



# Downtown Façade and Building Stabilization Program

## APPLICATION

### Subject Property Information:

Project Address: 211 N. parramore AVE  
Orlando, FL 32801

CRA Planning Area: ☐ CBD ☐ Eola ☐ Parramore Heritage ☐ Uptown

Project Type: ☐ Façade Improvements ☐ Building Stabilization Improvements

Parcel ID Number(s): \_\_\_\_\_

City Zoning: \_\_\_\_\_

### Applicant:

Name: Mehari Negussie

Business Name: SUNLIFE GROCERY & MARKET

Mailing Address: 211 N. parramore AVE  
Orlando, FL 32801

Phone Number: (407) 841-0475 Fax Number: (407) 841-1950

Email Address: \_\_\_\_\_

### Property Owner (if different than Applicant):

Name: Fred Zaytoon

Mailing Address: 211 N. parramore AVE  
Orlando, FL 32801

Phone Number: (407) 841-0475 Fax Number: (407) 841-1950

Email Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



## Downtown Façade and Building Stabilization Program

### PROJECT DESCRIPTION:

Façade & Building Stabilization Improvements for Sunlife Grocery Store  
located 211 N. Parramore Avenue:

- 1) Re-Roof **\$48,500**
- 2) Maintenance and Reinstallation Roof Top A/C & Refrigeration Equipment **\$16,500**
- 3) Roof Top Screen to cover A/C and Refrigeration Equipment **\$9,550**
- 4) Replace existing garage rollup door **\$2,400**
- 5) Install new exterior lights **\$8,000**

**TOTAL PROJECT COST**

**\$84,950**

**APPLICANT'S FUNDING**

**\$44,950**

**TOTAL PROGRAM FUNDING REQUESTED**

**\$40,000**



# Downtown Façade and Building Stabilization Program

## APPLICATION SIGNATURE

The Applicant, Mehari Negussie, assures that the information submitted as part of this application package, as well as any subsequent information submitted for review by Community Redevelopment Agency Staff, the Façade Grant Review Committee, the Community Redevelopment Agency Advisory Board, and the Community Redevelopment Agency is true and correct, and that all information and documentation submitted, including this application and attachments, is deemed public record under the Florida Public Records Law, Chapter 119 of the Florida Statutes. Falsification or omission of information will result in rejection of the application. In addition, you may be subject to prosecution under Orlando City Code Section 43.16, False Information. The Downtown Orlando Community Redevelopment Agency (CRA) maintains the right to request any additional information needed to process this Application.

If the Applicant is awarded funding from the Downtown Façade and Building Stabilization Program, the Applicant agrees that it will enter into a Funding Agreement with the CRA with terms relating to, among other things, the CRA's right to receive re-payment of program funds, the CRA's right to review and audit any and all records related to the Agreement, and the CRA's payment of program funds only upon completion of the project as approved. In case of a default in terms of the Agreement, the Applicant may be responsible for repayment of distributed funds.

*By signing below, the Applicant authorizes the City of Orlando to request criminal background checks from local, state, and federal agencies. Please note that a criminal background check is conducted on every applicant and that review of this application is contingent upon satisfactory completion of a criminal background check.*

*By signing below, the Applicant/Property Owner acknowledges that they have read and agree to the Downtown Façade and Building Stabilization Program policies, procedures, and conditions.*

Applicant Signature: Mehari Negussie Date: 02-27-2017

Property Owner Signature: Fred Negussie Date: 2-27-2017





# CITY OF ORLANDO

## MINOR CERTIFICATE OF APPEARANCE APPROVAL

CASE #: ARB2016-00074

SITE ADDRESS: 211 N Parramore Ave

APPLICANT: MEHARI NEGUSSIE  
211 N. PARRAMORE AVE  
ORLANDO, FL 32801

OWNER: FRED ZAYTOUN  
2048 FOXBORO DR  
ORLANDO, FL 32812

The Orlando Appearance Review Board grants permission on this date to the above referenced applicant to secure the appropriate permits for the purpose stated below:

ARB Staff has reviewed your application to re-roof, re-paint with the same colors, re-place existing windows, re-place existing doors, upgrade signage, upgrade parking lot lighting and to re-surface and re-stripe the parking lot. ARB staff approves your request with the following conditions:

1. Consistency - Final improvements must be consistent with the elements in this application. Any deviation from the elements in this approval may require additional ARB review.
2. Transparency - Glass in all replacement windows and doors must clear glass or Low E glass with 60% transmittance. Tinted or reflective glass is not permitted.
3. Painting - Per the application all re-painting must match or be similar to the existing building colors. Any change of color will require an additional ARB review.
4. Lighting - The proposed parking lot lighting must meet existing City lighting codes. Exterior lighting must be shielded to meet dark sky requirements and may not exceed 1-foot candle at the property line.
5. Parking Lot - Proposed parking lot restriping must meet code specifications for space size [9'x18.5']. One handicap space is required per 25 parking spaces. Concrete wheel stops are also required since the parking area does not have a vertical curb.
6. ARB Approval - ARB approval does not grant permission to begin or construct improvements. All required building, electrical and engineering permits must be obtained prior to commencement of work.

This Certificate of Appearance Approval does not constitute final development approval. The applicant is responsible for obtaining all necessary permits and approvals from applicable departments before initiating development.

Certificate of Appearance Approval executed January 18, 2017, for and relative to the above referenced site. This Certificate of Appearance Approval will expire one year from date of issuance.

DOUGLAS A. METZGER, AICP, CM  
Appearance Review Official





# Downtown Façade and Building Stabilization Program

## Owner's Affidavit

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned personally appeared:

(Print Name) Kelly Zayton, who duly sworn, upon oath, deposes and says:

That he/she is the owner, or duly authorized representative of the owner, of certain property located at:

211 N. Parramore Ave (Address)

Orlando, FL 32801 (Legal Description)

That \_\_\_\_\_ (Applicant) operates or intends to operate a business at the above location.

That the Applicant and his contractors or agents have permission to implement the improvements listed of the Downtown Façade and Building Stabilization Program (the "Application") dated \_\_\_\_\_.

By signing this Affidavit, I hereby waive any claim against the City of Orlando (the "City") or the Community Redevelopment Agency (the "CRA") arising out of the use of said grant funds for the purposes set forth in the Application. I further agree to hold the City and CRA harmless for any charges, damages, claims, or liens arising out of the Applicant's participation in the Downtown Façade and Building Stabilization Program.

FURTHER AFFIANT SAVETH NOT.

X [Signature]  
Signature of Affiant

Title if Affiant is acting on behalf of a corporation, LLC, or partnership

STATE OF FLORIDA

COUNTY OF ORANGE

Sworn to and Subscribed before me this 26<sup>th</sup> day of June, 2017, by Kelly Zayton, who is the owner, or a duly authorized representative of the owner, of the above-referenced property, and who is personally known to me or has produced \_\_\_\_\_, as identification.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARY STAMP]



CYNTHIA D. LUTFI  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF066690  
Expires 2/22/2018

## LEASE

THIS LEASE made this first day of March 2017, by and between **K & J Rental, Fred Zaytoun.**, of 4903 Darden Avenue, Orlando, Florida, 32812 (hereinafter called "Lessor"); and **Mahari G. Negussie.**, an individual Doing Business as Sunlife Grocery and Market Inc., of 211 N. Parramore Avenue, Orlando, Florida, 32801 (hereinafter called "Lessee").

### WITNESSETH:

That for and in consideration of the rental described herein below and the following covenants, agreements, conditions and terms, Lessor does hereby demise and lease to the Lessee, and Lessee does hereby hire of and from the Lessor a certain unit within the following described building situated at **211 N. Parramore Ave. in the City of Orlando, County of Orange, State of Florida, more particularly described as follows:**

**James B Parramores Addition C/66 lot 3 BLK D (Less E 15 Ft of S 70 Ft) & (Less S 3 Ft of E 35 Ft)**

1. Term.

To have and to hold unto Lessee for a term of THREE (3) years commencing on the FIRST (1st) day of March, 2017 and ending on the THIRTY FIRST (31th) day of February, 2020.

2. Rent.

- a. Lessee hereby covenants and agrees to pay to Lessor, as rent for said demised premises during said term, the following: TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) per month, plus applicable sales tax thereon per month, together with any increase thereof based upon the increases as hereinafter provided, if any, said monthly rent to be due and payable monthly in advance on the first day of each and every calendar month during the term of this Lease.
- b. If Lessee fails in two consecutive months to make rental payments within FIVE (5) days after due, Lessor, in order to reduce its administrative costs, may require, by giving written notice to Lessee (in addition to any interest accruing, as well as any other rights and remedies, or any other provisions or covenant of this Lease), that Monthly Installments of Rent are to be paid quarterly, in advance, instead of monthly, and that all future rental payments are to be made on or before the due date by cash, cashier's check, or money order, and that the delivery of Lessee's personal or corporate check thereafter by Lessor shall not be construed as a subsequent waiver of said rights nor as Lessor's waiver of any previous default.
- c. Lessor hereby acknowledges receipt from Lessee the following sums:

TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00), plus applicable sales tax thereon, representing the first month's rent due under this Lease, (or a portion thereof if the lease begins on other than the first day of the month); TWO THOUSAND



AND NO/100 DOLLARS (\$2,000.00), representing the last month's rent; and TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00), which sum shall represent a damage/restoration fee to fund upon termination of this Lease, costs for repairs and other costs to refurbish the building to its condition as of the date of execution of this Lease.

3. Taxes.

- a. In addition to the payment of the rent hereunder and sales tax, Lessee further agrees to pay lessor, within thirty (30) days of receipt of a copy of the tax bill from lessor, any and all property taxes imposed by any governmental authority upon the premises.
- b. Lessee hereby covenants and agrees to pay promptly, when due, all taxes which may be hereinafter levied or assessed during said term against any and all personal property located on said Unit.

4. Maintenance.

- a. Lessor shall be responsible for maintaining and repairing nothing.
- b. Lessee agrees to keep and maintain in good order and repair, at Lessee's own expense, the entire interior and exterior of the Unit, specifically including, but not limited to, all plumbing, walls, ceiling, floor, doors, electrical system, exterior walls, roof and any air-conditioning or heating units which serve said Unit, and pest control and Lessee further agrees to keep and maintain in good order and repair all windows, glass, and doors which provide ingress and egress to and from said Unit and the parking area and landscaping.

5. Utilities and Janitorial.

- a. Lessee covenants and agrees to pay promptly, when due, all charges for utilities supplied to and used upon the Unit including but not limited to electric, telephone, cable, internet, or digital signal whether by wire or antenna.
- b. Any janitorial services for the Unit shall be retained by the Lessee at its sole cost.

6. Use, Improvements and Alterations.

- a. Lessee hereby covenants and agrees to use said premises exclusively retail grocery store and for no other purpose. Lessee hereby covenants and agrees that Lessee will make no unlawful, improper or offensive use of said building or premises.
- b. Lessee further covenants and agrees that he will not make or attempt to make any permanent betterments or improvements to or upon said Unit without the prior written consent of Lessor; and any such betterments or improvements made by Lessee shall be and become a part of the freehold estate, and shall be and become the



property of Lessor. Lessee shall not use or permit the Unit or any part of the building to be used for any purpose in violation of any governmental law, ordinance or regulation. Lessee shall obtain, at its expense, all permits and approvals required from all applicable governmental authorities for Lessee's use of the building as contemplated herein. Any costs measured by Lessor in addition to the ordinary costs of operation, which may be specific to Lessee's operation, shall be paid by Lessee.

- c. Lessee acknowledges that it has inspected the building prior to entering into this Lease, and hereby accepts the building in the condition existing on the date hereof, with no Lessor improvements.

7. Option.

Unless terminated by either party no less than SIXTY (60) days prior to the termination date, this Lease shall automatically renew on the anniversary date for an additional ONE (1) year term. After the SECOND (2nd) term, Lessee may renew for an additional ONE (1) year term, the rent for such SECOND (2nd) renewal period shall be increased by FIVE percent (5%), the rent for such THIRD (3rd) renewal period shall be increased by an additional FIVE percent (5%).

8. Expiration.

Lessee hereby covenants and agrees, at the termination of said term or any renewal thereof, to remove its goods and effects from said building and to peacefully yield up said building to Lessor.

9. Assignment.

Lessee hereby covenants and agrees that it will not assign this Lease, and will not sub-let said building or any part thereof, without first obtaining the consent thereto in writing of Lessor, and any such assignment or sub-letting, even though consented to by Lessor, shall not in any manner relieve Lessee from the obligation of paying the aforesaid rental, or from any other terms, covenants or conditions contained in this Lease.

10. Insurance and Indemnity.

- a. Lessee hereby covenants and agrees to hold Lessor free and harmless from, and agrees to indemnify said Lessor against, any and all liability and claims for damages, personal injury, or death sustained by any person, including without limitation Lessee's own employees, invitees or guests, while on the leased Premises during the term of this Lease, as a result of the negligence or other conduct of the Lessee, or of the servants, agents or employees of Lessee. Lessee hereby covenants and agrees, at Lessee's own expense and cost, to keep and maintain in force at all times during said term, public liability and property damage insurance, insuring both Lessor and Lessee against any and all liability and claims for personal injury or loss of life occurring upon said Premises and property damage to the property of others upon



said Premises with limits of coverage of not less than TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) for property damage, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00) for personal injury or loss of life, and a copy or copies of the policy or policies evidencing such insurance to be in full force and effect shall be delivered annually by Lessee to Lessor without notice.

- b. Lessee shall at its own expense and cost, maintain in force at all times during the term of this Lease a hazard insurance policy insuring both Lessee and Lessor, covering the Premises and the Lessee's office contents. Lessee shall provide verification of insurance evidencing yearly coverage of at least for full replacement value.
- c. It is mutually understood and agreed that Lessor shall not be liable for loss or damage to the property of Lessee, or of others, located upon or about said building, except only such loss or damage as may be caused by the negligence or willful conduct of the Lessor or any person for whose conduct Lessor is responsible and is legally liable.

11. Damage or Destruction of Building.

In the event that the building is damaged by fire, tornado, hurricane or other casualty, to such an extent that it cannot be restored within ONE HUNDRED EIGHTY (180) days from the date of such damage, then either party, may at its option, terminate this Lease as of the date of such damage by giving written notice to the other party within THIRTY (30) days thereafter of its election to do so, and the Total Fixed Rent shall abate for the unexpired portion of the term of this Lease. In the event the building are damaged by such cause and can be restored within ONE HUNDRED EIGHTY (180) days after the date of such damage, the Lessor shall, as soon after receipt of any insurance proceeds due as is practical, commence to restore the building to substantially the same condition as before such damage occurred; provided however; that the Lessor shall be required to rebuild only to the extent of any insurance proceeds received by it. There shall be no abatement or diminution of rent during the period of restoration.

12. Inspection.

It is understood and agreed that Lessor may, during said term, at all reasonable times and during usual business hours, enter upon and view or inspect said building, and except in case of prior renewal or extension of this Lease may at any time during the 90-day period preceding the expiration of said term show said building to others and affix to any suitable part of said building a notice or advertisement for letting or selling said building, all without any hindrance or molestation.



13. Quiet Enjoyment.

Lessor hereby covenants and agrees that Lessee, upon paying the rent herein specified and observing the covenants and agreements herein contained, shall and may peaceably and quietly have, hold and enjoy said building during the term hereof.

14. Compliance with Law.

Lessee hereby covenants and agrees to observe, comply with and execute promptly at Lessee's expense, during the term hereof, all laws, rules, requirements, orders, directors, ordinances and regulations of any and all governmental authorities or agency and of all municipal departments, bureaus, boards and officials due to Lessee's use or occupancy of said building.

15. Signage.

Lessee agrees that all advertising, identifying signs or lettering of any type that may be placed on the exterior of the said premises shall be approved by the lessor and in conformity with lessor's and Orange County's rules and regulations regarding the same and any such signs and advertising shall be placed where designated by the lessor and installed by lessee at lessee's expense, and at the sole discretion of Lessor.

16. Lien.

Lessee shall have no power or authority to create any lien or permit any lien to attach to the present estate, reversion or other estate of the Lessor in said building, or in the building and property of which said building are a part, and all material men, contractors, artisans, mechanics, and laborers and other persons contracting with Lessee with respect to said Premises, or any part thereof, are hereby charged with notice that they must look solely to Lessee to secure payment of any bill for work done or material furnished, ordered or contracted for by Lessee, to or for any purpose during the term of this Lease.

17. Subordination of Lease.

This Lease shall be subject and subordinate to all mortgages which may now or hereafter encumber any interest in the Premises and each and all advances which have been made or may hereafter be made thereunder, and to all renewals, modifications, consolidations, replacements and extensions thereof. In confirmation of such subordination, the Lessee shall execute promptly, without costs or charge, any instrument or certificate the Lessor may request. The Lessee hereby irrevocably constitutes and appoints the Lessor as the Lessee's attorney-in-fact to execute any such instrument or certificate for and on behalf of the Lessee.

Handwritten signature and initials in the bottom right corner of the page.



18. Default.

- a. If Lessee shall default, in the payment of any rent or other charges hereunder Lessee shall pay to Landlord a late fee of FIVE percent (5%) of the Lease payment, or in the observance of any covenants on Lessee's part to be performed hereunder, and such default continues for a period of FIVE (5) days, then and in each such event, Lessor shall have the right, at his option, to cancel and terminate this Lease and remove all persons and property from said building by summary proceedings, Lessors shall, at Lessor's option, collect from Lessee the entire unpaid balance for the entire lease period or pursue such other remedies as may be allowed by law or equity, and all such remedies and rights shall be deemed separate and cumulative. Acceptance of rent after the date due with late fee shall not be deemed a waiver by Landlord of its rights after default as otherwise provided herein.
- b. It is mutually understood and agreed that the time of the payment of rent hereunder and of the observance and performance of the covenants and agreements on the part of Lessee herein contained, are of the essence of this Lease.
- c. Lessee hereby covenants and agrees to pay all costs of collection or enforcement of the terms of this Lease, together with a reasonable attorney's fee for Lessors's attorney, in the event Lessee shall be in default in the payment of any rent hereunder or any of the terms hereof and if same is turned over by Lessor to an attorney for collection or enforcement thereof.

19. Abandonment.

In the event the Premises are abandoned by Lessee, Lessor shall have the right, but not the obligation, to re-let the premises for the remainder of the lease term provided for herein; without notice to Lessee and if the rent received through such reletting does not at least equal the rent provided for herein, Lessee shall pay and satisfy any deficiency between the amount of the rent so provided for and that rent received through reletting, including but not limited to, the cost of renovating, altering and decorating for a new occupant. Any abandonment of the Premises shall constitute a breach of this Agreement and the Lessor may at its option, exercise the rights of the Lessor upon Breach of the agreement by Lessee, as enumerated in this agreement.

20. Condemnation.

If the whole or any part of said Premises or the building of which said Premises is a part, or the land upon which said building is located or any parking area used in connection with said building or said building, shall be taken by any public authority under the power of eminent domain, Lessor shall be entitled to receive, keep or retain compensation awarded for such taking. Lessee shall not be entitled to receive, keep or retain any compensation awarded for such taking. Lessee shall not be entitled to claim or share in such compensation. If all of said building are so taken by any public authority under the power of eminent domain, then and in that event this Lease shall automatically terminate on the date of such taking. In the event only portion of said Premises shall be taken by public authority under the power of eminent

domain, to the extent that the remaining portion of said building is unsuitable for use thereof by Lessee, then and in that event Lessee shall have the option to then terminate this Lease; but in the event Lessee does not so elect to cancel and terminate this Lease, the rent herein provided for shall be reduced, in that proportion to which the size and area of the part of said building so taken bears to the size and area of said building before such taking, subsequent to the date of such taking.

21. Notice.

Any notices herein required to be given or furnished to Lessor shall be furnished or delivered to the Lessor at the following address: **Fred Zaytoun, 4903 Darden Avenue, Orlando, Florida, 32812**, or at such other place or places as Lessor may from time to time designate in writing. Any notices herein required to be given or furnished to Lessee shall be furnished or delivered to the Lessee at the said Premises. The aforesaid monthly installments of rental shall be paid by Lessee to Lessor at Lessor's foregoing address or at such other place or places as Lessor may from time to time designate in writing.

22. Holdover.

Notwithstanding any provisions of law or any judicial decision to the contrary, no notice shall be required from either party hereto to terminate this Lease on the expiration date herein specified, and anything herein contained or implied to the contrary notwithstanding. A hold over by Lessee beyond the expiration of said term shall give rise to a tenancy from month to month at double the monthly rental amount called for hereunder.

23. Insolvency/Bankruptcy.

If Lessee shall become insolvent or bankruptcy proceedings shall be begun by or against Lessee, before the end of said term, Lessor is hereby irrevocably authorized, at its option, to forthwith cancel this Lease, as for a default, or Lessor may elect to accept rent from any receiver, trustee or court appointed custodian of Lessee's business or property, without affecting Lessor's rights as contained in this Lease, but no receiver, trustee, custodian or other judicially appointed officer shall have any right, title or interest in or to said building by the virtue of this Lease.

24. First Right of Refusal

It is mutually agreed that the Lessor shall have the right and privilege, at any time during said term, to sell or convey said premises, and the building and real property of which said demised premises are a part. Provided Lessee is in good standing and has not defaulted on any of the terms hereof, tenant shall have the right of first refusal to purchase the subject property at the price offered by a potential buyer and agreeable to the landlord at its sole discretion. In the event this property is sold to a party other than Lessee, such sale or conveyance so made shall in no way impair or diminish Lessee's rights or obligations under this lease. It is also mutually agreed that Lessor shall have the right at any and all times, without the necessity of obtaining the consent of Lessee, to assign this lease and/or the rent to become due hereunder, and that Lessor shall have the right at any and all times during said

term to encumber and/or execute mortgage liens upon said premises and the building and real property of which said premises are a part, and Lessee agrees that when called upon by Lessor to do so it will subordinate this lease and Lessee's rights hereunder to any bonafide mortgage liens so executed by Lessor.

25. Definitions.

Whenever used herein, the terms "Lessor" and "Lessee" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, and the use of the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders, all as the context herein requires.

26. Successor in Interest.

This Lease and all of the terms covenants and conditions herein contained shall inure to the benefit of and shall be binding upon each of the parties hereto and their respective heirs, personal representatives, successors and assigns.

27. Entire Agreement.

This Lease contains the entire agreement of the parties hereto, and incorporates any and all prior understandings and agreements of the parties relating to said building.

28. Radon Gas.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit.

29. Compliance with ADA.

Lessee acknowledges and understands that Lessor shall have absolutely no obligation to Lessee to provide improvements or alterations, or take any other action, in order to bring the condition and operation of the building, Premises or Property into compliance with the provisions or requirements of the Americans with Disabilities Act of 1990 or any rules, order, regulations or interpretations thereof (collectively the "ADA"). In the event the Lessee's occupancy of the building is such that it is or becomes a place of public accommodation, or is otherwise of a character that requires the expenditure of money to comply with the ADA, then Lessor shall have the option of either: (a) terminating this Lease on THIRTY (30) days notice, in which event Lessee shall vacate the building; or (b) requesting that Lessee shall pay the cost and expense of alterations or improvements required by the ADA, in which event Lessee shall have THIRTY (30) days to either agree in writing to pay such cost and expense or vacate the building. The Lessee agrees to indemnify, defend and save harmless the Lessor and its agents from and against any and all liability, claims, demands, damages, expenses, fees, fines, penalties, suit proceedings, actions, and causes of

5 JTH



actions of any kind and nature, including attorneys' fees and costs, arising from Lessee's use and occupancy of the building so as to require compliance with ADA.

30. Broker.

Lessor and Lessee acknowledge that no real estate broker/agent has been contacted regarding this property or Agreement and Lessee owes to indemnify and hold harmless Lessor from any claim by broker/agent relating hereto.

31. Amendment.

This agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

**IN WITNESS WHEREOF**, the Lessor and Lessee have hereunto set their hands and seals, the day and year first above written.

Witnessed By:

**K & J Rentals, Fred Zaytoun, Landlord.**

Amman mehari  
Printed Name AMAN MEHARI

By: [Signature]  
Print Name: Fred Zaytoun  
Its: Representative

Printed Name \_\_\_\_\_

LESSEE:

**Sunlife Grocery and Market Inc.**

By: Sunlife Grocery & Market  
Print Name: Mehari Negussie  
Its: \_\_\_\_\_

**Mahari G. Negussie, Individual.**

By: Mehari Negussie  
Print Name: Mehari Negussie  
Its: Personal

[Signature] [Signature]

# CITY OF ORLANDO

## ECONOMIC DEVELOPMENT PERMITTING SERVICES

### LOCAL BUSINESS TAX RECEIPT

(Formerly known as "Business License," changed per state law HB1269-2006)

2016-2017



**NOTICE**-THIS RECEIPT ONLY EVIDENCES PAYMENT OF THE LOCAL BUSINESS TAX PURSUANT TO CH. 205, FLORIDA STATUTES. IT DOES NOT PERMIT THE HOLDER TO OPERATE IN VIOLATION OF ANY CITY, STATE, OR FEDERAL LAW. CITY PERMITTING MUST BE NOTIFIED OF ANY MATERIAL CHANGE TO THE INFORMATION FOUND HEREIN BELOW. THIS RECEIPT DOES NOT CONSTITUTE AN ENDORSEMENT OR APPROVAL OF THE HOLDER'S SKILL OR COMPETENCY.

Issued Date: 10/01/2016

Expiration Date: 09/30/2017

**Business Name**

SUNLIFE GROCERY AND MARKET INC  
211 N PARRAMORE AVE  
ORLANDO, FL 32801

Case Number:

BUS-0027797

Business Owner

SUNLIFE GROCERY AND MARKET INC

Business Location:

211 N Parramore Ave

Business Type(s):

MERCNT 5410 RETAIL FOOD/GROCER

Fees:

Administration Fee

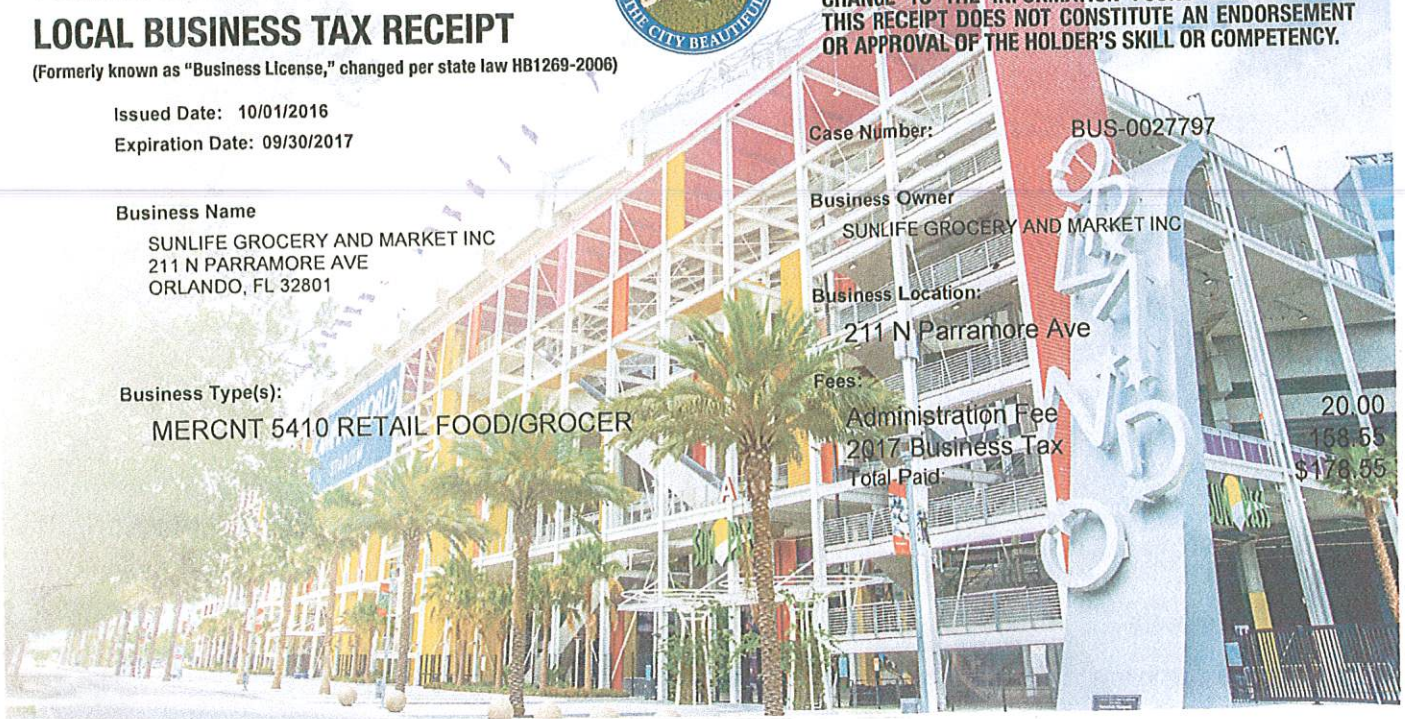
20.00

2017 Business Tax

168.55

Total Paid

\$178.55



REROOFING AND REPAIRS  
FREE ESTIMATES CALL DAY OR NIGHT

NO JOB TOO LARGE OR TOO SMALL  
REROOFING AND REPAIRS  
FREE ESTIMATES CALL DAY OR NIGHT

# T&L Contractors

1816 Sarazen Dr, Orlando, FL 32808

(321) 689-1166

(321) 689-0330

(407) 376-2419



LIC #: RC0046115

PROPOSAL SUBMITTED TO:	SunLife Mro Store	PHONE	407-841-0475	DATE	1/21/17
STREET	211 N Parmore Ave	JOB NAME			
CITY, STATE, and ZIP CODE	Orlando FLA	JOB LOCATION			

## CONTRACT PROPOSAL

We hereby submit specifications and estimates for

To remove and install a new fiberglass shingle roof consisting of:

- ☐ To tear off shingles down to sheathing
- ☐ To install a 45 pound felt underlayment
- ☐ To install a new lead boot around pipes and new kitchen vents
- ☐ To install new metal drip edge
- ☐ To clean up and haul away all debris
- ☐ To install a 30 year fiberglass self-sealing shingle
- ☐ 30 year warranty on shingles from manufacturer
- ☐ 2 year warranty on workmanship

To remove and install a new built-up roofing system consisting of:

- ☒ To tear off roofing down to decking
- ☒ To replace all rotten wood (time and materials) Lightweight concrete
- ☒ To install a 43 pound base sheet
- ☐ To install a 30 pound base sheet
- ☐ Modified roof system consisting of a cold process adhesive
- ☒ Modified roof system consists of base sheet and modified cap sheet mop hot
- ☒ To install new lead boots around pipes and new vents
- ☒ To clean up and haul away all debris
- ☐ To slag roof with brown roofing stone
- ☐ To slag roof with white roofing stone
- ☒ 2 year warranty on workmanship

all wall Flashing to be Replace, all a.c. unit to be  
Flash to code.

We are not responsible for driveways and sidewalks

4 Roof to be Remove and Replace  
Light weight cement cost per sq ft exist 9.50 per sq ft

WE PROPOSE to furnish material and labor as stated above for the sum of

Fourty Eight Thousand Five hundred Dollars (\$ 48,500.00)

With payment to be made as follows:

This price is good for 10 days and is void thereafter at the option of the contractor.

Access to the building is implied, and although we will exert due care, we will not be responsible for cracked driveways. If the OWNER fails to pay in the manner set out above, the owner agrees to pay interest on the unpaid balance in the amount of 1.8% per month and the contractor's attorney fees and costs of collection.

We will INSPECT for rotten wood and REPLACE wood as needed for the cost of materials and labor at \$ 9.50 per man hour in addition to price quoted above.

We EXTEND two-year leak warranty on the roof described above. This warranty extends to repair or replacement and does not include consequential damages. NOT RESPONSIBLE FOR WATER DAMAGE EXCEPT DURING REROOFING. This warranty extends only to present owner.

We EXCLUDE from the above warranty damage to the roof caused by rising nails, natural disasters, or acts of God.

Sign white copy and return.

Accepted \_\_\_\_\_

Date: \_\_\_\_\_

WHITE COPY - SIGN & RETURN

YELLOW - CUSTOMER COPY

*Chime H. South*



# Killarney Contractors, Inc.

355 Mashie Lane - Orlando, Florida 32804

407-254-0877 – Fax: 407-254-0876 - Cell: 407-908-2820

Florida Certified Roofing License # CC C056852

Florida Certified Building License # CB C045636

## Proposal & Contract

### Proposal Submitted to:

CUSTOMER:

Sunlife Grocery

ADDRESS:

211 N Parramore Ave

CITY

Orlando

STATE: ZIP

FL 32805

PHONE #:

407-

**SCOPE OF WORK:** X 2 year warranty on workmanship; see manufacture's specific material warranty

### Flat Roof:

X Remove 6 layers of existing roof covering to decking –

X Install Modified Bitumen roof system with:

X Install X 43#, base sheet: X 1/2" Peralite Insulation and mechanically fasten to the deck

X Install new metal drip edge as required X Install Parapet Coping as required

X Install new lead vent stack covers

X Install and flash HVAC curbs as required; X Pitch pans as needed

X Torch down modified Bitumen SBS single ply system X Granulated    Smooth

X Sandwich drip edge between layers of Modified bitumen along perimeter

X Install granulars along joints in modified sheets

   Install cold process Modified Bitumen system

   Install built up tar & gravel roof systems with:

   Install 30#    43#    base sheet

   Install galvanized gravel stop and flashing as required

   Install    plys of ply IV    ply VI   

   Slag roof with Brown    White    roofing stones (400 lbs. Per 100 sq. ft.)

   Install lead vent stack covers   ; pitch pans   ; drain covers   ; scuppers   

X Clean site and remove debris

**NOTE:** Access to the building is implied. We WILL inspect the decking, fascia and rafter tails for existing damage: if found we will replace the damaged wood at a rate of \$ 42.00 per man-hour plus material cost. This amount will be above the Contract Sum stated.

WE PROPOSE to furnish material and labor for the above-specified work for the sum of:

Fity Four Thousand Six Hundred Fifty ----00/100----- Dollars (\$ 54,650.00 )

Payment Schedule: **TBD**

This proposal is good for 15 days and may be voided thereafter at the option of the contractor. All material is guaranteed to be as specified. All work will be completed according to standard building practices and in a timely manner. Any alterations or deviations from the above specifications involving additional costs will be executed only upon written orders and will become an extra charge item – over and above the Contract Sum. Although we will exercise all due caution, we cannot be held responsible for breakage of sprinkler systems, or cracked driveways and/or walks.

**Acceptance of Proposal:** The above prices, specifications and conditions are hereby accepted. Killarney Contractors, Inc., is authorized to do the work as specified. Payment will be as noted. I agree that if Killarney Contractors, Inc., is required to take any action to enforce this contract, I shall pay Killarney Contractors, Inc., attorney's fees and costs, whether or not suit is filed. Venue in any lawsuit shall be in Orange County Florida. The Owner also agrees to pay 1.5% interest per month on the unpaid balance.

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

Submitted By: \_\_\_\_\_

Date: 1-25-2017

George A Monico

# METRO-AIR TECH INC.

Sales - Service - Installation  
Air Conditioning - Refrigeration - Ice Making Equipment  
Commercial Kitchen Hoods

118 S. Orange Blossom Trail, Orlando FL 32805

Email: metroairtech@msn.com

PH: 407-648-1997 | FAX: 407-648-5576

http://www.metroairtechinc.com | FL State Certified

**Comfortmaker**  
Air Conditioning & Heating

WALK IN  
COOLERS  
FREEZERS

**RUUD**  
AIR CONDITIONERS

**Carrier**

**True**  
TRUE REFRIGERATION



**HOSHIZAKI**  
ICE MACHINES | REACH-IN COOLERS

To: SUNLIFE Grocery

## QUOTATION

Date: 02 / 14 / 2017

211 Paramore Street

Orlando Florida 32801

Number: **MAT**

6866

Job: Relocation of Rooftop AC and Refrigeration Equipment

QUANTITY	MATERIAL /DESCRIPTION OF WORK TO BE PERFORMED	PRICE
	Supply and Install  Scope of work :  Disconnect existing AC equipment and Refrigeration compressor units Install 18 inch high approved stands and fastened to roof to withstand hurricane force winds Pipe new refrigerant lines/insulation accordingly to systems Top Freon charges as to specs Wire control electrical circuitry with approved parts Restore service  All roof work ,sealing and high voltage electrical installation by Customer supplied	
	<b>TOTAL</b>	<b>\$16,500.00</b>

Terms of Payment:

NOTE: Deposit of 60% required to procure installation parts. Balance upon completion

03/14/17

Quoted By: Bobby Felix Dushen

Price Quoted Valid Until:

Acceptance: The above stated price, specifications and conditions are accepted. I authorized Metro-Air Tech to do the work as outlined. I agree seller retains title to equipment materials furnished until final payment is made. If payment is not made as agreed, the seller can remove equipment materials at seller's expense, or place in the hands of an attorney or collection agency for payment.

Signature \_\_\_\_\_ Name \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

# QUOTATION




**GAP MECHANICAL, INC**

2500 FORSYTH Rd Suite C-29

Orlando Fl 32807

(407) 381-9415

e-mail: gapmechanical@belsouth.net

Proposal Submitted To <b>SUNLITE GROCERY</b>	Date <b>2/3/17</b>
Address <b>211 Parramore St</b>	Phone
<b>Orlando Fl 32801</b>	E-mail Address
Job Name and Location	
Deposit 50% Down And 50% When Is Completed	
<p>We hereby submit specifications and estimates, subject to all terms and conditions as set forth on both sides, as follows:</p> <p>Disconnect existing Refrigeration units and Air Conditioning equipment and put the units in a 18" stand aluminum and nail to the roof.</p> <p>Recover the old refrigerant and replace back with new refrigerant according with the specs.</p> <p>Notes: electrical and roof seal by others</p>	
<p>We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: <b>\$ 18,500.09</b></p> <p>Note: This proposal may be withdrawn by us if not accepted within: <b>30</b> days.</p> <p>Accepted: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> <p>Date: <b>2/3/17</b></p>	
<p>Authorized Signature: </p> <p>Signature: _____</p>	



DAVE'S AIR SERVICE LLC  
9435 Water Fern Cir.  
Clermont, FL 34711  
(407)595-2954  
daveairservice@yahoo.com

Estimate Cac1817868 1082

ADDRESS

SUNLIFE GROCERY  
211 PARAMORE ST.  
ORLANDO , FL. 32801

DATE  
02/12/2017

TOTAL  
\$19,800.00

EXPIRATION  
DATE  
03/12/2017

ACTIVITY	QTY	RATE	AMOUNT
This estimate is to remove and replace A/C and refrigeration system			
Disconnect existing A/C equipment and refrigeration condenser			
install new 18" high hurricane approved stands fastened to roof			
pipe new refrigerant lines set / insulation accordingly to systems			
recharge Freon as to specs / wire control and electrical circuitry			
with approved parts and restore service.			
{ All roof work , sealing and high voltage electrical installation by customer supplied }			
<b>Services</b> All A/C and refrigeration reinstallation	1	19,800.00	19,800.00

TOTAL

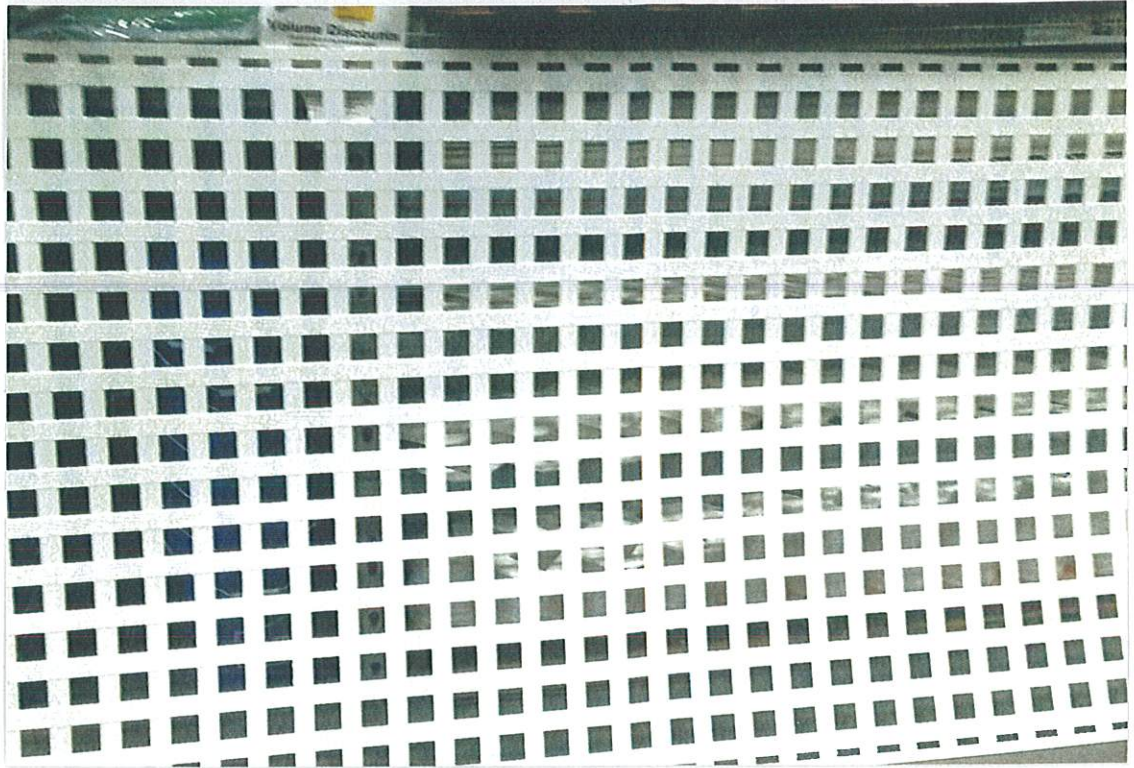
\$19,800.00

THANK YOU.

Accepted By

Accepted Date





Labor and material 9.555<sup>00</sup>  
Cage 2 sec, to be secure units





Orlando 407-895-0022  
Kissimmee 407-287-5276  
West Palm Beach 561-327-6956  
Port St Lucie 772-232-7019  
Daytona Beach 386-423-7373  
Melbourne 321-593-4280  
Lakeland 863-802-3067  
Tampa/Clearwater 727-898-8711

59396

Contractor # CRC1329903

Sunlite grocery Store  
Customer Name  
211 N paramore ave  
Address  
Orlando  
City  
32801  
Zip  
321-689-0330  
Phone

SERVICE REQUEST Technician Kendall

QTY.	PART #	DESCRIPTION	PRICE EACH	TOTAL
1		8x8 Steel roll up anchors to wood		2938
		opening is 8x7		
		estimate		

METHOD OF PAYMENT: ☐ CASH ☐ CHECK #  
(Make checks payable to "Quality Garage Door Services." Fee for returned checks.)  
CREDIT CARD ☐ VISA ☐ MC ☐ AMEX ☐ DISC  
ACCOUNT NO. \_\_\_\_\_  
SECURITY CODE \_\_\_\_\_ EXP DATE \_\_\_\_\_  
AUTHORIZATION CODE \_\_\_\_\_

TOTAL R/C

QUALITY CHECK  
This is a safety tool used to grade the condition of your door, so you can further understand the recommendations of the technician to maintain acceptable safety levels of your garage door.

System Type:	Pass	Fail	N/A
Operator			
1) Control Panel/Remotes/	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keyless Entry			
2) Boom/Trolley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Safety Eyes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Motor/Gear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Bellwire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Safety Reverse/ Limit Switch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Force Settings			
Doors	Up	Down	
7) Door Balance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8) Springs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9) Rollers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10) Cables	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11) Safety Cables	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12) Drums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13) Center Bearing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14) End Bearing Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15) Pulleys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16) Shaft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17) Hinges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18) Tracks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19) Hinge Arms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20) Spring Anchor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21) Bottom Weather Seal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22) Panel Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Technician's Evaluation/Recommendation Notes

Work Order Agreement

ACCEPTANCE OF WORK ORDER AGREEMENT: The above or attached process, specifications and conditions are satisfactory and hereby accepted. Quality Garage Door Services is authorized to do the work as specified. Payment is due upon job completion. Quality Garage Door Services is only responsible for work that was performed on the \_\_\_\_\_. The components of the Garage Door or the operating system serviced by Quality Garage Door Services qualify for Warranty Protection. All deposits are non refundable.

X [Signature]  
Customer Signature

Customer Email Address \_\_\_\_\_

WARRANTY OPTIONS: ☐ Limited Lifetime ☐ 5 Year Warranty  
☐ 1 Year Warranty ☐ 90 Day Warranty  
\_\_\_\_\_ Customer Initials ☐ No Warranty

PREFERRED

CUSTOMER VOUCHER

WALTER GLOVER SIGNS  
3466 W. WASHINGTON ST. ORLANDO, FL 32805  
407-914-0910 ginoglover@rocketmail.com

*A COMPLETE SIGN SERVICE*

PROPOSAL (3)

PREPARED FOR : SUNLITE GROCERY  
211 N. PARRAMORE AVE.  
ORLANDO, FL 32801  
407-841-3482

MARCH 9, 2017

PROJECT: REPLACE GARAGE DOOR

- (1) GLOVER WILL REPLACE EXISTING GARAGE DOOR  
WE WILL USE ALL NEW MATERIAL, TRACKS & REMOTE TO COMPLETE THIS PROJECT.

COST: \$2,872.00

- (2) ALL WORK WILL BE DONE IN A TIMELY AND PROFESSIONAL MANNER THIS  
PROPOSAL COVERS ALL TOOLS, TRANSPORTATION, LABOR AND MATERIALS  
NECESSARY TO COMPLETE THE SCOPE OF WORK.

TOTAL COST: \$2,872.00





**OVERHEAD DOOR COMPANY OF ORLANDO, INC.**

PO BOX 150847

The Genuine. The Original.



ALTAMONTE SPRINGS, FLORIDA 32715

Telephone: (407) 830-5600

Fax: (407) 830-9001

Proposal #: 1-6595

PROPOSAL SUBMITTED TO: SUNLIFE GROCERY				Date 3/21/2017		Attention JACK			
STREET 211 N. PARRAMORE ST.				Job Name SUNLIFE GROCERY					
City ORLANDO		State FL	Zip Code		Job Location ORLANDO				
Phone Number 321-689-0330		Fax Number		Job Phone 321-689-0330					
ITEM #	QTY	SERIES	DOOR WIDTH	DOOR HEIGHT	OPENING WIDTH	OPENING HEIGHT	OPERATION	MOUNTING	JAMB TYPE
1	1	790	8' 0"	7' 0"	8' 0"	7' 0"	MANUAL	EXTERIOR	Masonry

**FURNISH AND INSTALL:**

The above sized 790CW series "Commercial Windload" sheet door(s), as manufactured by the Overhead Door Corporation. Standard features include the following:  
Curtain shall be roll-formed, 80,000 PSI galvanized steel, 26 gauge steel sections interlocked and seamed together to form a continuous curtain, with 9 gauge steel windlocks on each edge of the curtain and shall be spaced according to door size and the application's windloading requirements. A vinyl strip will be on each edge of the curtain's exterior side to minimize steel-to-steel contact, enhancing door operation, minimizing curtain nesting and scratching. Guides shall be roll-formed from 14-gauge steel, 3" wide with UHMW polyethylene rub strips on each edge of the guide. Headplates shall be 11 gauge steel designed to support the door shaft and to ensure smooth door roll operation. Bottom bar shall be of extruded aluminum reinforced with roll-formed steel angle and provided with a vinyl bulb-type astragal to ensure a consistent seal along the floor. Counterbalance assembly shall include "stepped" design steel rings to ensure a tight and uniform curtain wrap. Locks shall be slide bolt type mounted on each end of the door's bottom bar assembly locking into the door guide. Lock shall be made of 11 gauge steel.

**PROPOSAL TO INCLUDE THE FOLLOWING:**

- White Primed.
- Locking by manual slide bolts at each guide, suitable for padlocking by others.
- Brush Seal at Header and Jambs.
- Existing door to be taken down and removed from site by Overhead Door.

All material manufactured by OVERHEAD DOOR COMPANY and is warranted for one year from date of installation. Any and all required approvals or permits must be obtained by the property owner. Price does not include any state or local taxes.

We hereby propose to complete in accordance with above specification, for the sum of:

**Two Thousand Four Hundred Thirty Eight Dollars and No Cents****\$2,438.00**

Signature

CARL STEVENS COMMERCIAL SALES

Direct Dial: 830-5600



**TERMS AND CONDITIONS**

Payment to be made as follows: COD

Prices subject to change if not accepted in 30 days.

BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Purchaser agrees that doors shall remain in Seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorneys' fees. The Seller shall be entitled to full and final payment on the Purchase Order. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.)

ACCEPTANCE: Terms, Price, and specifications on all pages of this proposal are hereby accepted and the work authorized.

Purchaser: \_\_\_\_\_

Signature

Title

Date of Acceptance

## PROPOSAL

# BENNETT ELECTRICAL CONTRACTOR INC

Licensed-Bonded-Insured

Neville Bennett

1802 Imperial Palm Dr.

Apopka, FL 32712

(407) 920-6566 \* Fax (407) 886-2243

Lic. # EC0003124

PROPOSAL SUBMITTED TO:  
Mehali

WORK TO BE PERFORMED AT:  
Sunlife Grocery and Market 211 N. Parramore Ave

**We hereby propose to furnish the labor and materials to perform the necessary work for the completion of the above named Job as follows:**

Purchase and install five (5) LED wall pack lights with the necessary conduits and wiring around the outside of building .

Obtain necessary permit.

Total Price        \$9,500.00

Respectfully Submitted:

  
Neville Bennett

Date

3/9/2017

### PROPOSAL ACCEPTANCE

If Contract disputes have to be settled in court I agree to pay all legal fees.

The above price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**HIGH LIGHT ELECTRIC LIGHTING SERVICE, LLC**

P.O. Box 616153  
Orlando, Florida 32861  
Office: (407) 207-6699  
Cell: (407) 617-7468  
Fax: (407) 823-7966

PROPOSAL FOR: SUNLITE GROCER  
(211 S. PARAMORE ORLANDO, FL 32801)

January 19, 2017

Scope of work for the above address is described below:

Item #	Description	Cost
1.	Install four (4) LED 400 watt outdoor fixtures	
2.	Install one (1) set of bull horns for lights	
3.	Install two (2) 8 ft LED lights at front entrance	
<i>All inside wiring will be copper</i>		
<b>Total cost for parts &amp; labor</b>		<b>\$8,000.00</b>
Prices are subject to change after 15 days due to increase in cost of materials.		

**Customer Signature:** \_\_\_\_\_

**Company (High Light Electric):** \_\_\_\_\_  
**Nick A. Nixon**



# COST PROPOSAL

Insured & Bonded/License # EC13007343

Tel: 407.376.8955 | Fax: 407.637.5371 | Email: dupayaelectric@yahoo.com

Company Name: **SUNLIFE GROCERY AND  
MARKET**  
Address: **211 N. PARAMORE AVE.  
ORLANDO, FL 32801**  
Phone: **407-841-0475**

Date: **March 12, 2017**

Project Number: **NA**  
Project Name: **SUNLIFE GROCERY**  
Job Location: **211 N. PARAMORE AVE.  
ORLANDO, FL 32801**

We hereby submit specifications and estimates for: Electrical installation necessary for the job location listed above per specifications and accordance with state and local code.

- **Add 5 L.E.D wall pack**
- **Remove 5 exterior light**
- **Add Photo cell for new wall packs**

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of: **\$ 18,000.00** dollar with the payments to be made as follows: Start up 50% + Progress Billing = 100% due upon completion.

*Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.*

Respectfully submitted \_\_\_\_\_ Aldrin Dupaya – Project Manager

Note—this proposal may be withdrawn by us if not accepted within 30 days.

## Acceptance of Proposal

*The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.*

Date of Acceptance \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature: \_\_\_\_\_



**HIGH LIGHT ELECTRIC LIGHTING SERVICE, LLC**

P.O. Box 616153  
Orlando, Florida 32861  
Office: (407) 207-6699  
Cell: (407) 617-7468  
Fax: (407) 823-7966

PROPOSAL FOR: SUNLITE GROCER  
(211 S. PARAMORE ORLANDO, FL 32801)

January 19, 2017

Scope of work for the above address is described below:

Item #	Description	Cost
1.	Install four (4) LED 400 watt outdoor fixtures	
2.	Install one (1) set of bull horns for lights	
3.	Install two (2) 8 ft LED lights at front entrance	
<i>All inside wiring will be copper</i>		
<b>Total cost for parts &amp; labor</b>		<b>\$8,000.00</b>
Prices are subject to change after 15 days due to increase in cost of materials.		

*Customer Signature:* \_\_\_\_\_

*Company (High Light Electric):* \_\_\_\_\_  
Nick A. Nixon

- Diagram of the installation
- Where on the building lights will be installed
- pictures of the new lights
- complete specifications for the installation and the light units


★★★★☆ 4.0 (1) [Write a review](#) [Ask a question](#)




## RAB FXLED150T - 150 Watt - LED - High Output Flood Light Fixture - Trunnion Mount

5000K Stark White - 400W MH Equal - 120-277 Volt - Bronze Finish

### Brochures & Spec Sheets

 [RAB FXLED150T Spec Sheet \(https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec\\_sheets/files/000/011/132/original/rab-fxled150t-specs.pdf?1440205190\)](https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/011/132/original/rab-fxled150t-specs.pdf?1440205190)

 [LM-79 Test \(https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec\\_sheets/files/000/027/237/original/rab-fxled150t-test.pdf?1442957581\)](https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/027/237/original/rab-fxled150t-test.pdf?1442957581)

 [Warranty \(https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec\\_sheets/files/000/027/236/original/rab-fxled150t-warranty.pdf?1442957580\)](https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/027/236/original/rab-fxled150t-warranty.pdf?1442957580)

### Description

Operating between 120 and 277 volts, the RAB FXLED150T high performance LED landscape flood light is tested and certified to levels beyond industry standards. This 150-watt LED flood light is equivalent to a 400-watt metal halide, and has a life span of 100,000 hours based on energy star LM-80 results and TM-21 calculations. All RAB LED products have a 5-year warranty on the entire unit. This flood light features a trunnion for mounting.

### Specifications

Brand:	RAB Lighting
MPN (Part No.):	FXLED150T
UPC:	19813105123
CA Title 24:	Compliant
UL Listed:	Wet Locations

Check out more Lighting and Controls Solutions from Acuity Brands. [Click here for details.](#)



[Home](#) [Company](#) [Resources](#) [Training](#) [Distributors](#) [Sales](#) [Sustainability](#) [Contact](#)

#### Lithonia Lighting Products

- ♦ Commercial and Industrial Indoor
- ♦ Fluorescent and LED High Bay
- ♦ Special Applications
- ♦ Indoor HID
- ♦ Emergency
- ♦ Downlighting and Track
- ♦ Outdoor
- ♦ Decorative Indoor and Outdoor
- ♦ The Stock Guide
- ♦ LED Lighting



**LBL4W Recall to Repair**  
Click here for LBL4W Recall to Repair



**BLT LED Recall Non Sensor**  
Click here for BLT LED Non Sensor Recall

#### ABL Wiring and Controls

- ♦ RELOC Wiring Solutions
- ♦ Acuity Controls

#### Additional ABL Companies

#### Resources

- ♦ Specification Sheets
- ♦ Photometrics
- ♦ Building Information Models
- ♦ PSG Catalog
- ♦ Acrylic/Polycarb Compatibility Table
- ♦ Warranty Information
- ♦ More Resources
- ♦ Prior Recalls

#### Did you find what you need?

[Feedback](#)

## CDS LED Strip Light

### Contractor LED Dual Strip Light

SHARE [f](#) [t](#) [e](#) ...



#### Intended Use

The CDS LED strip light is designed and priced to be a one-for-one replacement of 1-, 2-, or 4-lamp fluorescent strip lights with up to 9,000 lumens for your retail, warehouse, and office applications.

Easy to install, the CDS LED can be surface or suspension mounted. An alignment bracket comes with each fixture to keep your continuous row absolutely straight.

- 2,200, 4,200 or 9,000 lumens
- Up to 120 LPW
- Available in 2', 4' and 8' lengths
- Available in 3500K, 4000K & 5000K CCT
- Continuous-row mounting
- End-to-end illumination
- No pixelation
- 35°C Ambient Rating

**Listings** CSA certified to US and Canadian safety standards and listed suitable for damp locations. Minimum starting temperature at -40°F (-40°C). Maximum ambient operating temperature of 95°F (35°C).



#### Product Overview

#### Specification Sheets

#### Request Building Information Models

#### Installation Instructions

#### Additional Information

#### Additional Images

#### Questions about this product?

#### Related Products



#### Our Brands

Lithonia Lighting • Acculamp • American Electric Lighting • Antique Street Lamps • Carandini • Dark To Light • eldoLED • Gotham  
Healthcare Lighting • Holophane • Hydrel • Lighting Control & Design • Mark Architectural Lighting • Pathway Connectivity • Peerless  
Reloc • ROAM • Sensor Switch • Sunoptics • Synergy • Tersen • Winona Lighting

#### Customer Service

[Contact Us](#) [Comments](#)  
[Site Terms](#) [Privacy Policy](#)



© 2017 Acuity Brands Lighting, Inc. All rights reserved.