

Addendum A to the Listing Agreement of 818 W Main Street, Sun Prairie, WI

This Addendum A is made a part of the Commercial Listing Agreement dated January 6th, 2021, for the marketing and sale of the Property referenced above. All provisions of this Addendum A are incorporated by reference into said Listing Agreement as if fully set forth therein by and between Cohen Esrey (the “Developer”) and American Realtors (the “Listing Broker”) with respect to a 3,736 square ft. condominium space in the newly constructed building at 818 W Main Street, Sun Prairie, WI (the “Property”).

1. The Developer shall provide Listing Broker with a Condominium Budget when it becomes available.
2. See the layout noted as Exhibit A.
3. The retail/office space shall be marketed as 3,736 Square ft. finished to a “white box” for a price of \$299,900.00, white box finish shall be defined as:
 - a. Exterior
 - i. The exterior shell includes a complete and finished structural system for the building, a finished roof of the landlord’s design, material chosen by the Developer.
 - b. Interior
 - i. Drywall tenant separation walls that are insulated and ready for the Buyer’s painting, a storefront door, windows, and concrete flooring.
 - c. Electrical
 - i. A meter blank and disconnect in the building’s electrical room and the following specifications: 200 amp 120/208v four-wire service or as available from the utility vendor;
 - ii. Emergency lighting as required by the Fire Marshal or as regulated;
 - iii. One or two standard duplex outlets of 110v;
 - iv. Electrical for the furnace(s) and remote condenser units, and one sign circuit for the tenant’s building front signage; and
 - v. Conduits for phone, data, and cable service.
 - d. Heating, Ventilation, and Air Conditioning (HVAC)
 - i. The Developer will install the required furnace(s), remote condenser units, and main truck lines.
 - e. Fire Suppression System
 - i. The Developer will install the required sprinkler system, and standard brass heads turned upright to floor deck with maximum spacing in compliance with the fire code.
 - f. The white box finish does not include the following:
 - i. Interior walls finishing, painting or wallpaper;
 - ii. Plumbing fixtures;
 - iii. Upgraded electrical fixtures;
 - iv. Security systems;
 - v. Telephone, cable, and data wiring; and
 - vi. Modifications to the HVAC system layout.
4. It is anticipated that the cost to take the 3,736 square ft. of space to a mid-grade finish will be an additional approximate \$175,000.00. Developer and Buyer shall negotiate final details and specifications prior to construction commencement.