

MEMORANDUM

TO: Real Estate & Transportation Committee
Commissioner Don Selvage, Chairman
Commissioner Justin Troller
Commissioner Phillip Walker

FROM: City Attorney's Office

DATE: September 19, 2016

**RE: Lease Agreement with Bosko's Foursome LLC Re:
Cleveland Heights Golf and Country Club**

Attached hereto please find a proposed lease agreement between the City and Bosko's Foursome, LLC to lease space and to provide food and beverage services at Cleveland Heights. The leased premises consist of the bar, dining area and kitchen. It also establishes Bosko's as the exclusive food and beverage provider at the dining facility and for other catering events on the course. Service is expected to commence on October 1.

The term is for a period of three years with two five year options for renewal terms at the election of Bosko's. Rent for the space begins at \$1500 per month for the first four months, increasing to \$5800 for the balance of the first term. For any renewal terms thereafter, it increases annually by the percentage change in the CPI-U, or 3%, whichever is greater. Bosko's and Cleveland Heights management shall agree on operating hours, but in no event will full service be available for less than 60 hours per week.

Bosko's will be responsible for all licensing and insurance associated with the alcoholic beverage service for the bar operation as well as catering. The City will provide telephone, electric, water/wastewater and solid waste disposal. Bosko's is responsible for cable TV, internet, and gas. Bosko's may use the City equipment inventory which the City will maintain initially, not to exceed \$5,000, with Bosko's accepting that responsibility after 90 days.

Termination may occur on a default by the tenant, or for convenience by either party, with a 180-day notice during which time rent will abate. It is recommended that the appropriate City officials be authorized to execute this lease agreement.

attachment

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into on this _____ day of September, 2016 by and between the CITY OF LAKE LAND, FLORIDA, a municipal corporation whose address is 228 S. Massachusetts Ave. Lakeland, FL 33801 (hereinafter "LANDLORD"), and BOSKO'S FOURSOME, LLC, a Florida limited liability company whose address is 1345 Brighton Way, Lakeland, Florida 33813 (hereinafter "TENANT").

WHEREAS, LANDLORD is the owner and operator of that certain municipal facility known as Cleveland Heights Golf Course which is a 27-hole public course with a full service clubhouse containing a restaurant and lounge; and

WHEREAS, the public interest and welfare will be served and the facilities of the Cleveland Heights Golf Course will be materially enhanced by providing high quality food, beverage and catering services to the public patronizing the facilities; and

WHEREAS, TENANT is agreeable to providing the services hereunder and does otherwise desire to lease from LANDLORD that portion of the facility as hereinafter more fully described.

WHEREAS, The City issued its RFP #6235 which awarded to TENANT in accordance with their response dated August 18, 2016.

NOW, THEREFORE, in consideration of the terms and conditions hereinafter set forth, as well as incorporating the above recitals by this reference as if they were set forth below the parties hereto do mutually agree and covenant as follows:

1. DESCRIPTION OF PREMISES

LANDLORD leases to TENANT and TENANT rents from LANDLORD, as herein provided, premises located at Cleveland Heights Golf Course within the main dining floor as described more particularly on **Exhibit "A"** (the Leased Premises) attached hereto and by reference incorporated herein. The Leased Premises shall consist of approximately 9,925 square feet.

2. TERM

The term of this Lease is for a period of three (3) years commencing on October 1, 2016, and continuing through October 1, 2019, unless otherwise cancelled or terminated as provided herein.

3. RENEWAL TERMS

Provided the TENANT is not in default, the TENANT may renew this Lease for two (2) renewal terms of five (5) years each upon similar terms and conditions as stated in this Lease with the exception of the Rent Amount which will be adjusted in accordance with Section 4 of this Lease. To indicate its intention to extend this Lease for a renewal term, the TENANT shall provide written notice to the LANDLORD no later than ninety (90) days prior to the expiration of the prior term.

4. RENT

A. As consideration for the Lease herein and for the continued privilege of operating an exclusive food, catering and alcoholic beverage concession, TENANT shall pay the LANDLORD as rent the following:

First Year: The TENANT shall pay to LANDLORD rent for the Premises and Equipment, according to the schedule below, together with sales tax and other

charges payable by TENANT in accordance with the express terms and conditions of this Agreement, payable in advance on or before the fifth (5th) day of each month.

- October 2016 through January 2017: Rent is \$1,500.00 per month
- February 2017 through September 2019: \$5,800.00 per month.
- During any renewal term as described in Section 3, the rent shall increase three percent (3%) annually or by the percentage change in the CPI-U, whichever is greater, over the prior year's rental amount.

B. Late installments or rent not received within five (5) days past the date due shall bear a late payment fee of five percent (5%).

Deposit: No security deposit is required at execution of this Agreement.

5. FACILITIES, HOURS OF OPERATION AND SERVICES

A. TENANT agrees to maintain at all times a high quality restaurant facility for the purpose of providing consistently high quality food and beverage services to the general public and to golf patrons. All operations shall be in strict conformity with all applicable laws, regulations and ordinances, and the TENANT shall be required to obtain all necessary licenses as may be required by federal, state and local government laws or regulations. This provision shall be deemed to be a material provision of this Lease.

B. The food and drink facilities shall be operated based on a schedule to be agreed upon by the General Manager of Cleveland Heights and the TENANT's representative, but shall be for no less than sixty (60) hours per week.

(1) Dining facility: TENANT shall operate the facility for a minimum of two (2) meals per day.

(2) TENANT, at its option, may extend the hours of services as may be otherwise permitted by law and agreed to in writing by LANDLORD. TENANT may not reduce the hours of services without the prior written consent of the LANDLORD.

C. Alcoholic Beverage Sales:

(1) License: The TENANT shall apply for and obtain, in the name of the TENANT, a 4COPSRX Florida alcoholic beverage license. The expense of applying for, obtaining and reviewing this license shall be that of the TENANT.

(2) Beer and Wine Sales: So long as this Lease is in effect and TENANT is not in default, the TENANT shall have the exclusive right to sell or dispense beer and wine incidental to its food operation during the operating hours of the dining facility unless otherwise prohibited by law.

(3) Alcohol Sales: So long as this Lease is in effect, the TENANT shall have the exclusive right to sell or dispense alcoholic beverages incidental to its food operation in accordance with all applicable regulations. LANDLORD shall approve all programming in the bar area prior to any events.

D. TENANT shall promptly furnish to the LANDLORD all reports from any inspections conducted by health or other agencies regarding TENANT'S operation at the Golf Course.

6. UTILITIES

A. TENANT agrees to obtain any and all necessary services not provided by the LANDLORD and pay any and all fees, deposits, charges or other assessments for such utilities. TENANT shall be responsible for removal of all garbage and waste from the Leased Premises and depositing said garbage and waste into the garbage receptacles provided by the LANDLORD and located outside of the Leased Premises.

B. LANDLORD agrees to pay telephone, electric, water, wastewater, and garbage utility service for the leased premises. TENANT shall provide cable TV, internet service, and gas.

7. FIXTURES AND EQUIPMENT

LANDLORD agrees to provide all fixtures, furniture and appliances in existence on the commencement of this Agreement. The LANDLORD shall also provide the freezer/cooler and range hood and related equipment for use in the daily operation, but which cannot be removed from the Premises and shall remain the property of the LANDLORD. It is mutually agreed with respect to all furniture, fixtures and appliances provided by the LANDLORD that such furniture, fixtures and appliances shall be in operating condition at the onset of this Lease and shall remain the exclusive property of the LANDLORD, and shall be returned to the LANDLORD in working condition, reasonable wear and tear excepted. TENANT shall NOT be allowed to remove these at the termination of this Lease Agreement.

Equipment. The LANDLORD agrees to also provide miscellaneous equipment items for the use of the TENANT, said miscellaneous equipment is described on the attached

Exhibit “B”, which shall be executed by both TENANT and LANDLORD. LANDLORD agrees to maintain and repair all equipment, not to exceed \$750.00 per repair for each piece of equipment for the first ninety (90) days of this Lease only and not to exceed \$5,000.00 in the aggregate for all of said equipment. If any item of repair exceeds \$750.00 during that ninety (90) day period, TENANT shall have the option of paying the additional repair amount or, at the request of the TENANT but with the consent of the LANDLORD, TENANT may replace said item of equipment (with the LANDLORD contributing the sum of \$750.00 to the replacement cost) and then said item of equipment shall become the property of the TENANT on expiration of the Lease. If any of the equipment is deemed no longer useable after the ninety (90) day time period, the TENANT will be responsible for replacement, at which time the TENANT will own it and is responsible for all repairs.

LANDLORD agrees that TENANT may install a beer tap, built into the bar which will dispense up to ten (10) different beer brands. The beer tap will then become the property of the LANDLORD, upon the expiration of the lease. In exchange for the beer tap, LANDLORD agrees to give TENANT the beverage cart, presently owned by the City, which shall become the property of the Tenant on expiration of the Lease. LANDLORD agrees to replace and maintain twelve (12) televisions in the bar area. The replaced televisions will remain the property of the LANDLORD.

8. INSURANCE

A. Fire and Extended Coverage –

(i) Through the term of this Agreement, TENANT shall, at its sole cost and expense, maintain insurance against the perils of fire and such perils as are included in the

standard extended coverage endorsement, including vandalism and malicious mischief, solely on furniture, fixtures and other personal property owned by TENANT or LANDLORD, if used in conjunction with the TENANT'S operation, with waiver of subrogation making LANDLORD an additional insured. Said insurance shall be obtained to cover any deductible in the casualty insurance to be maintained by the LANDLORD and shall be written for \$150,000.

(ii) LANDLORD shall be responsible, at its sole cost and expense, for maintaining insurance against the perils of fire and such perils as are included in the standard extended coverage endorsement, including vandalism and malicious mischief, on the building in which the Premises is located.

B. Public Liability and Property Damage Insurance - TENANT shall procure and maintain during the term of this Lease, public liability insurance with a combined single limit for bodily injury and property damage liability in an amount not less than \$1,000,000 including premises and operations coverage. This policy shall also include premises and operations coverage. This policy shall also include products liability and liquor liability coverage and shall name the LANDLORD as an additional insured.

C. Worker's Compensation Insurance - TENANT shall procure and maintain worker's compensation insurance in the manner required by law during the life of this Lease for all of its employees engaged under the term of this Lease. This policy must include employer's liability coverage with a limit of \$100,000 for each accident.

D. Certificate of Insurance - Certificates of Insurance evidencing the coverage required in subparagraphs A (i), B and C shall be promptly furnished to the LANDLORD, but

in any event, prior to TENANT'S occupancy of the Leased Premises. Certificates of Insurance shall be kept current at all times and shall provide that if the policy of policies should be cancelled by the insurance company or TENANT during the term of this Lease, at least thirty (30) days written notice prior to the effective date of such cancellation will be given to the LANDLORD. The Certificates of Insurance required by this Lease shall be submitted for approval to the LANDLORD'S Office of Risk Management, and failure of TENANT to furnish proper Certificates shall be a breach of this Lease. Except for Workers' Compensation and Professional Liability, the TENANT'S insurance policies shall be endorsed to name the LANDLORD, "City of Lakeland", as an additional insured.

9. RIGHT OF ENTRY

LANDLORD, or his designee, shall be permitted to enter the premises at reasonable times to examine same or to make such emergency repairs therein as shall be deemed necessary by LANDLORD or to otherwise make such inspections and examinations as deemed necessary by LANDLORD.

10. INDEMNITY

TENANT does hereby covenant and agree to indemnify, defend, and save harmless the LANDLORD, its appointed Boards, authorities and Commissions, elected officials, officers and employees, individually and collectively, from all fines, suits, claims, demands or action of any kind and nature arising by reason of any and all of TENANT'S activities hereunder. TENANT does hereby agree to and does assume all the risks in the operation of its business hereunder, and shall be solely responsible and answerable for any and all accidents or injuries to persons or property, without regard to the limits of liability insurance

coverage required above. TENANT shall not at any time act or purport to act as agent of LANDLORD or any of its officers or agents.

LANDLORD does hereby covenant and agree to indemnify, defend, and save harmless the TENANT, its Managers, Members, officers and employees, individually and collectively, from all fines, suits, claims, demands or action of any kind and nature arising by reason of any and all of LANDLORD's activities which are unrelated to the TENANT'S operation of its business. Any indemnity by the herein shall be limited by the sovereign immunity monetary limitations as contained in Section 768.28 of the Florida Statutes, as may be amended from time to time.

The indemnity herein is absolute and complete and includes the recovery of reasonable attorney's fees by the prevailing party for any actions arising thereunder. To the extent this Indemnification conflicts with any provision of applicable law, regulation or statute, this indemnification shall be deemed to be amended in such a manner as to be consistent with such law, regulation or statute.

11. ASSIGNABILITY

This Lease will be only assignable with the prior written consent of the LANDLORD. The LANDLORD shall be authorized to review the viability of any assignment, including, but not necessarily limited to the financial stability of an Assignee. LANDLORD retains sole discretion and final approval of any party seeking to assume the Lease as part of the overall review process. It is mutually acknowledged by the parties that the LANDLORD is entering into this Lease in reliance upon the individual TENANT herein and as such, the Lease is personal in nature.

12. ENFORCEMENT OF AGREEMENT

In the event any action, suit or other proceeding is brought to collect the rent due or to become due hereunder, or any portion thereof, or to take possession of said premises or to enforce compliance with this Lease, or for failure to observe any of the covenants of this Lease, the prevailing party shall be entitled to reasonable attorney's fees.

13. TERMINATION AND DEFAULT

A. Upon the expiration or sooner termination of this Lease, the TENANT shall return to the LANDLORD the premises hereby leased in as good condition as they are on the date of the signing of this Lease, reasonable wear and tear or loss or damage by fire, lightning, windstorm or acts of God excepted.

B. In the event that fire damage or damage by other casualty of fifty (50%) or more of the value of the improvements on said Leased Premises is sustained at any time, the LANDLORD shall have the option to:

(1) Terminate this Lease, in which event the rent payable by TENANT shall abate and the prepaid portion thereof refunded; or

(2) Repair said damage within a reasonable time at the LANDLORD'S expense, in which event the rent payable by TENANT shall abate for so long a time as, and only in the event that said Leased Premises are in an untenable condition as a result of such damage.

In the event that fire damage or damage by other casualty of less than fifty percent (50%) of the value of the improvements on said Leased Premises is sustained at any time, LANDLORD shall repair said damage within a reasonable time at the

LANDLORD'S expense, in which event the rent payable by TENANT shall abate for so long a time as, and only in the event that said Leased Premises are in a compromised, but usable condition as a result of such damage. During the period from the occurrence of said casualty until LANDLORD'S repairs are completed, the Rental shall be reduced and abated in proportion to the amount of Gross Rentable Area of the Premises which is compromised and unusable as a result of such casualty;

C. Should the TENANT default in the payment of the rent or the performance of any of the promises, covenants or agreements herein made, or fail to provide services, products and other items of property quality as reasonably determined by LANDLORD, LANDLORD may, at its option, after giving the TENANT ten (10) days written notice to cure and Tenant's failure to do so, declare all future payments hereunder immediately due and payable and may, at its option, exercise any one or more of the following remedies:

(1) The LANDLORD may terminate this Lease by giving to the TENANT one hundred eighty (180) days written notice of the LANDLORD'S intention to do so, in which event the term of this Lease shall end and all right, title and interest of the TENANT hereunder shall expire on the date stated in such notice; or

(2) The LANDLORD may terminate the right of the TENANT to possession of the premises or any portion thereof by giving written notice to the TENANT that the TENANT'S right of possession shall end on the date stated in such notice, which shall not be less than thirty (30) days after the date of the notice by the LANDLORD of its intention to so terminate the right of possession; or

(3) The LANDLORD may enforce the provisions of this Lease and may enforce and protect the right of the LANDLORD hereunder by a suit or suits in equity or at law for the specific performance of any covenant or agreement contained herein or for the enforcement of any other appropriate legal or equitable remedy.

(4) If the LANDLORD exercises either of the remedies provided for in subparagraphs (1) or (2), the LANDLORD may then or at any time re-enter the premises in accordance with Florida law.

(5) If the LANDLORD terminates the TENANT'S right of possession pursuant to subparagraph (2), the LANDLORD may re-enter the premises or any portion thereof and take possession of all or any portion thereof, may move any portion of the TENANT'S property thereon which the LANDLORD elects to so do, and may sublet or relate the premises or any part thereof from time to time for all or any part of the unexpired part of the then term hereof, or for a longer period, and the LANDLORD may collect the rents from such relating or subletting and apply same first to the payment of the rents payable hereunder and in the event that the proceeds from such relating or subletting are not sufficient to pay in full the foregoing, the TENANT shall remain and be liable therefor. The TENANT promises and agrees to pay the amount of such deficiency from time to time and the LANDLORD may at any time and from time to time sue and recover judgment for any such deficiency or deficiencies.

D. Termination for convenience: Either party may terminate this agreement for convenience as provided below:

(1) Either party may terminate this Lease by giving to the other party one hundred eighty (180) days written notice of the that party's intention to do so, in which event the term of this Lease shall end and all right, title and interest of the TENANT hereunder shall expire on the date stated in such notice. During the termination period, the exclusive rights of the TENANT to provide food and beverage on the premises shall become non-exclusive and rent shall abate during the termination period. At the end of said termination period, each party's obligations to the other party under this Lease shall terminate.

(2) In the event LANDLORD ceases golf operations at Cleveland Heights Golf Course, or in the event that the Golf Course operations are sold, TENANT shall be provided no less than one hundred eighty (180) days' notice prior to cessation of golf operations for any reason. The parties shall treat such event as a termination for convenience.

14. RETURN OF PROPERTY

Upon termination of this Agreement, through expiration or otherwise, TENANT shall return all equipment and fixtures owned by the LANDLORD in good working condition. If any equipment or fixture is missing, then the TENANT will have ten (10) days to replace such equipment.

15. PUBLIC USE OF CLEVELAND HEIGHTS GOLF COURSE

A. The TENANT, for itself, its successors in interest and assigns, as part of the consideration hereof, does hereby covenant and agree that: 1) No person on the grounds or race, color, sex or national origin shall be excluded from participating in, denied the benefits of or be otherwise subjected to discrimination in the use of said facilities; 2) In the

furnishing of service thereon, no person on the grounds of race, color, sex or national origin shall be excluded from participating in, denied the benefits of or be otherwise subjected to discrimination; and 3) The TENANT shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, entitled *Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964*, and as said regulations may be amended.

In the event of breach of any of these nondiscrimination covenants, the LANDLORD shall have the right to immediately terminate the Lease and to re-enter and repossess said premises and the facilities thereon, and hold the same as if said Lease had not been made or issued. This provision shall not be effective until the procedures provided in Title 49, Code of Federal Regulations, Part 21, are followed and completed, including any right of appeal.

B. TENANT agrees to utilize the premises in such a manner as to not interfere with the normal day-to-day operations of Cleveland Heights Golf Course.

16. NON-WAIVER

No waiver by the LANDLORD of any of the terms, covenants or conditions hereof to be performed, kept or observed by TENANT shall be construed to be, or act as, a waiver of any subsequent default of any of the terms, covenants or conditions herein contained. Acceptance of the rent by the LANDLORD for any period or periods after a default of any of the terms, conditions and covenants herein contained shall not be deemed a waiver of any

right on the part of the LANDLORD to terminate this Lease for failure by TENANT to perform, keep or observe any of the terms, covenants or conditions of this Agreement.

17. MAINTENANCE OF PREMISES AND FIXTURES

LANDLORD agrees to maintain the air conditioning systems, electrical, ductwork and sprinklers related thereto, freezer, cooler and LANDLORD owned fixtures and pipes and conduits of the demised premises, in good repair. LANDLORD agrees to paint the exterior of the building at least once every five (5) years, at a time and of a color which shall be chosen by LANDLORD agrees to maintain all of the equipment and fixtures in good working condition and to provide all necessary maintenance, cleaning and repairs at LANDLORD'S expense. It is the intention of the Parties also that the periodic maintenance of the range hood system be performed by the TENANT on all components including fire inspections and cleaning of the system that is exposed on the roof. The LANDLORD agrees to maintain and repair all doors, including locks or casements, and windows whether deemed to be in the interior or exterior of the Leased Premises, all at LANDLORD'S expense. LANDLORD agrees to keep the exterior of the building in good repair, including repair and maintenance of the roof and the structural soundness of the foundation, exterior walls, paving and curbing and any other repairs and maintenance not specifically the obligation of the TENANT. TENANT agrees to keep the interior of the demised premises, including personal property, furnishings and fixtures, in good repair and in a neat and clean appearance. TENANT shall be responsible for pest control in the restaurant spaces and janitorial service, on a daily basis, of all restaurant spaces, including banquet rooms, kitchen, bar, dining room, verandas, 1st floor service area, and coolers, and shall be responsible for maintaining clean

restrooms in the Leased Premises that Tenant will keep supplied with paper and soap. TENANT shall also be responsible for routine removal of all garbage and waste from the Leased Premises and depositing said garbage and waste into the garbage receptacles provided by the LANDLORD and located outside of the Leased Premises.

. Maintain clean restrooms and provide paper/soap supplies. TENANT shall be responsible for TV repairs and/or replacement. The TENANT shall perform no repairs, additions, including rewiring to electrical, plumbing, etc., without prior consent of LANDLORD. TENANT shall not have access to nor permit any repairmen access to any mechanical equipment without prior consent of LANDLORD.

TENANT shall make no structural changes, nor any plumbing or electrical changes without prior written consent of the LANDLORD. If said consent is granted, TENANT shall obtain all permits required by law regarding such change. Any structural improvements provided by TENANT hereunder shall, at the expiration of this Lease, become the property of LANDLORD.

18. TAXES

TENANT shall pay to LANDLORD, in addition to the rent due hereunder, the TENANT'S share of taxes and assessments which may be levied against the Premises and personal property taxes levied on any of the equipment or fixtures listed on **Exhibit "B"**. Upon receipt by the City of the annual tax bill, the tax applicable to the Premises or Personal Property shall be determined and an invoice provided to the TENANT. The ad valorem taxes and personal property taxes, which shall be characterized as rent, shall be due at the same time that the next payment of rent shall be due.

19. SIGNS

TENANT may erect signs at TENANT'S expense, with the consent of the LANDLORD, provided that said consent shall not be unreasonably withheld. Any signs shall comply with all applicable regulations.

20. NOTICE

Notice to the LANDLORD shall be sufficient if either mailed by first class mail, postage prepaid, addressed to City Manager, City of Lakeland 228 S. Massachusetts Ave. Lakeland, FL 33801 or delivered at such address, and notice to TENANT named herein shall be sufficient if either mailed by first class mail, to TENANT at 3485 Starburst Court W., Mulberry, FL 33860 and with a copy to Tenant at 1345 Brighton Way, Lakeland, Florida 33813, or delivered at such address. Either party may change its address at which notice is to be mailed or delivered by giving written notice of such change of address to the other party in the manner provided in this section.

21. VENUE

This Lease shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action brought to enforce or interpret this Agreement or to remove TENANT from the premises shall be Polk County, Florida, or other U.S. District Court for the Middle District of Florida.

22. ENTIRETY OF AGREEMENT

This Lease shall be binding upon and inure to the benefit of the parties and their respective successor and assigns to the extent assignment is permitted. This Lease

constitutes the entire agreement between the parties and there are no other agreements, written or verbal, except as set forth herein.

IN WITNESS WHEREOF, the parties hereto have entered into this Lease Agreement on the date and year first written above.

Signed, sealed and delivered
in the presence of:

BOSKO'S FOURSOME, LLC
a Florida limited liability company

By: _____
Timothy Bosko, Manager

Signed, sealed and delivered
in the presence of:

CITY OF LAKELAND, FLORIDA

By: _____
R. Howard Wiggs
Mayor

By: _____
Kelly S. Koos
City Clerk

(Seal)

Approved as to form and correctness:

Timothy J. McCausland, City Attorney

EXHIBIT "A"
Description of Leased Premises

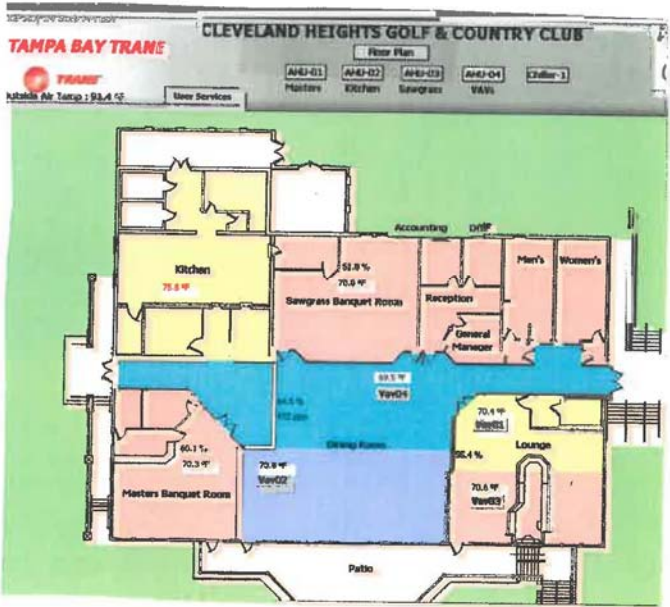


EXHIBIT "B"
Cleveland Heights Kitchen Equipment

TYPE OF EQUIPMENT	AGE OF EQUIPMENT
ICE MACHINES: MANITOWOC HOSHIZAKI	6 YEARS OLD 12 YEARS OLD
REFRIGERATOR: TRAULSEN	11 YEARS OLD
FREEZER: FRIGIDARE	6 YEARS OLD
MIXER: ANKOR	11 YEARS OLD
TOASTER: BELLECO	5 YEARS OLD
BUN WARMER	9 YEARS OLD
SLICER	15 YEARS OLD
SALAD BAR CHILLER UNIT	11 YEARS OLD
FRYERS: DEAN (BY WINDOW) CHESTER ANETS GOLDEN FRY	8 YEARS OLD 6 YEARS OLD 15 YEARS OLD
FLAT TOP GRILL: VULCAN	5 YEARS OLD
CHARBROILER: DCS	9 YEARS OLD
OVEN/STOVE: VULCAN	7 YEARS OLD
STEAMER: MARKET FORGE	5 YEARS OLD
CONVECTION OVENS (2): DUKE	9 YEARS OLD
COLD UNITS ON THE LINE (2): TRUE	10 YEARS OLD
DISHWASHER: PURE FORCE	10 YEARS OLD