.24
			ITEM TOTAL:	\$10,110.24
30	1 ea	FAUCET, KETTLE / POT FILLER T&S Brass Model No. B-0610-60H Pot Filler Faucet, wall mount, 8" centers, single control, vacuum breaker, 68" stainless steel flexible hose, hooked nozzle, quarter-turn Eterna cartridge with spring check, lever handle with color indexes, 1/2" NPT female inlet, chrome-plated brass finish, low lead, NSF, cCSAus	\$432.79	\$432.79
			ITEM TOTAL:	\$432.79
31	3 ea	FLOOR TROUGH  Advance Tabco Model No. FFTG-1236 Floor Trough, 36"W x 12"D x 4" deep, with fiberglass grating, stainless steel removable strainer basket, 4" O.D. waste pipe 3"L, pitched towards waste, NSF	\$1,190.05	\$3,570.15
			ITEM TOTAL:	\$3,570.15




ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
32	1 ea	UNDERCOUNTER REFRIGERATOR  True Manufacturing Co., Inc. Model No. TUC-27-ADA-HC~SPEC3 SPEC SERIES® Undercounter Refrigerator, 34" working height, 33 - 38°F, SPEC Package 3 Includes: 16-ga. stainless steel top, (1) heavy-duty stainless steel door, steel handle, door lock standard, (2) PVC coated adjustable wire shelves, electronic temperature control with digital temperature display, stainless steel sides & back, stainless steel interior, 3" castors, R290 Hydrocarbon refrigerant, 1/6 HP, 115v/60/1- ph, 2.0 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, ADA Compliant, Made in USA 1 ea Self-contained refrigeration standard 1 ea Warranty - 7 year compressor (self-contained only), please visit www.Truemfg.com for specifics (updated warranty sheet pending from True) 1 ea Warranty - 3 year parts and labor, please visit www.Truemfg.com for specifics 1 ea 3" castors, standard Bistro Undercounter	\$2,044.13	\$2,044.13
			ITEM TOTAL:	\$2,044.13
33	1 ea	ICED TEA BREWER  BUNN Model No. 36700.0013 36700.0013 TB3Q Iced Tea Brewer, 3-gallon capacity single brewer, 26.7 gallon/hour, SplashGard® funnel, Quickbrew system (dispensers sold separately), 120v/60/1-ph, 1730w, 14.4amps, NEMA 5-15P, cord attached, UL, NSF 1 ea Equipment discount category net prices must be rounded to the nearest dollar 1 ea 34100.0002 34100.0002 TDO-4 Iced Tea/Coffee Dispenser, cylinder style, 4 gallon capacity (15.1 litres), sump dispense valve, oval shape brew-through plastic lid, faucet handles are labeled sweetened & unsweetened, side handles, NSF 1 ea 39000.0007 39000.0007 EQHP-TEA Easy Clear® Water Softening Filter, high performance, 4,350 grains of hardness reduction, reduced scale forming minerals, 1 gpm flow rate, 5 micron, integrated carbon block, quick connect, includes: head assembly, integral mounting bracket & single cartridge filter	\$821.33	\$821.33
			ITEM TOTAL:	\$821.33



ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
34	1 ea	COFFEE BREWER  BUNN Model No. 20900.0011 20900.0011 Dual® Coffee Brewer, Portable, mechanical thermostat, brews 18.9 gallons per hour capacity, stainless steel funnel, 3 batch-size settings, electronic timer & grinder interface, upper hot water faucet, variable water bypass, includes (2) GPR servers (20950.0004), 4" black adjustable legs, 120/240v/60/1-ph, 6890 watts, 29 amps, UL, NSF	\$2,419.39	\$2,419.39
	1 ea	Equipment discount category net prices must be rounded to the nearest dollar		
	2 ea	20950.0004 20950.0004 1.5GPR-FF Coffee Server, 1.5 gallon, top handles, fast flow faucet, stainless decor, NSF		
	2 ea	12203.0010 12203.0010 RWS1 Satellite Brewer Warmer, 4" adjustable plastic legs (for use with 1GPR and 1.5GPR servers), 120v/60/1-ph, 100w, 1 amps, cord attached, UL, NSF		
	1 ea	39000.0002 39000.0002 EQHP-25L Easy Clear® High Water System, 25,000 gallon, reduced sediment, chlorine taste & odor, reduction @ 2.1 gpm, equipment protection, scale inhibitors with "L" model, 0.2 micron, includes: a head assembly, integral mounting bracket and cartridge filter, Quick Connect, NSF		
ITEM TOTAL:				\$2,419.39
35	1 ea	FROZEN DRINK MACHINE, NON-CARBONATED, BOWL TYPE  BUNN Model No. 34000.0013 34000.0013 ULTRA-2 Ultra Gourmet Ice® Frozen Drink Machine, counter model, (2) 3 gallon hoppers, internally monitored refrigeration system, touchpad display, reversing auger design freeze time & reduces air mixing, flat lid, black decor, cord attached, 120v/60/1-ph, 12amps, NEMA 5-15P, NSF, ETL	\$2,186.20	\$2,186.20
	1 ea	Equipment discount category net prices must be rounded to the nearest dollar		
	1 ea	Full 2 year parts, 1 year labor warranty, 3 years parts/labor warranty on electronics, 5 years parts and 1-year labor warranty on compressor		
ITEM TOTAL:				\$2,186.20
36	1 ea	BEVERAGE DISPENSER, ELECTRIC (HOT)  BUNN Model No. SET00.0197 SET00.0197 FMD-3 BLK Fresh Mix Dispenser, (3) 4 lb. hopper, 5.2 gallon/hr capacity, lighted front graphics, high-impact resin door, heavy-duty whipper, adjustable legs & drip tray accommodate 20 oz. mugs, variable speed hopper motor, black decor, 120v/60/1-ph, 1800w, 15amps, NEMA 5-15P, cord attached, NSF, ETL	\$1,484.02	\$1,484.02
	1 ea	Equipment discount category net prices must be rounded to the nearest dollar		
	1 ea	39000.0004 39000.0004 EQHP-10 Easy Clear® Medium/High Water System, 10,000 gallon, reduced sediment, chlorine taste & odor, 1.5 gpm, equipment protection, 10 micron, includes: a head assembly, integral mounting bracket and cartridge filter, Quick Connect, NSF		
ITEM TOTAL:				\$1,484.02

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
37	1 ea	 HOT WATER DISPENSER FMP Model No. 190-1351 Bunn Hot Water Dispenser, 5 gallon capacity, stainless steel construction, 120v/60/1-ph, 15.4 amps, 1800 watts, NSF (power cord required)	\$1,305.09	\$1,305.09
			ITEM TOTAL:	\$1,305.09
38	1 ea	 AIR CURTAIN Bernier Model No. SHD07-2072A Sanitation Certified Series High Performance Air Curtain, 72" long, unheated, (2) 3/4 hp motor, for doors up to 7-feet high, aluminum housing with white finish, indoor or exterior mounting, cULus, UL EPH Classified, MADE IN USA	\$1,367.45	\$1,367.45
			ITEM TOTAL:	\$1,367.45
			Merchandise	\$547,854.23
			Delivery & Set n Place	\$31,136.00
			Total	\$578,990.23

Proposal/Contract

This Agreement is by and between ISI Commercial Refrigeration, LLC. (ISI) and (Buyer) as of the date shown below. Unless otherwise noted all merchandise shall be covered by the individual manufacturer's standard warranty. This Proposal/Contract does not include any special licenses, permits, or fees that may or may not be required. Buyer is responsible for obtaining any and all approvals and permits from the Health Department, Building Department, Fire Marshal, etc. All equipment is supplied with standard components and is ready for plumbing and electrical connections by other contractors.

Special ordered and not stocking equipment is not returnable. Cancellation of equipment in process of being built by the factory will result in a cancellation fee determined by the factory.

All quotations, terms and financial arrangements are subject to approval of the Credit Department of ISI. The Buyer grants to ISI a security interest in the items specified in this Proposal/Contract until such items have been fully paid for by the Buyer. Buyer hereby appoints ISI as Buyer's agent and grants ISI limited Power of Attorney for the purpose of executing any document necessary to perfect the security interest granted in this Proposal/Contract.

ISI Commercial Refrigeration, LLC

07/16/2020

ISI is not responsible for wall blocking, running drains or making hard wire connections. All electrical and plumbing connections are the responsibility of other trades. All roof/wall penetrations and sealing are the responsibility of other trades. All plumbing connections, back flow preventers, pressure regulators and flushing of gas and water lines are the responsibility of other trades. All electrical connections including disconnects, shunt trip breakers, micro switches, motor starters, switches, etc., are excluded from this quote. Each piece of equipment has standard and optional equipment. Only the standard equipment is provided unless options are listed.

I understand, agree to, and accept the above terms and conditions.
Accepted by: _____ Date: _____

Printed Name: _____

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599, www.tdlr.texas.gov
AUSTIN: TACLB52729R / BEAUMONT: TACLA35912C / DALLAS: TALCB16860C / HOUSTON: TACLA00102227C

Acceptance: _____ Date: _____
Printed Name: _____
Project Grand Total: \$578,990.23



ISI Commercial Refrigeration, LLC

A Trillmark Company

Quote

07/16/2020

To:
Port Arthur Economic Development
Corp.
Floyd Batiste
501 Procter Street Suite #100
Port Arthur, TX 77640
409-962-1119 (Contact)
Project Code: PAEDCLSC

Project:
Port Arthur Economic Development
Corp./ Lamar State School/ Revised
The Press Building
549 4th Street
Port Arthur, TX 77640

From:
ISI Commercial Refrigeration, LLC
Chris Wiggins
640 W. 6th St.
Houston, TX 77007-2422
7138614455
(346) 237-4223 5508 (Contact)

EFFECTIVE MARCH 16, 2020

Due to the Corona virus outbreak all orders will require 50% down and 50% due minimum 48 hours before delivery.

Prices are valid for 30 days or as long as current manufacturers price list is in effect.

Requested forms of payment are Check, Cash, ACH or EFT.

Payment Terms: Net 30, with approved credit.

Item	Qty	Description	Sell	Sell Total
1	2 ea	DISPLAY CASE, REFRIGERATED BAKERY Federal Industries Model No. OGR3148 Curved Glass Refrigerated Bakery Case, 31.13"W x 35.31"D x 48"H, self contained refrigeration with condensate evaporator, adjustable temperature control, curved thermopane tilt-front glass, 3000K LED top light & lighted shelves, (3) tiers of adjustable white wire shelves, glass swinging door, hinged right or left, white interior, tempered glass ends, choice of laminate with black trim, designed for continuous lineups, 1/3 HP, UL, UL EPH CLASSIFIED, DOE 2017 Compliant	\$9,046.14	\$18,092.28
	2 ea	One year parts & labor warranty		
	2 ea	Self-contained refrigeration standard		
	2 ea	120v/60/1-ph, 1/3 hp, 8.0 amps		
	2 ea	Five year compressor warranty, standard (for self-contained units only)		
	2 ea	Laminate standard color - Black Bistro		
ITEM TOTAL:				\$18,092.28

Port Arthur Economic Development
Corp./ Lamar State School/ Revised

Port Arthur Economic Development Corp.

Initial: _____
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ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
2	2 ea	CONVECTION OVEN, GAS Vulcan Model No. VC44GD Convection Oven, gas, double-deck, standard depth, solid state controls, electronic spark igniters, 60 minute timer, (5) nickel plated racks per oven, 8" high legs, stainless steel front, top and sides, stainless steel doors with windows, (2) 50,000 BTU, NSF, CSA Star, CSA Flame, ENERGY STAR®	\$7,481.22	\$14,962.44
	2 ea	1 year limited parts & labor warranty, standard		
	2 ea	Natural gas (specify elevation if over 2,000 ft.)		
	2 ea	(2) 120v/60/1-ph, 15.4 amps total, (2) 6' cords with plugs, standard		
	2 ea	Gas manifold piping included with stacking kit to provide single point gas connection		
	2 st	Castors, set of (4) in lieu of standard legs		
	2 kt	Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty		

3	4 ea	COMBI OVEN, GAS	ITEM TOTAL:	\$14,962.44
			\$18,322.83	\$73,291.33



- RATIONAL Model No. 8628206.19E
(SCC 62NG) SelfCooking Center® Combi Oven/Steamer, natural gas, iCookingControl with 7 modes, HiDensityControl®, iLevelControl, Efficient CareControl, Combi-Steamer with 3 modes, (6) 18"x26" or (12) 12"x20" pan capacity, core temp probe with 6 point measurement, hand shower with automatic retracting system, ships with (3) grid shelves, ethernet interface, 106,000 BTU, 208v/60/1-ph, 3.7 amps, 7' cord, (dual voltage: retrofitable to 240v/60/1-ph, 3.21 amps), cCSAus, NSF, IPXS, ENERGY STAR®
- 4 ea NOTE: All discounts subject to approval by manufacturer
 - 4 ea 2 years parts and labor, 5 years steam generator warranty
 - 2 ea CAP Chef Assistance Program, a RATIONAL certified Chef conducts 4 hours/location specialized application training with personnel, no charge
 - 2 ea 9999.9951 RCI Rational Certified Installation, new certified installation cost for a countertop model is \$1000 for the first unit (61/62/101/102) (Pricing based on a 50 mile radius, Additional charges may apply, See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)
 - 2 ea 9999.9812 Pre-Installation Site Survey, ensures that the site has proper space and connections for gas, electric, drain & water, includes 50 miles (100 miles round trip) from the installer, can only be purchased with a Certified Installation, THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)
 - 2 ea 9999.9957 RCI Rational Certified Installation, additional countertop unit installed at same location on same day will be an additional \$800 per countertop unit (61/62/101/102) (Pricing based on a 50 mile radius, Additional charges may apply, See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
4 ea		8720.1560US Installation Kit, for gas SCC WE/CMP 101G (120/60/1ph); gas SCC WE/CMP 62G (208-240/60/1ph); gas SCC WE/CMP 61G (120/60/1ph) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
2 ea		1900.1150US Water Filtration Double Cartridge System, for Combi-Duo models 62/62 or 62/102 or if used for more than (2) units, includes: (1) double head with pressure gauge, (2) R95H filter & (1) filter installation kit (for each additional unit add (1) additional head & additional cartridge. Maximum (4) cartridges)		
2 ea		9999.8448 RCI Rational Certified Installation, additional installation cost for a Rational Water Filter System is available when purchased with Certified Installation of Rational unit (Pricing based on a 50 mile radius, additional charges may apply. See attached flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
4 ea		NOTE: The RATIONAL Water Filtration Systems helps provide consistent high quality water to your RATIONAL SelfCooking Center or your CombiMaster Plus. The patented carbon block technology reduces the effects of sediment, chloramines and chlorine while providing the required flow rates		
4 ea		NOTE: All public water systems using surface water and most ground water systems treat with either chlorine/chloramine or chlorine dioxide (EPA will allow levels as high as 4ppm safe for drinking water, exceeding our maximum level of .2ppm.		
4 ea		NOTE: Chloride concentrations above 80ppm can cause corrosion. RATIONAL Water Filtration does NOT reduce chloride		
4 ea		Free Water Testing Kits are available (contact factory for info)		
4 ea		56.00.210A Cleaner tablet without Phosphorus, for ALL SelfCookingCenter® units since 2004 & CombiMaster® Plus units with article #BX00000X or Serial MI series since 4/2017, goes up to 70% further than liquid cleaner, "FREIGHT CLASS 85 LIMITED QUANTITY" (minimum order quantity: 2pcs, unless ordered with a unit)		
4 ea		56.00.562 Care Tablets, bucket of 150 packets for all SelfCooking Center® units from 10/2008, with CareControl - Serial SG, SH or SI series (minimum order quantity: 2pcs, unless ordered with a unit)		
1 ea		60.71.936 Combi-Duo Stacking kit, bottom unit 62 gas, closed kit, mobile, top unit 62 electric or gas		
4 ea		NOTE: It is unfeasible to stack a 6 pan combi on a 10 pan gas combi unit due to hood clearance and operator safety. A 6 pan combi on a 6 pan combi with 7 shelf hinging racks is recommended		
2 ea		9999.9959 RCI Rational Certified Installation, new certified installation cost for a Combi-Duo stacked unit is \$200 for the first two units for double-stack (Pricing based on a 50 mile radius, Additional charges may apply, See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE. USA ONLY (NET)		
12 ea		6010.2101 Gastronorm Grid Shelf, 2/1 size, 25-5/8" x 20-7/8", stainless steel		
12 ea		6019.1150 CombiFry Basket, 1/1 GN, 12-3/4" x 20-7/8"		
4 kt		Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware		

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
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mounting options, limited lifetime warranty

			ITEM TOTAL:	\$73,291.33
			\$5,716.50	\$11,433.00

4

2 ea RANGE, 36", 6 OPEN BURNERS



Vulcan Model No. 36S-6BN

Endurance™ Restaurant Range, natural gas, 36", (6) 30,000 BTU burners, lift-off burner heads, standard oven, stainless steel front, sides, backriser, & lift-off high shelf, fully MIG welded chassis, 6" adjustable legs, 215,000 BTU, CSA, NSF

2 ea 1 year limited parts & labor warranty, standard

2 ea 36RB Salamander Broiler, gas, 36" wide, 50,000 BTU heavy duty burner, dual control, (6) grid positions, removable pan, stainless steel front, top and sides, 3/4" gas connection & pressure regulator

2 ea Natural gas (specify elevation if over 2,000 ft.)

2 ea CONNECT-CHALL Inter-plumbing gas connection kit (requires rear gas connection on range), for connecting 36RB/36IRB to Endurance or Challenger Series ranges

2 ea RSHELF-XL36 Reinforced highshelf, for 36" medium duty ranges (shipped in separate carton)

2 ea Stainless steel backriser and lift-off high shelf, standard

1 kt Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty

ITEM TOTAL: \$11,433.00

\$16,187.14 \$32,374.28

5

2 ea CONVECTION STEAMER, GAS, BOILERLESS



AccuTemp Model No. N61201E060 DBL

(QUICK SHIP) Two Connected Evolution™ Boilerless, Convection Steamers featuring Steam Vector Technology, natural gas, holds (6) 12" x 20" x 2-1/2" deep pans each compartment, Digital Controls, water and drain connection required, warranty NOT voided by water quality, NO water filtration required, 60,000BTU, 120/60/1ph, (2) 5' cords & NEMA 5-15P, ENERGY STAR® (Includes stand in configuration of choice) *** (THIS ITEM IS SUBJECT TO A 3% CONVENIENCE FEE IF PURCHASED WITH A CREDIT CARD)***

2 ea 1 year parts & labor warranty, standard

2 ea Lifetime service and support guarantee

2 ea Alternate voltages available, contact factory for details

2 ea Door hinged on right standard

2 ea SNH-21-01 - Support Stand, for double stacked Steam'N'Hold or Evolution units, Ergo-low mounting height: 8-7/8" lowest unit height, stainless steel, with 5" casters in lieu of standard

4 kt Dormont 1650KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 1/2" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty

ITEM TOTAL: \$32,374.28

Port Arthur Economic Development
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ISI Commercial Refrigeration, LLC

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Item	Qty	Description	Sell	Sell Total
5.1	1 ea	FLOOR TROUGH Advance Tabco Model No. FFTG-1230 Floor Trough, 30"W x 12"D x 4" deep, with fiberglass grating, stainless steel removable strainer basket, 4" O.D. waste pipe 3"L, pitched towards waste, NSF	\$1,152.61	\$1,152.61
				
			ITEM TOTAL:	\$1,152.61
6	2 ea	TILTING SKILLET BRAISING PAN, GAS Cleveland Range Model No. SGL30T1 PowerPan™ Tilting Skillet, gas, 30-gallon capacity, bead blasted cooking surface, 10° tilt cooking feature, with easy manual hand tilt, spring-assisted cover with vent, gallon & liter markings, food strainer, stainless steel construction with open leg frame, CE, NSF, 125,000 BTU	\$14,759.47	\$29,518.94
				
	2 ea	1-year parts & labor warranty, standard		
	2 ea	Performance start-up included at customer request after equipment is installed (Free Water Quality Check included) (contact Cleveland Sales Representative for details)		
	2 ea	Natural Gas		
	2 ea	120v/60/1-ph, 1.4 amps, NEMA 5-15P, standard		
	2 ea	Standard controls, temperature control dial, LED ON indicator light, main power switch with standard and high power setting, standard		
	2 ea	SKFS Single Pantry Braising Pan Filler, with 60" hose		
	2 ea	FBST1 Faucet Bracket for T1 series floor model skillets		
	2 ea	FSSK Food Strainer, 30 & 40 gallon, for braising pans, standard		
	2 kt	Dormont 1675KIT48 Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, coiled restraining cable with hardware, 180,000 BTU/hr minimum flow capacity, limited lifetime warranty		
			ITEM TOTAL:	\$29,518.94
6.1	2 ea	FLOOR TROUGH Advance Tabco Model No. FFTG-1224 Floor Trough, 24"W x 12"D x 4" deep, with fiberglass grating, stainless steel removable strainer basket, 4" O.D. waste pipe 3"L, pitched towards waste, NSF	\$1,205.14	\$2,410.28
				
	4 ft	FT-1 Anti-Splash Guard, factory installed (per linear foot)		
			ITEM TOTAL:	\$2,410.28

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Item	Qty	Description	Sell	Sell Total
7	2 ea	GAS FLOOR FRYER  Vulcan Model No. 1TR45AF PowerFry3™ Fryer, gas, high efficiency, 15-1/2" W, free-standing, 45-50 lb. capacity, solid state analog knob control with melt cycles, ThreePass™ heat transfer system, electronic ignition, KleenScreen PLUS® filtration system, twin baskets, stainless steel cabinet and fry tank, adjustable casters (2 swivel locking & 2 non-locking), 70,000 BTU, CSA, NSF, ENERGY STAR®	\$10,442.57	\$20,885.14
	2 ea	1 year limited parts & labor warranty, standard		
	2 ea	10 year limited tank warranty, standard		
	2 ea	Natural gas (specify elevation if over 10,000 ft. contact factory)		
	2 ea	120v/60/1-ph, with cord & plug, standard		
	2 ea	FRYMATE VX15 Frymate™ Holding Station, free standing or add-on unit, 15-1/2" wide, 30-1/8" depth, stainless steel cabinet base, stainless steel top drain section with removable grease collector, set of 4 casters (2 locking), connecting strip and hardware included, (for 35-65 lb capacity gas or electric fryers)		
	2 ea	COVER-TANK Stainless steel tank cover/work surface top, for all 35 & 45 lb. gas fryers & Frymate VX15		
	2 ea	CONNECT-KITVULPF Connecting Kit, securing (2) fryers together with grease strip, brackets and hardware included		
	2 kt	Dormont 1675KIT48PS Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, (1) Snap'N Go, (1) pair Safety Set® with hardware mounting options, limited lifetime warranty		
			ITEM TOTAL:	\$20,885.14
8	1 ea	DISHWASHER, DOOR TYPE  Hobart Model No. AM15T+BUILDUP AM Select Tall Dishwasher, door type, 27" H opening, convertible high/low temperature sanitizing, 58-65 racks/hour capacity, includes pan rack to accommodate 18" x 26" sheet pans or a 60 quart mixing bowl. straight-thru/corner installation, stainless steel finish, ENERGY STAR®	\$16,388.37	\$16,388.37
	1 ea	SPLASH-PNL15T Splash panel kit, for AM15T (FOR CORNER INSTALLATIONS)		
	1 ea	Standard warranty - 1-Year parts, labor & travel time during normal working hours within the USA		
	1 ea	AM15T-ELE0CD 480v/60/3-ph		
	1 ea	AM15T-BSTYES With electric booster		
	1 ea	AM15T-HTEELE Electric heat		
	1 ea	SINGLE-POINT Single Point Electrical Connection (factory installed, 3 phase booster machines only)		
	2 ea	DISHRAK-PEG20 Peg rack		
	2 ea	DISHRAK-COM20 Combination rack		
	2 ea	RACK-6PAN 6 pan rack to hold sheet pans (Tall only)		
			ITEM TOTAL:	\$16,388.37

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Item	Qty	Description	Sell	Sell Total	
9	1 ea	WALK IN COMBINATION COOLER FREEZER, REMOTE Southwest Insulated Panels Model No. 10424396 10'4" x 24'3" x 9'6" Cooler Freezer Combo with Floor, Less Floor 34" X 76" WALK-IN DOOR, WITH HEATER, SAFETY LATCH W/ CYL. LOCK, STANDARD HARDWARE, (1) SPRING LOADED HINGE 34" X 76" WALK-IN DOOR, WITH HEATER, SAFETY LATCH W/ CYL. LOCK, STANDARD HARDWARE, (1) SPRING LOADED REFRIGERATION 1-1/2 HP MOH015X62CFMT MED. TEMP. PREASSEMBLED REMOTE STUB- OUT SYSTEM, R404A, 208-230V/60/1. 10.8 AMPS (WT 296) ADT 130AEK BOHN COILS, W/ EC MOTORS 115V/60/1. 1.8 AMPS 2-1/2 HP MOH025L62CF LOW TEMP. PREASSEMBLED REMOTE STUB-OUT SYSTEM, R404A, 208-230V/60/1. 16.0 AMPS (WT 274 #) LET 090BEK BOHN COIL W/ EC MOTOR(S), 208-230/60/1PH 8.8 AMP Class 1 Urethane, UL Listed 4" Urethane Core, R-32 Insulation Walls, Tops and Floors Urethane Rail Construction, NSF Certified. Southwest Insulated Panels Will Not Be Responsible For Any Taxes, Permits, Inspection Fees and Licenses. Price Reflects Only Those Items Listed On Quotation. Refrigeration and Electrical Hook-up By Others Refrigeration Warranty: One Year Parts and Five Year Compressor, No Labor Warranty. Prices are FOB White Oak, TX - *** DELIVERY AND INSTALLATION OF PANELS ONLY TO PORT ARTHUR, TX. ***	\$31,568.65	\$31,568.65	
ITEM TOTAL:			\$31,568.65		

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Item	Qty	Description	Sell	Sell Total	
10	2 ea	ICE MAKER, CUBE-STYLE			
		Scotsman Model No. C0530MA-1	\$4,051.69	\$8,103.38	
		 Prodigy Plus® Ice Maker, cube style, air-cooled, self-contained condenser, production capacity up to 525 lb/24 hours at 70°/50° (380 lb AHR) certified at 90°/70°), medium cube size, AutoAlert™ indicating lights, WaterSense adjustable purge control, one-touch cleaning, harvest assist, front facing removable air filter, unit specific QR code, stainless steel finish, AgION™ antimicrobial protection, 115v/60/1-ph, 15.2 amps, cULus, NSF, CE, engineered and assembled in USA			
	2 ea	NOTE: Sale of this product must comply with Scotsman's MSRP Policy; contact your Scotsman representative for details			
	2 ea	3 year parts & labor warranties			
	2 ea	5 year parts & labor warranties on Evaporator			
	2 ea	5 year parts on compressor & condenser			
	2 ea	3M Purification ICE140-S (5616203) 3M™ Water Filtration Products Water Filter System, with gauge, 14-7/8"H x 5-1/16"D, valve-in-head, standard water, single vessel, 1/4-turn shut off valve, max pressure of 125 psi at 100°F, 0.2 micron, 2.1 gpm flow rate, 25,000 gallons capacity, for cyst, bacteria, sediment, chlorine taste and odor, scale, includes: (1) integral mounting bracket and (1) o-ring seal cartridge filter, 3/8" FNPT connections, NSF (for ice machines -cubers up to 1000lbs, flakers up to 1800lbs: Manitowoc I 0906, 0996, 1002, 1003, 1005, 1072, 1092, Scotsman C 0722, 0830, 1030, Hoshizaki KM 850, 901, Ice-O-Matic ICE 0806, 1006, 1007, Koolaire K 1000; Atosa YR140, YR280, YR450, YR800) (priced per each, packed 2 each per case)			
	2 ea	B530S Ice Bin, top-hinged front-opening door, 536 lb application capacity, for top-mounted ice maker, 30" width, metallic finish exterior, toolless removable baffle, polyurethane insulation, polyethylene liner, includes 6" legs, NSF, engineered and assembled in USA			
	2 ea	3M Purification ICE140-S (5616203) 3M™ Water Filtration Products Water Filter System, with gauge, 14-7/8"H x 5-1/16"D, valve-in-head, standard water, single vessel, 1/4-turn shut off valve, max pressure of 125 psi at 100°F, 0.2 micron, 2.1 gpm flow rate, 25,000 gallons capacity, for cyst, bacteria, sediment, chlorine taste and odor, scale, includes: (1) integral mounting bracket and (1) o-ring seal cartridge filter, 3/8" FNPT connections, NSF (for ice machines -cubers up to 1000lbs, flakers up to 1800lbs: Manitowoc I 0906, 0996, 1002, 1003, 1005, 1072, 1092, Scotsman C 0722, 0830, 1030, Hoshizaki KM 850, 901, Ice-O-Matic ICE 0806, 1006, 1007, Koolaire K 1000; Atosa YR140, YR280, YR450, YR800) (priced per each, packed 2 each per case)			
	2 ea	3 year parts & labor warranties			
ITEM TOTAL:				\$8,103.38	

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Item	Qty	Description	Sell	Sell Total
11	18 ea	PLANETARY MIXER  KitchenAid Commercial Model No. KSM8990DP KitchenAid® Commercial Stand Mixer, countertop, 8 quart bowl with lift, PowerCore® technology, commercial attachment power hub, ASF control panel, stainless steel bowl, dough hook, flat beater, and wire whip, speed control protection, dark pewter finish, 500 watts, 1.3 HP, 120v/60/1-ph, 4' cord, cULus, NSF	\$632.50	\$11,385.00
	18 ea	Two year replacement warranty from date of purchase, extends to the purchaser and any succeeding owner Commercial Immersion Blenders operated in the 50 United States, the District of Columbia, & Canada, standard		
ITEM TOTAL:				\$11,385.00
12	18 ea	WORK TABLE, STAINLESS STEEL TOP  Advance Tabco Model No. VSS-244 Work Table, 48"W x 24"D, 14 gauge 304 stainless steel top with countertop non drip edge, adjustable stainless steel undershelf, stainless steel legs & adjustable bullet feet, NSF	\$1,359.77	\$24,475.86
	18 st	TA-25S-4 Casters, 5" diameter, set of 4 (2 with brakes) with stainless steel legs for standard working height of 35-1/2"		
	36 ea	SS-1520 Deluxe Drawer, 15"W x 20"D x 5" deep drawer pan insert, stainless steel, with drawer slides		
	18 pr	TA-90 Drawer Adapter/Non Catalog Tables, specify table width (pair)		
ITEM TOTAL:				\$24,475.86
13	2 ea	TWO (2) COMPARTMENT SINK  Advance Tabco Model No. FC-2-2424-24RL Fabricated Sink, 2-compartment, 24" right & left drainboards, bowl size 24" x 24" x 14" deep, 16 gauge 304 stainless steel, tile edge splash, rolled edge, 8" OC faucet holes, stainless steel legs with adjustable side cross-bracing, 1" adjustable stainless steel bullet feet, overall 30" F/B x 96" L/R, NSF	\$2,737.38	\$5,474.76
	2 ea	Prerinse faucets		
	2 ea	K-116 T&S Heavy Duty Pre-Rinse Faucet, 8" OC, splash mounted, includes: spray valve & hose, riser, wall bracket, overhead spring, lead free		
	2 ea	K-117-TS Pre-Rinse Add-A-Faucet, 12" swing spout, fits K-115 & K-116, lead free		
	4 ea	K-40 Lever Drain, all stainless steel, 2"		
	2 ea	K-4 Support Bracket, for lever waste drain handle, (1) support required for each lever drain		
ITEM TOTAL:				\$5,474.76

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Item	Qty	Description	Sell	Sell Total
14	4 ea	WORK TABLE, CABINET BASE HINGED DOORS Advance Tabco Model No. HK-SS-246 Work Table, 72"W x 24"D, cabinet base with hinged doors, 14 gauge 304 stainless steel top with 5"H backsplash, stainless steel legs with adjustable hex feet, NSF	\$2,395.95	\$9,583.80
	12 ea	TA-46 Door lock, one required for each hinge door or for each set of sliding doors		
15	1 ea	CLEAN DISHTABLE Advance Tabco Model No. DTC-S30-48R Dishtable, clean, straight design, left-to-right operation, 10-1/2"H backsplash, 3" rolled front & side rims, stainless steel legs & crossrails, 47"W x 30"D x 34"H, 14/304 stainless steel	ITEM TOTAL: \$840.69	\$9,583.80 \$840.69
	1 ea	SPECIFY DISH MACHINE BRAND & MODEL to ensure proper fit, refer to attached document (AQ only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here		
			ITEM TOTAL:	\$840.69

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- 16 1 ea **DISHTABLE, SOILED "L" SHAPED**
 Advance Tabco Model No. DTS-K30-144L
 Korner-Soll Dishtable, L-shaped, left-to-right, 10-1/2"H backsplash, with pre-rinse sink, stainless steel legs, with stainless steel crossrails, 143" long, 14/304 stainless steel, Includes prerinse basket with slide bar (slide bar only when K-461 or K-461A disposer adapter is specified)
- 1 ea **SPECIFY DISH MACHINE BRAND & MODEL** to ensure proper fit, refer to attached document (AQ only) or consult www.advancetabco.com for compatibility listing. Certain dish machines require modifications at additional cost not shown here
- 5 ft **DTA-56 Additional drainboard area on machine side** (priced per linear foot)
- 1 ea **K-57 Welded field joint** (welded in field by others)
- 1 ea **DTA-78 Notch backsplash return** to accommodate dish machine interference (Please specify Dish Machine being used)
- 3 ea **DTA-99E Sink Bowl, 24"W x 24"D x 14" deep**, welded into top, (per bowl) (must specify sink location)
- 3 ea **DTA-52 Pre-Rinse Slide Bar**, for 24"W x 24"D fabricated sink bowls
- 3 ea **DTA-59 Pre-Rinse Basket with Slide Bar**, for 24"W x 24"D fabricated sink bowls, 18/304 stainless steel
- 1 ea **K-116 T&S Heavy Duty Pre-Rinse Faucet, 8" OC**, splash mounted, includes: spray valve & hose, riser, wall bracket, overhead spring, lead free
- 1 ea **K-117-TS Pre-Rinse Add-A-Faucet, 12" swing spout**, fits K-115 & K-116, lead free
- 2 ea **K-111 T&S Heavy Duty Faucet, 8" OC**, splash mounted with 14" swing spout, lead free
- 4 ea **K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections**
- 4 ea **K-4 Support Bracket, for lever waste drain handle**, (1) support required for each lever drain

ITEM TOTAL: \$9,284.45

\$1,709.92 \$3,419.84

17 2 ea **DEMO MIRROR**



Advance Tabco Model No. MI-48
 Tilting Demo Mirror, ceiling mounted, glass mirror 50-1/2"W x 25-1/2"H inside of square tubular stainless steel frame, rainbow uprights for added support, stainless steel, NSF (height dimension must be provided)

ITEM TOTAL: \$3,419.84

\$13,746.98 \$27,493.96

18 2 ea **WORK TABLE, CABINET BASE OPEN FRONT**



Advance Tabco Model No. EB-SS-308
 Work Table, 96"W x 30"D, open front cabinet base, 14 gauge 304 stainless steel top, stainless steel legs with adjustable hex feet, NSF

- 2 ea **Hatco HDW-2B Warming Drawer Unit, Built-in**, two drawers, includes (1) standard 6" deep food pan per drawer, stainless steel construction, thermostatic controls, NSF, cULus, Made in USA

1 ea **Hatco NOTE: Sale of this product must comply with Hatco's Minimum**

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Item	Qty	Description	Sell	Sell Total
		Resale Price Policy; consult order acknowledgement for details		
	1 ea	Hatco NOTE: Includes 24/7 parts & service assistance, call 800-558-0607		
	2 ea	Hatco 2-Yr Warranty on drawer warmer heating elements against burnout, standard		
	2 ea	Hatco 2-Yr Warranty on drawer slides & rollers against breakage, standard		
	2 ea	Hatco 120v/60/1-ph, 900 watts, 7.5 amps, hardwired (domestic voltage), standard		
	2 ea	Hatco STANDARD Stainless Steel Drawer Front, standard (Available at time of purchase only)		
	2 ea	Hatco Standard drawer pan		
	2 ea	Hatco Standard drawer pan		
	4 ea	Wells H-706 Hotplate, built-in, electric, 14-3/4" W, two burners, 9" Ø solid cast iron elements, with (2) infinite heat controls, front mounted, recessed control panel, stainless steel drip tray, Wellslok, 3000/4000w, RU, NSF		
	4 ea	Wells 1 year parts and labor warranty, standard		
	4 ea	Wells Note: Must specify voltage and phase		
	4 ea	Wells One year warranty on cast iron grates, burners & burner shields, standard		
	4 ea	Wells 208-240v/60/1-ph or 3-ph, 3.0-4.0kW, field wired (field convertible)		
	4 ea	TA-34 Top cut-out for drop in equipment (per cut-out)		
	8 ft	TA-27 Control Panel for heated well, requires top cut out TA-34 (per linear foot)		
	6 ea	TA-48 12" x 12" cut out for plumbing in back panel or undershelf		
	6 ft	TA-92 Apron in front of sink or drop in (per linear foot) (note: use TA-27 if control panel mounting is required)		
	4 ea	TA-62C Electric outlet under top of table or overshelf, GFI, duplex, in single gang box, NEMA 5-20R receptacles, stainless face plate, maximum 120v 20A service (wiring & utility chases or provisions not included) (optional chases and/or wiring by Advance Tabco is available-call for pricing)		
	2 ea	TA-62E Upgrade electric outlet to NEMA 6-20R or equivalent, maximum 240v 20A service (typically used for 208/240v applications), single receptacle in box, (wiring & utility chases or provisions not included) (optional chases and/or wiring by Advance Tabco is available-call for pricing) (requires TA-62A, TA-62C or TA-62D option)		
	2 ea	TA-15 Prepare for drawer warmer (warmer by others, specify brand & model), for enclosed base tables only, includes side partition(s) & apron (each)		
	2 ea	TA-36A-HINGED Hinged Door, 30" maximum width (per door), stainless steel		
	4 ea	TA-42-30 Interior partition, 2-1/2" x 30" (each)		
	4 ea	TA-551 Installation of customer-supplied hot food well (requires TA-34 or TA-34A top cut out)		
	2 ea	TA-550 INSTALLATION OF DRAWER WARMER		
	10 ea	TA-650 WIRING OF DROP INS, DRAWER WARMER AND OUTLETS		

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Item	Qty	Description	Sell	Sell Total
	2 ea	TA-LOAD100 LOAD CENTER AND LABOR TO A SINGLE POINT CONNECTION IN FIELD PRINT APPROVAL REQUIRED		
			ITEM TOTAL:	\$27,493.96
19	2 ea	WORK TABLE, CABINET BASE OPEN FRONT Advance Tabco Model No. EB-SS-3612 Work Table, 144"W x 36"D, open front cabinet base, 14 gauge 304 stainless steel top, stainless steel legs with adjustable hex feet, NSF	\$22,477.43	\$44,954.86
				
	2 ea	True TSSU-48-12-HC~SPEC3 SPEC SERIES® Sandwich/Salad Unit, (12) 1/6 size (4"D) poly pans, SPEC Package 3 includes: stainless steel insulated cover, 11-3/4"D cutting board, (2) full doors with locks, (4) gray PVC coated adjustable wire shelves, digital temperature control and display, stainless steel front, sides & back, stainless steel interior liner & stainless steel floor with coved corners, 5" castors, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 5.8 amps; NEMA 5-15P, cULus, UL EPH Classified, CE, Made in USA		
	2 ea	True Warranty - 3 year parts and labor, please visit www.TrueMfg.com for specifics		
	4 ea	Hatco GRAHL-48D3 Glo-Ray® Infrared Foodwarmer, 48" W, high wattage, tubular metal heater rod with lights, double heater rod housing 3" spacing, aluminum construction, 2440 watts, NSF, cULus, Made in USA		
	1 ea	Hatco NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	Hatco NOTE: Includes 24/7 parts & service assistance, call 800-558-0607		
	2 ea	Hatco One year on-site parts & labor warranty, plus one additional year parts only warranty on all Glo-Ray metal sheathed elements		
	2 ea	Hatco 120/208v/60/1-ph		
	2 ea	Hatco RMB-7J Remote Control Enclosure, (2) toggle switches, (2) indicator lights (for 208 volt only)		
	4 ea	Hatco STANDARD Clear Anodized Aluminum (housing), standard (Available at time of purchase only)		
	2 ea	Hatco LEADS15 11'-15' Extended Electrical Leads (Available at time of purchase only)		
	4 ea	Hatco STANDARD Clear Anodized Aluminum, standard (Available at time of purchase only)		
	4 ea	Hatco ADJ ANGLE-D Adjustable angle bracket, (2) pair		
	2 ea	Hatco HDW-2B Warming Drawer Unit, Built-in, two drawers, includes (1) standard 6" deep food pan per drawer, stainless steel construction, thermostatic controls, NSF, cULus, Made in USA		
	1 ea	Hatco NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	Hatco NOTE: Includes 24/7 parts & service assistance, call 800-558-0607		
	2 ea	Hatco 2-Yr Warranty on drawer warmer heating elements against burnout, standard		
	2 ea	Hatco 2-Yr Warranty on drawer slides & rollers against breakage, standard		

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Item	Qty	Description	Sell	Sell Total
2 ea		Hatco 120v/60/1-ph, 900 watts, 7.5 amps, hardwired (domestic voltage), standard		
2 ea		Hatco STANDARD Stainless Steel Drawer Front, standard (Available at time of purchase only)		
2 ea		Hatco Standard drawer pan		
2 ea		Hatco Standard drawer pan		
2 ea		TA-15 Prepare for drawer warmer (warmer by others, specify brand & model), for enclosed base tables only, includes side partition(s) & apron (each)		
2 ea		TA-113 Notch table top for floor-mounted buyout equipment (for open base tables only-with undershelf, must also use TA-40)		
2 ea		TA-40 Remove undershelf in cabinet base for slide in buyout		
24 ft		TA-135 Plate Shelf, under counter mount, 10" deep, for enclosed base tables without doors only, factory installed, sold (per linear foot) (if ordering less than the same number of linear feet as the length of the table, must add TA-42 interior partition)		
8 ea		TA-42-30 Interior partition, 2-1/2" x 30" (each)		
2 ft		TA-55 Remove back panel, on enclosed base		
6 ea		TA-48 12" x 12" cut out for plumbing in back panel or undershelf		
4 ea		TA-36A-HINGED Hinged Door, 30" maximum width (per door), stainless steel		
2 ea		(2) Wells		
2 ea		DISW-2-120 Hot Food Well Unit, drop-in, electric, 30-1/2"W x 24-1/2"D x 15-7/16"H (overall), 29-5/8"W x 23-1/2"D (cut out size), (2) 12" x 20" sealed hot food wells with drains (accommodates pan inserts up to 6-1/4" deep), wet or dry operation, remote control panel with individual infinite controls, indicator lights, 18 gauge 304 stainless steel self rimmed top, 20 gauge galvanized body, NSF, UL		
2 ea		TA-34 Top cut-out for drop in equipment (per cut-out)		
2 ea		TA-502 Install Advance Tabco-brand drop-in unit work table top (TA-34 top cut out also required), (Hot food units also require TA-27 control panel), (NOTE-most jurisdictions will not allow a stainless drop-in sink in stainless steel countertop-see TA-11 for weld-in sinks), (To install drop-in units not provided by Advance Tabco, consult factory for pricing)		
6 ft		TA-27 Control Panel for heated well, requires top cut out TA-34 (per linear foot)		
2 ea		120v/60/1-ph, 18.33 amps, direct wired, standard		
2 ea		CU-18-144 Overshelf, single, 144"W x 18"D, 18/430 stainless steel, to span over existing equipment (supplied by others), NSF (must provide equipment model numbers that shelf is going over to clarify mounting provision)		
4 ea		CU-18-60 Overshelf, single, 60"W x 18"D, 18/430 stainless steel, to span over existing equipment (supplied by others), NSF (must provide equipment model numbers that shelf is going over to clarify mounting provision)		
2 ea		NOTE: Must specify flat or "L" bracket & equipment unit is being mounted over - Prints required		
4 ea		TA-60 Modification to reduce length and/or width of shelf, start with		

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Item	Qty	Description	Sell	Sell Total
		next largest size then add "TA-60" to model number		
4 ea		TA-71 Heat lamp mounting provision (specify brand & model of heat lamp)		
2 ea		TA-550 INSTALLATION OF DRAWER WARMER		
4 ea		TA-550 INSTALLATION OF HEAT LAMPS		
8 ea		TA-650 WIRING OF DROP INS, DRAWER WARMER AND HEAT LAMPS		
2 ea		TA-LOAD100 LOAD CENTER AND LABOR TO A SINGLE POINT CONNECTION IN FIELD		
		PRINT APPROVAL REQUIRED		

20	1 ea	KITCHEN HOODS	ITEM TOTAL:	\$44,954.86
			\$59,574.00	\$59,574.00

Accurex Model No. KITCHEN HOODS
 KH-1 (112C) 1 Exhaust Only Wall Canopy Hood w/ ASP XBEW-240.00-S
 KH-2 (112C Range) 1 Exhaust Only Wall Canopy Hood XBEW-42.00-S
 DH-1 (114C Wash) 1 Condensate Hood XD1 - 42.00 - S
 KH-3 (111C Range) 1 Exhaust Only Wall Canopy Hood XBEW-42.00-S
 KH-4 (111C) 1 Exhaust Only Wall Canopy Hood w/ ASP XBEW-240.00-S
 112C FSS 1 Fire Suppression System FSSC - 20 - 2
 111C FSS 1 Fire Suppression System FSSC - 20 - 2
 KEF-KH-1 1 Upblast Exhaust Fan XRUB-180-VGD-30
 KEF-KH-1, Roof Curb 1 Roof Curb GPFV
 KEF-KH-4 1 Upblast Exhaust Fan XRUB-180-VGD-30
 KEF-KH-4, Roof Curb 1 Roof Curb GPFV
 KEF-KH-2 1 Upblast Exhaust Fan XRUD-101HP-VG
 KEF-KH-2, Roof Curb 1 Roof Curb GPFV
 KEF-KH-3 1 Upblast Exhaust Fan XRUD-101HP-VG
 KEF-KH-3, Roof Curb 1 Roof Curb GPFV
 DEF-DH-1 1 Upblast Exhaust Fan XRUD-090-VG
 DEF-DH-1, Roof Curb 1 Roof Curb GPF
 KSF-KH-1 1 Untempered Supply Fan XKSFB-112-H15-01
 KSF-KH-1, Roof Curb 1 Roof Curb TAP-GPI
 KSF-KH-4 1 Untempered Supply Fan XKSFB-112-H15-01
 KSF-KH-4, Roof Curb 1 Roof Curb TAP-GPI
 Controls - 112C 1 Variable Volume Fan Control Center Variable Volume Vari-Flow
 Controls - 111C 1 Variable Volume Fan Control Center Variable Volume Vari-Flow

ITEM TOTAL: \$59,574.00




ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
21	1 ft	COLD STORAGE SHELVING		
		Metro Model No. LOT Packed 1 ft	\$4,594.56	\$4,594.56
		(6) Sections; to consist of:		
24 ea		MX2460G MetroMax® i Shelf, 60"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF		
24 ea		MX74P Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction with built in Microban® antimicrobial product protection		
			ITEM TOTAL:	\$4,594.56
21.1	1 ea	DUNNAGE RACK	\$166.06	\$166.06
		Metro Model No. HP2248PD		
		Metro Bow-Tie™ Dunnage Rack, 22" x 48" x 12"H, slotted, with separate polymer tie for joining racks, corrosion proof polymer construction, NSF		
			ITEM TOTAL:	\$166.06
22	1 ft	COLD STORAGE SHELVING		
		Metro Model No. LOT Packed 1 ft	\$7,073.44	\$7,073.44
		(10) Sections; to consist of:		
24 ea		MX2448G MetroMax® i Shelf, 48"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 1000 lb. capacity per shelf, NSF		
16 ea		MX2460G MetroMax® i Shelf, 60"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF		
40 ea		MX74P Polymer trilobal post (compatible with MetroMax® i, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction with built in Microban® antimicrobial product protection		
			ITEM TOTAL:	\$7,073.44
22.1	1 ea	DUNNAGE RACK	\$166.06	\$166.06
		Metro Model No. HP2248PD		
		Metro Bow-Tie™ Dunnage Rack, 22" x 48" x 12"H, slotted, with separate polymer tie for joining racks, corrosion proof polymer construction, NSF		
			ITEM TOTAL:	\$166.06

ISI Commercial Refrigeration, LLC


07/16/2020

Item	Qty	Description	Sell	Sell Total
23	2 ea	HEATED HOLDING PROOFING CABINET, MOBILE  Carter-Hoffmann Model No. HL4-18 hotLOGIX Humidified Holding Cabinet/Heater Proofer-HL4 Series, one compartment, full height, insulated, (36) 12" x 20" or (18) 18" x 26" pan capacity, 3" fixed wire universal slides, (1) single pane tempered glass door, bottom-mount forced air heat with water reservoir, mechanical controls, aluminum construction, (4) 5" swivel casters (2 with brakes), ETL, ETL-Sanitation (RapidShip)	\$2,888.05	\$5,776.10
	2 ea	3 Year parts & labor warranty, standard		
	2 ea	120v/60/1-ph, 2100 watts, 17.5 amps, 8 ft cord with NEMA 5-20P, standard		
	2 ea	Single pane tempered glass door in extruded aluminum, standard		
ITEM TOTAL:				\$5,776.10
24	2 ea	REACH-IN FREEZER  Traulsen Model No. RLT132NUT-HHS Spec-Line Freezer, Reach-In, one-section, 21.9 cu. ft., self-contained refrigeration, stainless steel exterior and interior, standard depth, narrow half-height doors, (3) adjustable wire shelves per section, microprocessor controls, unit can be programmed to operate at -10°F, 1/2 HP, cULus, UL-Sanitation	\$8,839.31	\$17,678.62
	2 ea	0 degrees Fahrenheit holding temperature, standard		
	2 ea	115v/60/1-ph, 9.7 amps, with cord & NEMA 5-20P, standard		
	2 ea	3 year service/labor, 5 year compressor warranty, standard		
	2 ea	Door hinged on right, standard		
ITEM TOTAL:				\$17,678.62
25	2 ea	REACH-IN REFRIGERATOR  Traulsen Model No. RHT232NUT-HHS Spec-Line Refrigerator, Reach-In, two-section, 46.0 cu. ft., self-contained refrigeration, StayClear™ Condenser, stainless steel exterior and interior, standard depth, narrow half-height door or doors with Santoprene® EZ-Clean Gaskets, (3) adjustable wire shelves per section, microprocessor controls, 6" adjustable stainless steel legs, 5/8 HP, cULus, NSF	\$11,478.41	\$22,956.82
	2 ea	115v/60/1-ph, 8.2 amps, with cord & NEMA 5-15P, standard		
	2 ea	3 year service/labor, 5 year compressor warranty, standard		
	2 ea	Left door hinged left/right hinged right, standard		
	12 ea	Additional coated shelf on pins (max 9)		
	2 st	Castors, 4-5/8" high (set of 4)		
ITEM TOTAL:				\$22,956.82


ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
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26	4 ea	PLASTIC SHELVING Metro Model No. MX2460G  MetroMax® I Shelf, 60"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF	\$671.70	\$2,686.80
	4 ea	MX2454G MetroMax® I Shelf, 54"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 750 lb. capacity per shelf, NSF		
	4 ea	MX2448G MetroMax® I Shelf, 48"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 1000 lb. capacity per shelf, NSF		
	4 ea	MX2436G MetroMax® I Shelf, 36"W x 24"D, reinforced type 304 stainless steel corners, removable open grid polymer mats, (4) wedge connectors, built in Microban® antimicrobial product protection, 1000 lb. capacity per shelf, NSF		
	16 ea	MX74P Polymer trilobal post (compatible with MetroMax® I, MetroMax® 4, MetroMax® Q), 74-3/16"H, for stationary use or with a dolly, adjustable leveling foot, grooved on 1" increments, corrosion proof all polymer construction with built in Microban® antimicrobial product protection Dry Storage		




ITEM TOTAL: \$2,686.80
\$2,515.10 \$2,515.10

27	1 ea	WORK TABLE, BAKERS TOP  Advance Tabco Model No. TBS-304 Bakers Top Work Table, 48"W x 30"D, 1-3/4" thick wood top with 4" splash at rear & both sides, stainless steel legs with cross rails, stainless steel adjustable hex foot, NSF		
	3 ea	Cambro IBS20148 Ingredient Bin, mobile, 21 gallon capacity, molded polyethylene with sliding cover, S-hook on front (scoop NOT included), (4) 3" heavy duty casters (2 front swivel, 2 fixed), with bin securely attached to base plate, white with clear cover, NSF		
	3 ea	Cambro SCP24CW135 Camwear® Scoop, 24 oz., polycarbonate, clear, NSF		
	1 ea	TA-47 Shelf Mounting Bracket, on existing table (per shelf)		
	1 ea	12" wide		
	1 ea	15" wide		
	1 ea	ODS-15-48R Overshelf, table mounted, double, 48"W x 15"D, 1"H rear up-turn, 18 gauge 430 stainless steel (non-adjustable, old style)		
	1 ea	Rear of table shelf location, 1" back splash is provided on table with splash		

ITEM TOTAL: \$2,515.10



ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
28	2 ea	DRYING RACK UNIT  Metro Model No. PR48X4 MetroMax® i Stationary Drying Rack Unit, 48"W x 24"D x 74"H, 4-tier, Includes: (4) shelves, (4) 74" posts, (2) cutting board/tray drying racks, (2) pan racks, built in Microban® antimicrobial product protection, NSF Drying Racks	\$915.98	\$1,831.96
			ITEM TOTAL:	\$1,831.96
29	1 ea	PLANETARY MIXER  Hobart Model No. HL300-1STD 200-240/50/60/3 Mixer; with bowl, beater, & "D" whip; US/EXP configuration - Legacy Planetary Mixer, 3/4 hp, 30 quart capacity, (3) fixed speeds, gear-driven transmission, 15-Minute SmartTimer™, #12 taper attachment hub, manual bowl lift, bowl guard, stainless steel bowl, "B" beater, "D" whip 1 ea Standard warranty: 1-Year parts, labor & travel time during normal working hours within the USA 1 ea TRUCK-HL4030 Legacy® Mixer Bowl Truck, aluminum, for 30 & 40 quart mixers	\$10,110.24	\$10,110.24
			ITEM TOTAL:	\$10,110.24
30	1 ea	FAUCET, KETTLE / POT FILLER T&S Brass Model No. B-0610-60H Pot Filler Faucet, wall mount, 8" centers, single control, vacuum breaker, 68" stainless steel flexible hose, hooked nozzle, quarter-turn Eterna cartridge with spring check, lever handle with color indexes, 1/2" NPT female inlet, chrome-plated brass finish, low lead, NSF, cCSAus	\$432.79	\$432.79
			ITEM TOTAL:	\$432.79
31	3 ea	FLOOR TROUGH  Advance Tabco Model No. FFTG-1236 Floor Trough, 36"W x 12"D x 4" deep, with fiberglass grating, stainless steel removable strainer basket, 4" O.D. waste pipe 3"L, pitched towards waste, NSF	\$1,190.05	\$3,570.15
			ITEM TOTAL:	\$3,570.15




ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
32	1 ea	UNDERCOUNTER REFRIGERATOR  True Manufacturing Co., Inc. Model No. TUC-27-ADA-HC~SPEC3 SPEC SERIES® Undercounter Refrigerator, 34" working height, 33 - 38°F, SPEC Package 3 includes: 16-ga. stainless steel top, (1) heavy-duty stainless steel door, steel handle, door lock standard, (2) PVC coated adjustable wire shelves, electronic temperature control with digital temperature display, stainless steel sides & back, stainless steel interior, 3" castors, R290 Hydrocarbon refrigerant, 1/6 HP, 115v/60/1- ph, 2.0 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, ADA Compliant, Made in USA 1 ea Self-contained refrigeration standard 1 ea Warranty - 7 year compressor (self-contained only), please visit www.Truemfg.com for specifics (updated warranty sheet pending from True) 1 ea Warranty - 3 year parts and labor, please visit www.Truemfg.com for specifics 1 ea 3" castors, standard Bistro Undercounter	\$2,044.13	\$2,044.13
			ITEM TOTAL:	\$2,044.13
33	1 ea	ICED TEA BREWER  BUNN Model No. 36700.0013 36700.0013 TB3Q Iced Tea Brewer, 3-gallon capacity single brewer, 26.7 gallon/hour, SplashGard® funnel, Quickbrew system (dispensers sold separately), 120v/60/1-ph, 1730w, 14.4amps, NEMA 5-15P, cord attached, UL, NSF 1 ea Equipment discount category net prices must be rounded to the nearest dollar 1 ea 34100.0002 34100.0002 TDO-4 Iced Tea/Coffee Dispenser, cylinder style, 4 gallon capacity (15.1 litres), sump dispense valve, oval shape brew-through plastic lid, faucet handles are labeled sweetened & unsweetened, side handles, NSF 1 ea 39000.0007 39000.0007 EQHP-TEA Easy Clear® Water Softening Filter, high performance, 4,350 grains of hardness reduction, reduced scale forming minerals, 1 gpm flow rate, 5 micron, integrated carbon block, quick connect, includes: head assembly, integral mounting bracket & single cartridge filter	\$821.33	\$821.33
			ITEM TOTAL:	\$821.33

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
34	1 ea	COFFEE BREWER		
		 BUNN Model No. 20900.0011 20900.0011 Dual® Coffee Brewer, Portable, mechanical thermostat, brews 18.9 gallons per hour capacity, stainless steel funnel, 3 batch-size settings, electronic timer & grinder interface, upper hot water faucet, variable water bypass, includes (2) GPR servers (20950.0004), 4" black adjustable legs, 120/240v/60/1-ph, 6890 watts, 29 amps, UL, NSF	\$2,419.39	\$2,419.39
	1 ea	Equipment discount category net prices must be rounded to the nearest dollar		
	2 ea	20950.0004 20950.0004 1.5GPR-FF Coffee Server, 1.5 gallon, top handles, fast flow faucet, stainless decor, NSF		
	2 ea	12203.0010 12203.0010 RWS1 Satellite Brewer Warmer, 4" adjustable plastic legs (for use with 1GPR and 1.5GPR servers), 120v/60/1-ph, 100w, 1 amps, cord attached, UL, NSF		
	1 ea	39000.0002 39000.0002 EQHP-25L Easy Clear® High Water System, 25,000 gallon, reduced sediment, chlorine taste & odor, reduction @ 2.1 gpm, equipment protection, scale inhibitors with "L" model, 0.2 micron, includes: a head assembly, integral mounting bracket and cartridge filter, Quick Connect, NSF		
ITEM TOTAL:				\$2,419.39
35	1 ea	FROZEN DRINK MACHINE, NON-CARBONATED, BOWL TYPE		
		 BUNN Model No. 34000.0013 34000.0013 ULTRA-2 Ultra Gourmet Ice® Frozen Drink Machine, counter model, (2) 3 gallon hoppers, internally monitored refrigeration system, touchpad display, reversing auger design freeze time & reduces air mixing, flat lid, black decor, cord attached, 120v/60/1-ph, 12amps, NEMA 5-15P, NSF, ETL	\$2,186.20	\$2,186.20
	1 ea	Equipment discount category net prices must be rounded to the nearest dollar		
	1 ea	Full 2 year parts, 1 year labor warranty, 3 years parts/labor warranty on electronics, 5 years parts and 1-year labor warranty on compressor		
ITEM TOTAL:				\$2,186.20
36	1 ea	BEVERAGE DISPENSER, ELECTRIC (HOT)		
		 BUNN Model No. SET00.0197 SET00.0197 FMD-3 BLK Fresh Mix Dispenser, (3) 4 lb. hopper, 5.2 gallon/hr capacity, lighted front graphics, high-impact resin door, heavy-duty whipper, adjustable legs & drip tray accommodate 20 oz. mugs, variable speed hopper motor, black decor, 120v/60/1-ph, 1800w, 15amps, NEMA 5-15P, cord attached, NSF, ETL	\$1,484.02	\$1,484.02
	1 ea	Equipment discount category net prices must be rounded to the nearest dollar		
	1 ea	39000.0004 39000.0004 EQHP-10 Easy Clear® Medium/High Water System, 10,000 gallon, reduced sediment, chlorine taste & odor, 1.5 gpm, equipment protection, 10 micron, includes: a head assembly, integral mounting bracket and cartridge filter, Quick Connect, NSF		
ITEM TOTAL:				\$1,484.02

ISI Commercial Refrigeration, LLC

07/16/2020

Item	Qty	Description	Sell	Sell Total
37	1 ea	HOT WATER DISPENSER FMP Model No. 190-1351 Bunn Hot Water Dispenser, 5 gallon capacity, stainless steel construction, 120v/60/1-ph, 15.4 amps, 1800 watts, NSF (power cord required)	\$1,305.09	\$1,305.09
			ITEM TOTAL:	\$1,305.09
38	1 ea	AIR CURTAIN Bernier Model No. SHD07-2072A Sanitation Certified Series High Performance Air Curtain, 72" long, unheated, (2) 3/4 hp motor, for doors up to 7-feet high, aluminum housing with white finish, indoor or exterior mounting, cULus, UL EPH Classified, MADE IN USA	\$1,367.45	\$1,367.45
	1 ea	Five year parts warranty (unheated units)		
	1 ea	If special freight fees are requested, (See below) all applicable fees will be added to the invoice; fees subject to change; contact factory for addition information.		
	1 ea	A 120v/60/1-ph		
	2 ea	9503SD020-P Automatic Door Switch, plunger type, activates air door when door opens, single phase only & max. amp draw of 20 amps		
	1 ea	White powder coat exterior finish standard		
			ITEM TOTAL:	\$1,367.45
			Merchandise	\$547,854.23
			Delivery & Set n Place	\$31,136.00
			Total	\$578,990.23

Proposal/Contract

This Agreement is by and between ISI Commercial Refrigeration, LLC. (ISI) and (Buyer) as of the date shown below. Unless otherwise noted all merchandise shall be covered by the individual manufacturer's standard warranty. This Proposal/Contract does not include any special licenses, permits, or fees that may or may not be required. Buyer is responsible for obtaining any and all approvals and permits from the Health Department, Building Department, Fire Marshal, etc. All equipment is supplied with standard components and is ready for plumbing and electrical connections by other contractors.

Special ordered and not stocking equipment is not returnable. Cancellation of equipment in process of being built by the factory will result in a cancellation fee determined by the factory.

All quotations, terms and financial arrangements are subject to approval of the Credit Department of ISI. The Buyer grants to ISI a security interest in the items specified in this Proposal/Contract until such items have been fully paid for by the Buyer. Buyer hereby appoints ISI as Buyer's agent and grants ISI limited Power of Attorney for the purpose of executing any document necessary to perfect the security interest granted in this Proposal/Contract.

ISI Commercial Refrigeration, LLC

07/16/2020

ISI is not responsible for wall blocking, running drains or making hard wire connections. All electrical and plumbing connections are the responsibility of other trades. All roof/wall penetrations and sealing are the responsibility of other trades. All plumbing connections, back flow preventers, pressure regulators and flushing of gas and water lines are the responsibility of other trades. All electrical connections including disconnects, shunt trip breakers, micro switches, motor starters, switches, etc., are excluded from this quote. Each piece of equipment has standard and optional equipment. Only the standard equipment is provided unless options are listed.

I understand, agree to, and accept the above terms and conditions.
Accepted by: _____ Date: _____

Printed Name: _____

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin,
Texas 78711, 1-800-803-9202, 512-463-6599, www.tdlr.texas.gov
AUSTIN: TACLB52729R / BEAUMONT: TACLA35912C / DALLAS: TALCB16860C /
HOUSTON: TACLA00102227C

Acceptance: _____ Date: _____
Printed Name: _____
Project Grand Total: \$578,990.23



Strategic Equipment, LLC
dba TriMark Strategic
dba TriMark Foodcraft
dba ISI Commercial Refrigeration

Quote

04/30/2021

To:

Port Arthur Economic Development
Corp.
Floyd Batiste
501 Procter Street Suite #100
Port Arthur, TX 77640
409-962-1119 (Contact)

Project:

PA Economic Development Corp./
Wall Sheeting & Hand Sink/ CX1
The Press Building
549 4th Street
Port Arthur, TX 77640

From:

Strategic Equipment, LLC
Chris Wiggins
9010 West Little York Rd., Suite
100
Suite 200
Houston, TX 77040
713-861-4455 ext 5508
(346) 237-4223 (Contact)

Project Code: PAEDCLSC

Change Order

Item	Qty	Description	Sell	Sell Total
39	1 ea	HAND SINK Advance Tabco Model No. 7-PS-20-2X Hand Sink, wall mounted, 14" wide x 10" front-to-back x 5" deep bowl, 20 gauge 304 stainless steel, with deck mounted fixed faucet, basket drain, NSF, cCSAus	\$220.08	\$220.08
			ITEM TOTAL:	\$220.08
40	1 ea	SHEETING Fabricated Products Model No. SHEETING Supply and install approx. 396 square feet of 18 gauge stainless steel wall sheeting below two (2) hoods. Installed with adhesive and chrome connecting strips and ends	\$7,286.40	\$7,286.40
			ITEM TOTAL:	\$7,286.40
			Merchandise	\$7,506.48
			Delivery & Set n Place	
			Total	\$7,506.48

04/30/2021

This Quote shall be subject to TriMark's Terms of Sale <http://www.trimarkusa.com/SiteMedia/SiteResources/Terms/TriMark-Terms-and-Conditions-of-Sale.pdf>, which are incorporated herein by reference and shall govern. The parties specifically agree that no signature shall be required in order for this Quote or its applicable terms and conditions to be deemed legally binding and enforceable on Customer where the intent to be so bound can be inferred (including by acceptance or retention of products or services), notwithstanding contrary requirements under any law.

Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas
78711 1-800-803-9202, 512-463-6599, www.tdlr.texas.gov
AUSTIN: TACLB52729R / BEAUMONT: TACLA35912C / DALLAS: TALCB16860C
HOUSTON: TACLB27580R

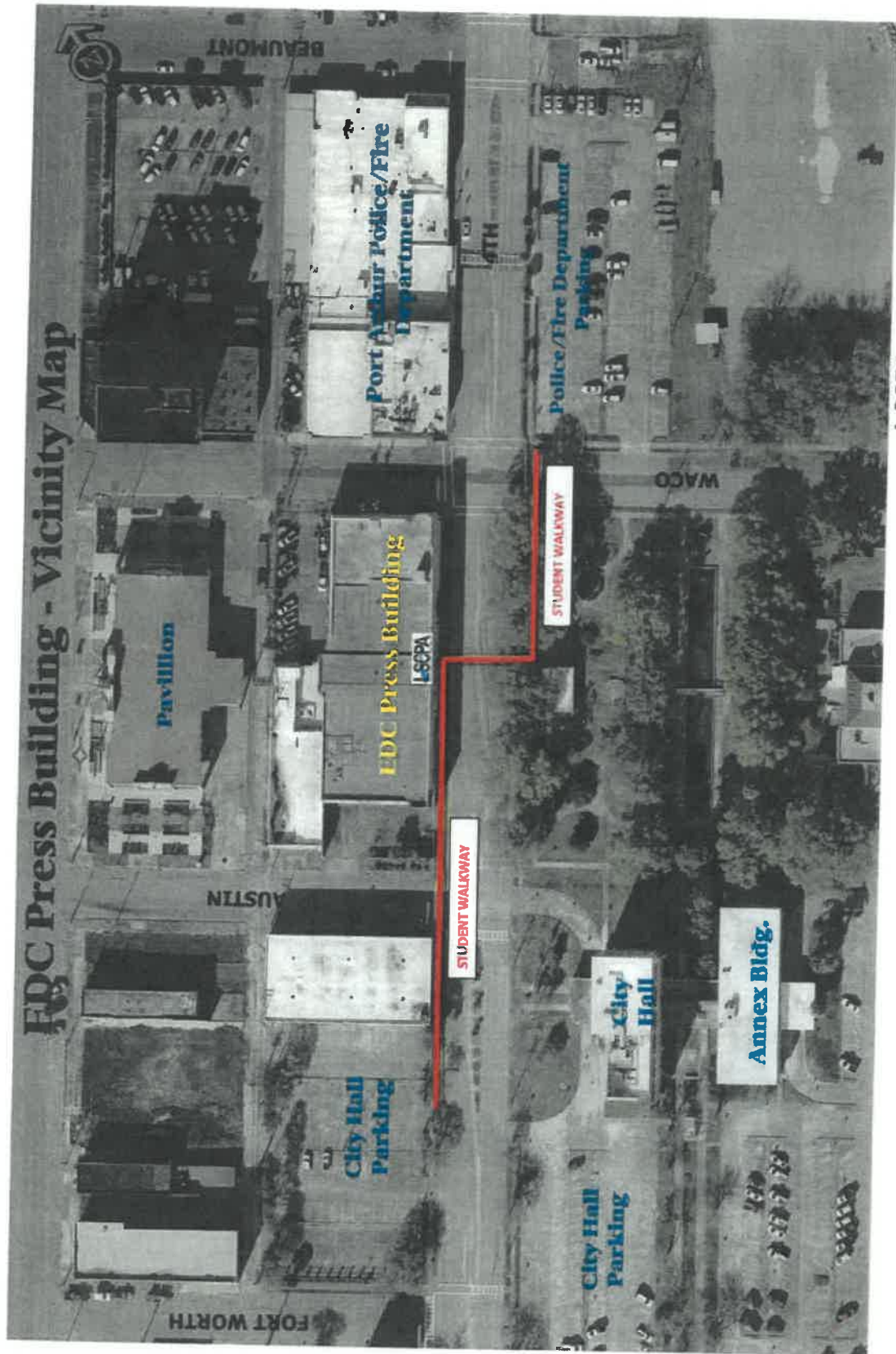
I understand, agree to and accept the above terms and conditions.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$7,506.48

EXHIBIT "E" PARKING LOT



 LSCPA = Building Entrance