

Exhibit A
Foodworks Culinary Center
Rental Rate Schedule
July 1, 2025 to June 30, 2026

1. Kitchen Unit Rates. Rates for tenant units are based on \$.85/square foot per plans on file with the City. Rates are subject to the Master Fee Schedule updated every year on July 1st.

2. Deposits. For the Rental Kitchen: \$300 deposit + \$50 key deposit. For Kitchen Units: 1.5 x the base rent rate or \$300 (whichever is higher) + \$50 key deposit. For Day Use: \$200 deposit.

3. Common Area Maintenance (CAM) Fees. Each business that uses the Foodworks Culinary Center will be charged a CAM fee every month. The current CAM fee is \$93 per month. The CAM fee is to cover general building maintenance costs that benefit everyone such as landscaping, pest control, septic services, security services, WiFi service, custodial services, fire suppression services and other common area expenses. The CAM fee is based on the previous year's expenses for these services and divided by the number of building users. The CAM fee is subject to the Master Fee Schedule updated every year on July 1st.

4. Community Kitchen Rates. The rate for the Community Kitchen is based on monthly usage:

Tier 1 1-5 hours per month	\$22/hour
Tier 2 6-15 hours per month	\$17/hour
Tier 3 16-25 hours per month	\$15/hour
Tier 4 25+ hours per month	\$13/hour
Tier 5 40+ hours per month	\$11/hour

subject to the terms of the written agreement

Day Use \$22/hour

The rate for the Wet Room is \$12 per hour. Minimum 1 hour per use in wet room.

5. Warehouse, Freezer and Cooler Rates. Warehouse, freezer, and cooler space are intended for items and supplies that are used on a regular basis in the process of making and selling food items. Rates to rent warehouse, freezer or cooler space are as follows.

Equipment	Unit	Monthly Rent
Warehouse	Floor, per pallet depth space	\$22.00
Warehouse	Rack, per pallet depth space	\$11.00
Freezer	Floor, per pallet depth space	\$30.00
Freezer	Rack, per pallet depth space	\$28.00
Cooler	Large, 4-shelf, rolling, NSF cart	\$33.00
Cooler	Small, 4-shelf, rolling, NSF cart or pastry cart	\$16.00
Outside Storage	Food truck parking	\$28.00
Key/Keycard	Replacement key or additional key	\$15.00 one-time charge
Day Storage	Short-term warehouse storage, per day	\$5.00
RK Storage	Large Rack (48" x 24")	\$22.00
RK Storage	Small Rack (24" x 24")	\$11.00
Kitchen Equipment	Kitchen Equipment rental fee	Varies Based on Equip.

All Foodworks rates are subject to the Master Fee Schedule updated every year on July 1st.