Tab through, use mouse, spacebar or Enter to check applicable boxes.

Save | Print | Clear

Form **AT-106**

Original Alcohol Beverage License Application

FOR CLERKS ONLY
Municipality
License Period

License(s) Requested

- [x] Class "A" Beer ..... $~~100.00~~
- [x] Class "B" Beer $100.00
- [x] "Class C" Wine $100.00
- [ ] Reserve "Class B" Liquor $_____
- [ ] "Class A" Liquor ..... $_____
- [ ] "Class B" Liquor ..... $_____
- [ ] "Class A" Liquor (Cider Only) $_____
- [ ] "Class B" (Wine Only) Winery $_____

License Fees	$200.00
Publication Fee	$20.00
Background Check	$
Total Fees	$220.00

Part A: Premises/Business Information

1. Legal Business Name (registered entity name or individual's name if sole proprietorship)
SB RESTAURANT, INC

2. Trade Name or DBA
INDIAN CURRY HOUSE

3. Premises Address
971 NORTH PAGE STREET, STOUGHTON, WI 53589

4. County: DANE
5. Municipality: STOUGHTON
6. Aldermanic District:

7. Mailing Address (if different from premises address)
212 E VERONA AVENUE, SUITE A, VERONA, WI 53593

8. FEIN: [redacted]
9. Wisconsin Seller's Permit Number: 456103156005904

[redacted]: (608) 492-2022
11. Premises Email: ICURRYWI@GMAIL.COM

12. Entity Type *(check one)*
- [ ] Sole Proprietor
- [ ] Partnership
- [ ] Limited Liability Company
- [x] Corporation
- [ ] Nonprofit Organization

13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary.

THE TOTAL SIZE OF PREMISE IS 1,535 SQ. FT. WITH A DINING CAPACITY IS 20 PERSONS. THE ALCOHOL WILL BE SERVED AT THE DINNER TABLES ONLY WITH FOOD. NO ALCOHOL SHALL BE SERVED WITHOUT FOOD. WE WILL CARRY NO MORE THAN 10 CASES OF BEER, WHICH WILL BE STORED IN THE WALK-IN COOLER INSIDE THE KITCHEN. Four tables

All records will be kept at 971 N Page St. Stoughton

Part B: Questions

1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate ..... [x] Yes [ ] No

2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ..... [ ] Yes [x] No
If yes, please explain using the space below. Attach additional sheets if necessary.

RECEIVED
DEC 14 2023
CITY OF STOUGHTON

Part C: For Corporate/LLC Applicants Only

1. State of Registration	2. Date of Registration
WI	11/06/23

3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors . . . . . ☐ Yes ☑ No

Name of Parent Company	FEIN of Parent Company

4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? ☐ Yes ☑ No
If yes, please explain using the space below. Attach additional sheets if necessary.

5. Agent's Last Name	Agent's First Name	Phone

Part D: Individual Information

A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company.

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

Last Name	First Name	Title	Phone
BHANDARI	SANJAY	PRESIDENT	[redacted]
SINGH	JAIPAL	VICE PRESIDENT	
ZAIDI	ANWAR	SECRETARY	

Part E: Attestation

Who must sign this application?

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one managing member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	12/14/2023

Name (Last, First, M.I.)
ZAIDI, ANWAR, A

Title	Email	Phone
SECRETARY	AZ@ABACUS.CONSULTING	[redacted]

Part F: For Clerk Use Only

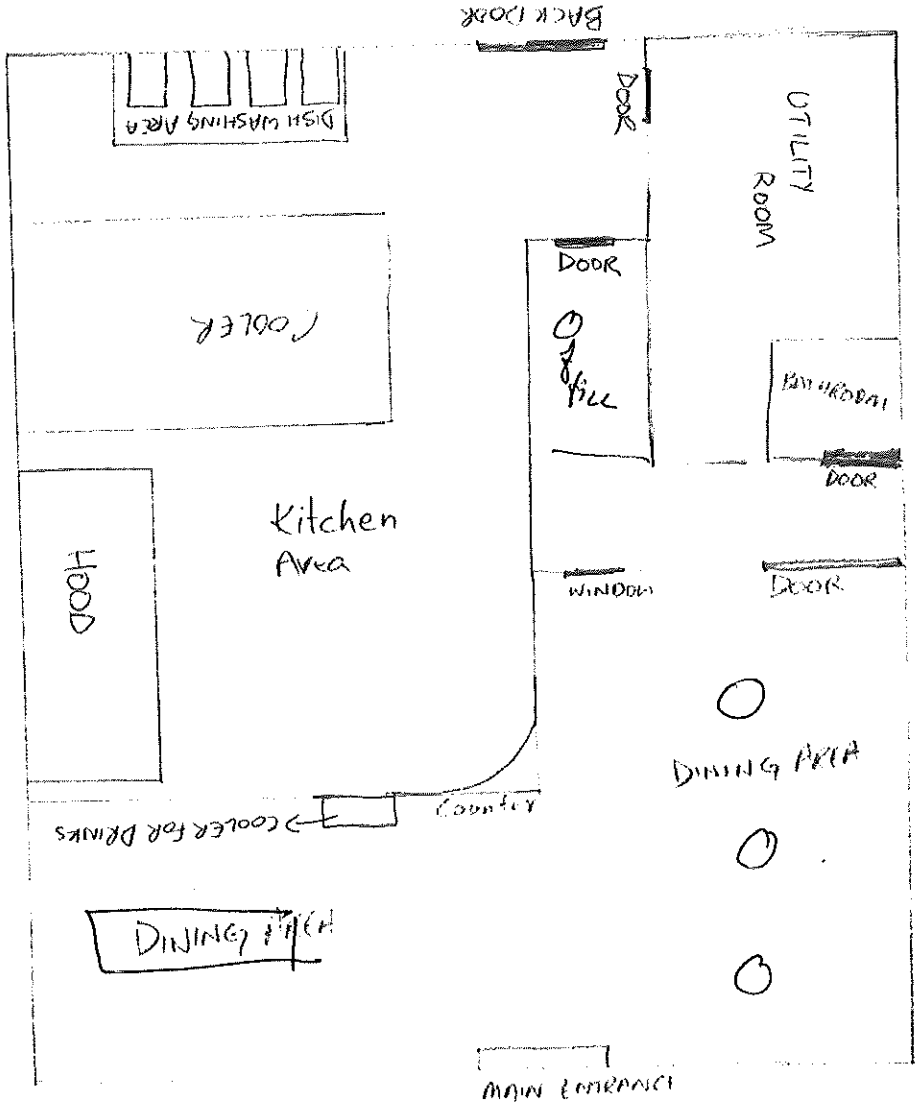
Date application was filed with clerk	Date reported to governing body	Date provisional license issued (if applicable)
1/17/2024 CJC		
Date license granted	**License number**	**Date license issued**

Signature of Clerk/Deputy Clerk

971 NORTH PAGE STREET, STOUGHTON, WI 53589

SB RESTAURANT, INC (FLOOR MAP)

INDIAN CURRY HOUSE



BEER will be stored in the main cooler in the kitchen area & the small cooler in the dining area by the counter.

WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000315

Letter ID L1800602672

SB RESTAURANT, INC
212 E VERONA AVE STE A
VERONA WI 53593-1247

Wisconsin Department of Revenue Seller's Permit

Legal/real name: SB RESTAURANT, INC

Business name: INDIAN CURRY HOUSE
971 N PAGE ST
STOUGHTON WI 53589-1311

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1031560059-04

Tab to navigate within form. Use mouse to check appropriate boxes, press spacebar or press enter.

Save Print Clear

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

RECEIVED DEC 14 2023 CITY OF STOUGHTON

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☑ City of STOUGHTON County of DANE

The undersigned duly authorized officer/member/manager of SB RESTAURANT, INC.
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as INDIAN CURRY HOUSE
(Trade Name)

located at 971 NORTH PAGE STREET, STOUGHTON, WI 53589

appoints SANJAY BHANDARI
(Name of Appointed Agent)

971 NORTH PAGE STREET, STOUGHTON, WI 53589
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/ organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☑ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☑ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 4 YEARS

Place of residence last year VERONA, WI

For: SB RESTAURANT, INC.
(Name of Corporation / Organization / Limited Liability Company)

By: _____
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than $1,000.

ACCEPTANCE BY AGENT

I, SANJAY BHANDARI, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

_____ *(Signature of Agent)* 12/14/2023 *(Date)* Agent's age [redacted]

[redacted] *(Home Address of Agent)* Date of birth [redacted]

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on JAN 18, 2024 *(Date)* by _____ *(Signature of Proper Local Official)* Title Police Chief *(Town Chair, Village President, Police Chief)*

Date

Form
AT-103

Alcohol Beverage License Application Supplemental Questionnaire

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

1. Registered Entity Name (or individual name if sole proprietor)
SB Restaurant Inc

2. Trade Name or DBA
Indian Curry House

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☑ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Name (Last, First, M.I.)
BHANDARI SANJAY S

2. Relationship to Registered Entity (Title)
PRESIDENT

3. Email
SANJAYSHIV502@GMAIL.COM

4. Phone
[redacted]

5. Home Address
[redacted]

6. [redacted]

7. State
[redacted]

8. Zip Code
[redacted]

9. Date of Birth
[redacted]

10. Drivers License/State ID Number
[redacted]

11. Drivers License/State ID State of Issuance
[redacted]

Part C: Address History

List in chronological order your last two residence addresses within the last 5 years.

Previous Address 1
[redacted]

Previous City, State, Zip
[redacted]

Dates (MM/YYYY - MM/YYYY)
[redacted]

Previous Address 2

Previous City, State, Zip

Dates (MM/YYYY - MM/YYYY)

Part D: Employment History

List in chronological order your last two employers within the last 5 years.

Employer's Name
VERONA MART INC

Employer's Address
101 E VERONA AVE, VERONA, WI 53593

Dates Employed (MM/YYYY - MM/YYYY)
12-2019 PRESENT

Employer's Name

Employer's Address

Dates Employed (MM/YYYY - MM/YYYY)

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Trial Date
NONE	
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No
Law/Ordinance Violated	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2 ..... ☐ Yes ☑ No

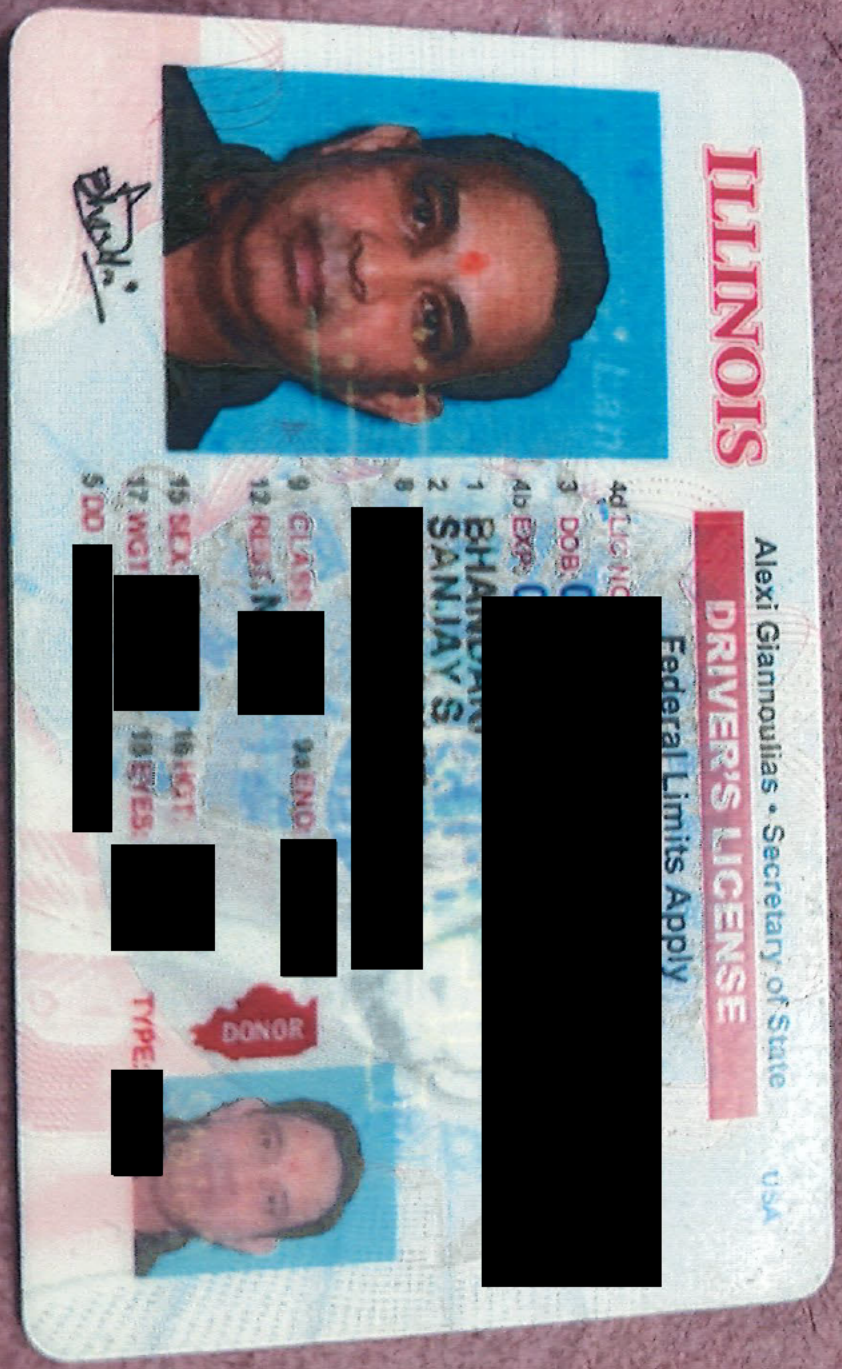
2. How long have you continuously lived in Wisconsin prior to the date of application?	Years	Months
	6	2

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☑ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
Brandi	12/14/23


ILLINOIS
Alexi Giannoulias • Secretary of State
USA
DRIVER'S LICENSE
Federal Limits Apply
4d LIC NO
3 DOB
4b EXP
1 BHAN
2 SANJAY S
8
9 CLASS
9a END
12 RESTR
15 SEX
16 HGT
17 WGT
18 EYES
5 DD
DONOR
TYPE

Tab to navigate within form. Use mouse to check appropriate boxes, press

Save | Print | Clear

Date

Form **AT-103**

Alcohol Beverage License Application Supplemental Questionnaire

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

1. Registered Entity Name (or individual name if sole proprietor)
SB RESTAURANT, INC

2. Trade Name or DBA
INDIAN CURRY HOUSE

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☑ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Name (Last, First, M.I.)
ZAIDI, ANWAR, A

2. Relationship to Registered Entity (Title)
VICE PRESIDENT

3. Email
AZ@ABACUS.CONSULTING

4. Phone
[redacted]

5. Home Address
[redacted]

[redacted]

7. State
WI

8. Zip Code
[redacted]

9. Date of Birth
[redacted]

10. Drivers License/State ID Number
[redacted]

11. Drivers License/State ID State of Issuance
[redacted]

Part C: Address History

List in chronological order your last two residence addresses within the last 5 years.

Previous Address 1
[redacted]

Dates (MM/YYYY - MM/YYYY)
[redacted]

Previous Address 2

Previous City, State, Zip

Dates (MM/YYYY - MM/YYYY)

Part D: Employment History

List in chronological order your last two employers within the last 5 years.

Employer's Name
ABACUS CONSULTING

Employer's Address
212 E VERONA AVENUE, VERONA WI 53593

Dates Employed (MM/YYYY - MM/YYYY)
12/2010 - PRESENT

Employer's Name

Employer's Address

Dates Employed (MM/YYYY - MM/YYYY)

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Trial Date
NONE	
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No
Law/Ordinance Violated	Trial Date
Penalty Imposed	Was sentence completed?..... ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances?..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2..... ☐ Yes ☑ No

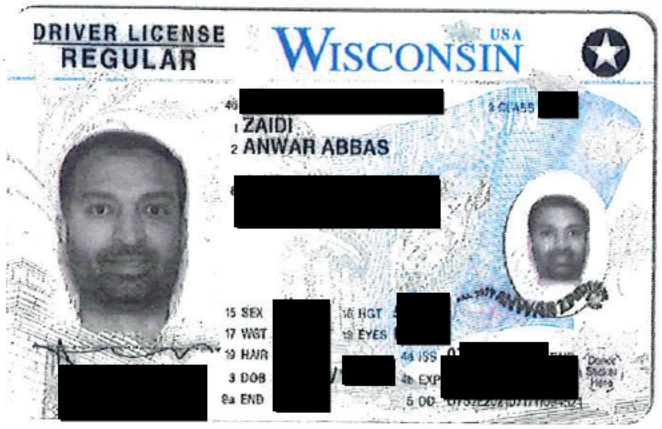
2. How long have you continuously lived in Wisconsin prior to the date of application?	Years	Months
	23	1

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☑ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	12/14/23


DRIVER LICENSE
REGULAR
WISCONSIN
USA
[redacted]
9 CLASS [redacted]
1 ZAIDI
2 ANWAR ABBAS
[redacted]
15 SEX [redacted]
16 HGT [redacted]
17 WGT
18 EYES
19 HAIR
44 ISS
4b EXP
3 DOB
9a END
5 DD
Donor Sticker Here
[redacted]

15192-051-541
ME01 KDG S2E
01302 002373865 10
Anatomical Gift Statement - Upon my death, I wish to donate:
All organs, tissues and eyes
I refuse to make an anatomical gift
Limitations:
Signature
Date
Use Permanent Ink
[redacted]
wisconsindmv.gov

Date

Form
AT-103

Alcohol Beverage License Application Supplemental Questionnaire

This form must be submitted to the municipal clerk, and be accompanied by one or more of the following forms: AT-104, AT-106, AT-108, AT-115, or AT-200. One Form AT-103 must be completed by each person involved in the applicant business or parent company including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- managing members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Supplemental Questionnaires are submitted.

Part A: Premises/Business Information

1. Registered Entity Name (or individual name if sole proprietor)
SB RESTAURANT INC

2. Trade Name or DBA
INDIAN CURRY HOUSE

3. Entity Type *(check one)*
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☑ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Name (Last, First, M.I.)
SINGH JAIPAL

2. Relationship to Registered Entity (Title)
VICE PRESIDENT

3. Email

4. Phone

5. Home Address
[redacted]

6. [redacted]

7. State
IL

8. Zip Code
[redacted]

9. Date of Birth
[redacted]

10. [redacted]

11. Drivers License/State ID State of Issuance
[redacted]

Part C: Address History

List in chronological order your last two residence addresses within the last 5 years.

Previous Address 1
[redacted]

Dates (MM/YYYY - MM/YYYY)
[redacted]

Previous Address 2

Previous City, State, Zip

Dates (MM/YYYY - MM/YYYY)

Part D: Employment History

List in chronological order your last two employers within the last 5 years.

Employer's Name
INDIA HOUSE RESTAURANT

Employer's Address
275 W GOLF Rd, HOFFMAN ESTATE, IL, 60169

Dates Employed (MM/YYYY - MM/YYYY)
10-2019 8-2023 ~~PRESENT~~

Employer's Name
VERONA MART INC

Employer's Address
101 E VERONA AVE, VERONA, WI 53593

Dates Employed (MM/YYYY - MM/YYYY)
08-2023 PRESENT.

Part E: Criminal History

1. Have you ever been convicted of any offenses (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ..... ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Trial Date
NONE	
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No
Law/Ordinance Violated	Trial Date
Penalty Imposed	Was sentence completed? ..... ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (other than traffic offenses unrelated to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ..... ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part F: Questions

1. Have you lived in any state other than Wisconsin as an adult? If yes, please list them in the space below. If no, continue to question 2. ..... ☐ Yes ☑ No

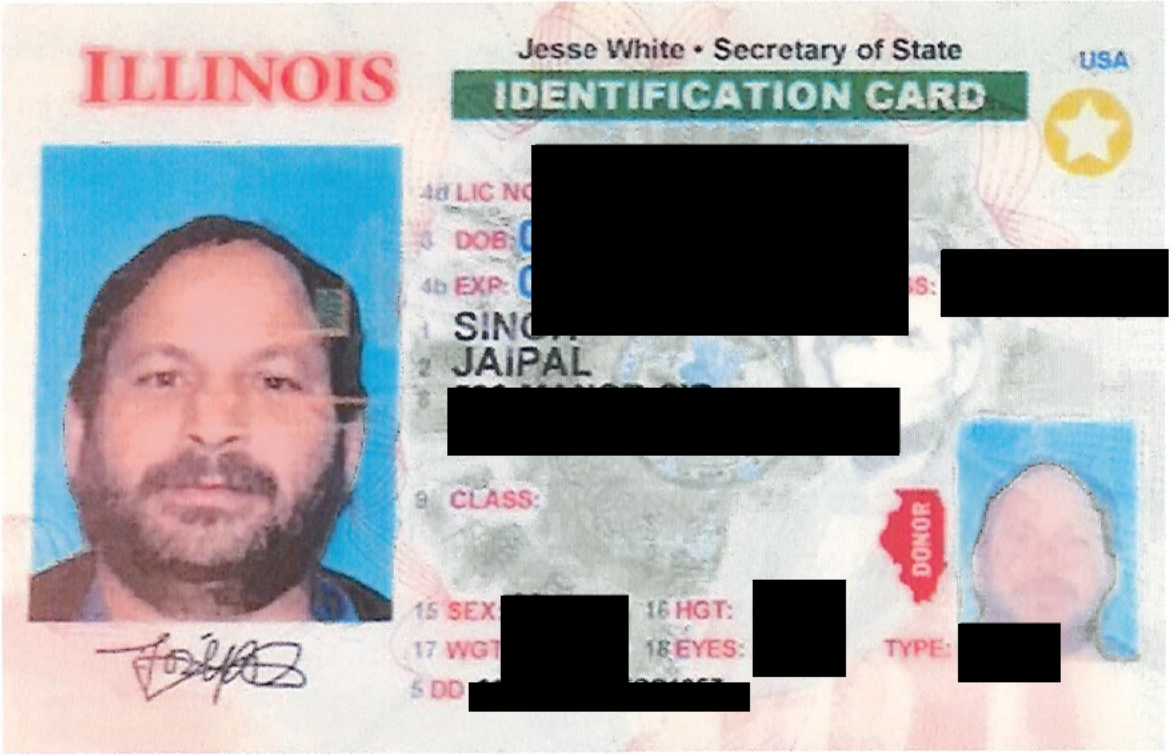
2. How long have you continuously lived in Wisconsin prior to the date of application?	Years	Months

3. Do you hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g. brewer, brewpub, winery, distillery)? If yes, please explain using the space below. Attach additional sheets as needed. ☐ Yes ☑ No

Part G: Attestation

READ CAREFULLY BEFORE SIGNING: I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
	12/14/23


ILLINOIS
Jesse White • Secretary of State
IDENTIFICATION CARD
USA
4d LIC NO
3 DOB:
4b EXP:
1 SING
2 JAIPAL
9 CLASS:
DONOR
15 SEX:
16 HGT:
17 WGT
18 EYES:
TYPE:
5 DD

Sec. 180.0202
Wis. Stats.

State of Wisconsin
Department of Financial Institutions

ARTICLES OF INCORPORATION - STOCK FOR-PROFIT CORPORATION

Executed by the undersigned for the purpose of forming a Wisconsin Stock For-Profit Corporation under Chapter 180 of the Wisconsin Statutes:

Article 1. **Name of the corporation:**

SB RESTAURANT, INC.

Article 2. **The corporation is organized under Ch. 180 of the Wisconsin Statutes.**

Article 3. **Name and email address of the initial registered agent:**

ABACUS CONSULTING INC.
AZ@abacusconsulting.co

Article 4. **Street address of the initial registered office:**

212 E Verona Avenue
Suite A
Verona, WI 53593
United States of America

Article 5. **Number of shares of stock the corporation shall be authorized to issue:**

Number of Shares Authorized: 9,000
Class: Common

Article 6. **Name and complete address of each incorporator:**

SANJAY BHANDARI
[redacted]
STOUGHTON, WI 53593
United States of America

JAIPAL SINGH
[redacted]
SCHAUMBURG, IL 60194
United States of America

Anwar A Zaidi
212 E VERONA AVE
SUITE A
VERONA, WI 53593
United States of America

Other provisions (optional). (No other provisions declared.)

Other Information. **This document was drafted by:**

Anwar A Zaidi

Incorporator signature:

SANJAY BHANDARI

JAIPAL SINGH

Anwar A Zaidi

Date & Time of Receipt:

11/6/2023 10:00:19 AM

Order Number:

202311066294408

ARTICLES OF INCORPORATION - Wisconsin Stock For-Profit Corporation (Ch. 180)

Filing Fee: $100.00
Total Fee: $100.00

ENDORSEMENT

State of Wisconsin
Department of Financial Institutions

EFFECTIVE DATE	
11/6/2023	

FILED	Entity ID Number S150915

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 11-06-2023

Employer Identification Number:
[redacted]

Form: SS-4

Number of this notice: CP 575 A

SB RESTAURANT INC
INDIAN CURRY HOUSE
971 N PAGE ST
STOUGHTON, WI 53589

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [redacted] This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 940	01/31/2024
Form 944	01/31/2024
Form 1120	04/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:
If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, Election by a Small Business Corporation.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/mefbusproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is SBRE. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

(IRS USE ONLY) 575A 11-06-2023 SBRE B 9999999999 SS-4

Keep this part for your records. CP 575 A (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number
( ) -

Best Time to Call

DATE OF THIS NOTICE: 11-06-2023
EMPLOYER IDENTIFICATION NUMBER: [redacted]
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

SB RESTAURANT INC
INDIAN CURRY HOUSE
971 N PAGE ST
STOUGHTON, WI 53589

LEASE AGREEMENT

THIS AGREEMENT is made November 1st, 2023, between AIM 1 HOLDINGS, LLC ("Landlord"), and SB RESTAURANT, INC., Sanjay Bhandari and Jaipal Singh doing business as Indian Curry House (the "Tenant").

NOW THEREFORE, in consideration of the covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, it is hereby agreed as follows:

1. AGREEMENT. Landlord leases the Premises (as that term is defined in paragraph 2 herein) to Tenant, and Tenant leases the Premises from Landlord.

2. PREMISES. The Premises are approximately 1,535 square feet commonly known as, Page Street Marketplace located at 971 North Page Street, Stoughton, Wisconsin and more particularly described on Exhibit A, which exhibit is attached hereto and incorporated herein by reference. The Premises include the right to the use in common with Landlord and the tenant, and their respective employees, customers, invitees and agents of the outside common areas. Landlord shall have the right, but not the obligation, from time to time and at any time or times, to establish such reasonable rules and regulations as Landlord may desire but of which said rules and regulations can be changed by mutual agreement.

3. TERM.

   a. Initial Term. The initial term of this Lease will be five (5) years. The Landlord will give possession of the Premises on or before November 1, 2023. The Commencement Date is December 15th, 2023 or sooner.

   b. Option Term. The Tenant shall have the right to extend the Lease for five (5) one (1) year options with 2% annual rent increases. Tenant must give Landlord no less than 180 days prior written notice of its intent to renew.

   c. Occupancy Permit. The Tenant is responsible to obtain the occupancy permit for the Leased space.

4. RENT.

   a. Base Rent. During the first year of the initial term of this Lease, Tenant shall pay Landlord, base rent in equal consecutive monthly installments, on or before the first day of each month. The base rent for the first year shall be the sum of $2,700.00 per month. If the Commencement Date is not the first day of the month the rent shall be prorated for the first month by dividing the total number of days and multiplying the daily rate by the number of days occupied. Thereafter the Rent Schedule for the term is listed in Exhibit "B".

b. Late Payment Charge. Any base rent, additional rent, or other sums due hereunder received ten (10) days after the due date, shall be subject to a late charge of five percent (5%); in addition to any other remedies available to Landlord.

5. TAXES AND OPERATING EXPENSES.

a. Obligation for Payment of Taxes. Tenant shall be responsible for the entire share of all Taxes (as defined below). Tenant shall pay to Landlord each month, as additional rent, one-twelfth (1/12th) of the estimated annual Taxes (as defined below) applicable to the Premises, including without limitation any and all taxes, fees, assessments, impositions, including without limitation general real estate taxes, general and special assessments, impact fees and any other taxes or similar charges against the Premises or the property and building of which the Premises are a part, as well as any and all personal property taxes and assessments assessed, levied, confirmed, or imposed during the initial term or any renewal terms of this Lease, whether or not now customary, general or special, or within the contemplation of Landlord and Tenant which are upon, measured by, or reasonably attributable to the Premises or reasonably attributable to the cost or value of any leasehold improvements made in or to the Premises by or for Tenant, regardless of whether title to the improvements is in Tenant or Landlord (collectively the "Taxes"). Tenant shall be solely responsible for the payment of, and shall pay as and when due, any and all taxes attributable to the cost or value of Tenant's equipment, furniture, fixtures, and other personal property, and all replacements, improvements, or additions to them, which are owned by Tenant and located on the Premises.

b. Obligation for Payment of Operating Expenses. Tenant shall be responsible for all Operating Expenses (as defined below). Tenant shall pay to Landlord each month, as additional rent, one-twelfth (1/12th) of the annual Operating Expenses (as defined below) applicable to the Premises which are not directly incurred by the Tenant. Operating Expenses shall refer to the aggregate of all expenses, costs, and disbursements of each and every kind and nature relating to or incurred or paid during any operating period in connection with the ownership, operation and maintenance of the Premises, and the land, building, equipment, fixtures and facilities used in connection therewith, including those items in the operation, maintenance and security thereof, including taxes, insurance and benefits relating thereto; the cost of all labor, supplies, materials and tools used in connection with the operation and maintenance thereof, including without limitation Landlord's obligations under **Section 14(a)** of this Lease; the cost of all utilities used in connection with the common areas thereof, including but not limited to the cost of water, sewer, gas, and electricity; the cost of all maintenance and service agreements; administrative and accounting fees; the cost of all insurance related thereto, including but not limited to casualty, rental abatement and liability

insurance; and the cost of repairs, replacements, refurbishing and restoration thereof. Estimated Operating Expenses and Insurance for 2022 are $3.96/sf.

c. Taxes and Operating Expenses for Period Other than Term. Tenant is required to pay the full share of such Taxes and Operating Expenses, which become due and payable during, or are applicable to, the initial term or renewal term of this Lease.

d. Other Impositions. Tenant will not be obligated to pay local, state, or federal net income taxes assessed against Landlord; local, state, or federal capital levy of Landlord; or sales, excise, franchise, gift, estate, succession, inheritance, or transfer taxes of Landlord.

e. Payment by Landlord. If estimated payments are made by Tenant, Landlord will cause the Taxes under paragraph 5 herein to be paid timely and will provide Tenant with a copy of the receipt or receipts documenting such timely payment within fifteen (15) days of each Tax under paragraph 5 herein becoming due and owing. Landlord shall further be liable for all interest and penalties accruing due to any failure of Landlord to use such estimated payments to timely pay the Taxes which are under paragraph 5 herein; provided, however, to the extent any Taxes are payable in installments, Landlord may, at its option, elect to pay the Tax (and any accrued interest on the unpaid balance of the Tax) in installments.

f. Final Settlement. Within ninety (90) days after the close of each calendar year or as soon after the ninety (90) days as practicable, Landlord will deliver to Tenant a statement of amounts payable under paragraph 5 herein, for the prior calendar year, prepared by certified public accountants designated by Landlord or prepared by Landlord and certified by one of its officers. The certified statement will be final and binding upon Landlord and Tenant. If the statement shows an amount owing by Tenant that is less than the estimated payments previously made by Tenant for the calendar year, the statement will be accompanied by a refund of the excess by Landlord to Tenant. If the statement shows an amount owing by Tenant that is more than the estimated payments previously made by Tenant for the calendar year, Tenant will pay the deficiency to Landlord within thirty (30) days after the delivery of the statement.

6. UTILITIES. Tenant shall be responsible for all utilities upon possession which would include gas, electric, water and any required telecommunications.

7. INSURANCE.

a. Property Coverage. Landlord shall, as a part of the Operating Expenses, obtain and keep in force, during the initial term and any renewal term of this Lease, broad form, extended coverage insurance, on the Premises and the building and

improvements of which the Premises are a part in an amount not less than the replacement value of said buildings and improvements.

b. General Liability. Tenant shall, at its sole expense, obtain and keep in force during the initial term and any renewal term of this Lease commercial general liability insurance with limits of not less than One Million Dollars ($1,000,000.00) for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, insuring against any and all liability of Landlord and Tenant, including without limitation coverage for contractual liability, broad form property damage and non-owned automobile liability, with respect to the Premises or arising out of the maintenance, use, or occupancy of the Premises. The insurance will insure the performance by Tenant of the indemnity agreement as to liability for injury to or death of persons and damage to property set forth in **paragraph 21** herein.

c. Other Matters. All insurance required in paragraph 7 herein, and all renewals of it, will be issued by companies authorized to transact business in the State of Wisconsin and rated at least A Class A by Best's Insurance Reports (property liability). All insurance policies will expressly provide that the policies will not be canceled or altered without thirty (30) days prior written notice to Landlord and any lender, in the case of "special form" coverage insurance, and to Landlord, in the case of general liability insurance; and will, to the extent obtainable, provide that no act or omission of Tenant which would otherwise result in forfeiture or reduction of the insurance will affect or limit the obligation of the insurance company to pay the amount of any loss sustained. Tenant may satisfy its obligation under paragraph 7 herein by appropriate endorsements of its blanket insurance policies. All public liability, property damage liability, and casualty policies maintained by Tenant will be written as primary policies, not contributing with and not in excess of coverage that Landlord may carry.

d. Additional Insureds and Loss Payees. All policies of liability insurance that Tenant is obligated to maintain according to this Lease (other than any policy of workmen's compensation insurance) will name Landlord and Landlord's mortgagee(s) as additional insureds. All policies of property damage insurance insuring Landlord's interest in and to the Premises shall name Landlord and its mortgagee(s) as loss payees. Originals or copies of original policies required under paragraph 7 herein and evidence of the payment of all premiums of such policies will be delivered to Landlord prior to Tenant's occupancy of the Premises and from time to time at least thirty (30) days prior to the expiration of the term of each policy.

8. USE. The Premises will be used as ethnic Indian restaurant.

9. COMPLIANCE WITH LAWS. Tenant will not use or occupy, or permit any portion of the Premises to be used or occupied in violation of any law, ordinance, order, rule,

regulation, certificate of occupancy, or other governmental requirement or for any disreputable or illegal business or purpose. Tenant will comply at its sole cost and expense with any and all laws, ordinances, orders, rules, regulations, and other governmental requirements relating to the use, condition, or occupancy of the Premises, and all rules, orders, regulations, and requirements of the board of fire underwriters or insurance service office, or any other similar body, having jurisdiction over the building in which the Premises are located.

10. ENVIRONMENTAL COMPLIANCE.

a. Tenant's Obligations. Tenant agrees to maintain the Premises in compliance with federal, state or local laws, ordinances or regulations including without limitation, those relating to zoning, building, occupational safety, soil and ground water conditions and other environmental matters, including without limitation air emissions, waste water discharge, and storm water runoff. Tenant shall not use, generate, manufacture, store or dispose of, on, under or about the Premises or transport to or from the Premises any flammable explosives, radioactive materials or "hazardous materials" as that term is defined in paragraph 10(b) herein. Tenant shall immediately advise Landlord in writing of (i) any and all enforcement, cleanup, removal, or other governmental or regulatory actions instituted, completed, or threatened relating to any "hazardous materials" affecting the Premises, including any contacts or notices with regard thereto received by Tenant, and (ii) Tenant's discovery of any occurrence or condition on the Premises or in the vicinity of the Premises that could cause the Premises or any part thereof to be subject to any restrictions on the ownership, occupancy, transferability, or use under any "Hazardous Materials Laws."

b. Hazardous Materials. For purposes of this Lease, "hazardous materials" means:

1. "Hazardous substances" or "toxic substances" as those terms are defined by the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. #9601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. #1802, the Toxic Substances Control Act, and any and all state or local statutes, ordinances, rules, codes, or regulations of a similar nature, both as amended to this date and as amended after this date.

2. "Hazardous wastes," as that term is defined by the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. #6902, et seq., as amended to this date and as amended after this date.

3. Any pollutant, contaminant, or hazardous, dangerous, or toxic chemical, material, or substance within the meaning of any other applicable federal, state, or local law, regulation, ordinance, or requirement (including consent decrees and administrative orders) relating to or imposing liability, or standards of conduct concerning any hazardous, toxic, or dangerous waste substance or

material, all as amended to this date or as amended after this date.

c. Indemnification by Tenant. Tenant shall indemnify, defend (with counsel reasonably acceptable to Landlord and Tenant at Tenant's sole cost), and hold Landlord harmless from and against any and all damages, liabilities, obligations, deficiencies, claims, actions, demands, judgments, interest, losses, diminution in value, costs and expenses, all of whatever kind or nature, incurred by Landlord in connection with any action, suit, proceeding, compromise, settlement, assessment, judgment, claim or liability associated with or resulting from any violation of Environmental Laws or from any environmental problems at the Premises caused by Tenant, which were came into existence during the initial term of any renewal term of this Lease.

d. Indemnification by Landlord. This indemnification is the personal obligation of Tenant and the guarantors, and will survive termination of this Lease. Tenant, its successors, and assigns waive, release, and agree not to make any claim or bring cost recovery action against Landlord under CERCLA, as that term is defined in subparagraph (b)(1) of this section, or any state equivalent or any similar law now existing or enacted after this date. To the extent that Landlord is strictly liable under any such law, regulation, ordinance or requirement, Tenant's obligation to Landlord under this indemnity will also be without regard to fault on the part of Tenant with respect to the violation or condition that results in liability to Landlord. Tenant is not responsible for acts by the Landlord.

e. Right to Perform Environmental Assessments. Landlord may, from time to time, cause environmental site assessments to be performed on and about the Premises, and Tenant hereby grants Landlord a license for such purpose. In the event any such assessment(s) disclose a violation of any provision of this Lease, Tenant covenants and agrees that it shall (i) immediately reimburse Landlord for the cost and expense associated with such assessment(s), and (ii) immediately take any and all necessary action at Tenant's cost and expense to comply with the provisions of this Lease; provided that if Tenant shall fail or refuse to take any such action, Landlord shall have the right but not the obligation to take such action on Tenant's behalf and to charge Tenant for the cost of the same as additional rent.

11. RIGHT TO CONTEST LAWS. Tenant will have the right to contest by appropriate proceedings diligently conducted in good faith in the name of Tenant, or, with the prior consent of Landlord, in the name of Landlord, or both, without cost or expense to Landlord, the validity or application of any law, ordinance, order, rule, regulation, or legal requirement of any nature. If compliance with any law, ordinance, order, rule, regulation, or requirement may legally be delayed pending the prosecution of any proceeding, without incurring any lien, charge, or liability of any kind against the Premises, or Tenant's interest in the Premises, and without subjecting Tenant or Landlord to any liability, civil or criminal, for failure so to comply, Tenant may delay

compliance until the final determination of the proceeding. Even if a lien, charge, or liability may be incurred by reason of delay, Tenant may contest and delay, so long as (1) the contest or delay does not subject Landlord to criminal liability and (2) Tenant furnishes to Landlord security, reasonably satisfactory to Landlord, against any loss or injury by reason of any contest or delay. Landlord will not be required to join any proceedings referred to in paragraph 11 herein unless the provision of any applicable law, rule, or regulation at the time in effect requires that the proceedings be brought by or in the name of Landlord, or both. In that event Landlord will join the proceedings or permit them to be brought in its name if Tenant pays all related expenses.

12. ASSIGNMENTS. Tenant shall not, without the prior written approval of Landlord which approval may be withheld by Landlord in its sole discretion, assign this Lease, in whole or in part, or sublet the Premises, in whole or in part, provided that in the event of any such permitted assignment, Tenant shall be and remain fully and primarily liable for the performance of Tenant's obligations under this Lease, and no such assignment shall constitute a release or novation, nor shall any such assignment operate to relieve any guarantor from its obligations under any guaranty of this Lease. In conjunction with any such proposed assignment or subletting, Landlord shall have the right to request financial and other information from the Tenant, assignee or sublessee. If Landlord approves such assignment or subletting, Landlord agrees to execute such reasonable documents prepared and submitted by Tenant as may be reasonably necessary to effectuate the assignment of this Lease or sublease of the Premises as contemplated by paragraph 12 herein. Tenant shall pay to Landlord, as additional rent, Landlord's actual legal, accounting and other third-party fees and expenses incurred in connection with the proposed assignment or subletting.

13. SIGNS. Tenant shall have the right to erect signs on the Premises, subject to the prior approval of Landlord which shall not be unreasonably withheld. Said signs shall conform to state and local restrictions including location and size restrictions.

14. REPAIRS AND MAINTENANCE.

a. Maintenance by Landlord. Landlord shall, at Landlord's expense, maintain and make all necessary repairs to structural/exterior elements, common areas, foundation, footings, slab, roof, exterior and load bearing walls of the building and will replace the HVAC if necessary and not due to the negligence of the Tenant. Landlord, however, shall not be obligated to make any such repair made necessary by the fault or negligence of Tenant, its employees, agents, or invitees.

The maintenance and repair obligations contained in paragraph 14(a) herein shall be the sole maintenance and repair obligations of Landlord. The Premises shall be in good working condition at the Commencement Date.

15. MAINTENANCE BY TENANT. Tenant shall, at Tenant's expense, promptly and at all

times during the initial term of this Lease and any renewal terms of this Lease, keep the premises in good working condition and as good repair as the same are in at the Commencement Date. Tenant shall, at Tenant's expense, keep the Premises in a clean, sanitary and tenantable condition and shall be responsible for maintenance and repair (including any and all necessary replacements) of the interior of Premises, as well as the maintenance, repair and maintenance of heating/cooling, ventilation, plumbing, electrical systems, and fencing and gates in and around the Premises, and replacement of glass in windows and doors. If Tenant does not make the necessary repairs or does not perform the necessary maintenance within thirty (30) days after receiving prior written notice from Landlord, then Landlord may, but shall not be required to, make such repairs and perform such maintenance, and charge the cost thereof to Tenant as additional rent. Tenant shall, at Tenant's expense, conform to all municipal ordinances and laws, rules, and regulations of the federal, state, and local governmental agencies relating to sanitation, fire, and matters of like nature, governing the maintenance and use of the Premises.

16. MECHANICS' LIENS. Tenant will pay or cause to be paid all cost and charges for work done by it or caused to be done by it, in or to the Premises, and for all materials furnished for or in connection with the work. Tenant will indemnify Landlord against and hold landlord harmless from all liabilities, claims, cost, and demands on account of the work done by or caused to be done by Tenant. If any lien is filed against the Premises, Tenant will cause the lien to be discharged of record within ten (10) days after it is filed. If Tenant desires to contest the lien, it will furnish to Landlord, within the ten- (10) days, security in the amount of one hundred fifty percent (150%) of the amount of the lien. If a final non-appealable judgment establishing the validity or existence of the lien for any amount is entered, Tenant will satisfy it at once. If Tenant fails to pay any charge for which a lien has been filed, and does not give Landlord such security, Landlord may, at its option, pay the charge and related costs and interest, and the amount so paid, together with reasonable attorney's fees incurred in connection with it, will be immediately due from Tenant to Landlord as additional rent. Nothing contained in this Lease is the consent or agreement of Landlord to subject Landlord's interest in the Premises to liability under any lien law. If either Landlord or Tenant receives notice that a lien has been or is about to be filed against the Premises, or that any action affecting title to the Premises has been commenced on account of work done by or for Tenant or labor or materials furnished to or for Tenant, it will immediately give the other written notice of same. At least fifteen (15) days prior to the commencement of any work which costs in excess of Five Thousand and No Dollars ($5,000.00) including, without limitation, any maintenance, repairs, alterations, additions, improvements, or installations in or to the Premises by Tenant, Tenant will give Landlord written notice of the proposed work and the names and addresses of the persons supplying labor and materials for the proposes work. Landlord will have the right to post notices of non-responsibility or similar notices on the Premises in order to protect the Premises against liens.

17. ALTERATIONS. Without Landlord's prior written consent, which consent shall not be unreasonably withheld, Tenant shall not make any alterations to the Premises which:
    a. Cost more than Five Thousand and No/100ths Dollars ($5,000.00), including Labor and materials, in any single Lease Year.

    b. Change the general character of the Premises, or reduce the fair market value of the Premises below its fair market value prior to the alteration, addition, or improvement.

    c. Are made without due diligence, not in a good and workmanlike manner, and not in compliance with the laws, ordinances, orders, rules, regulations, certificates of occupancy, or other governmental requirements described in paragraph 9 herein.

18. END OF TERM. At the end of this Lease, Tenant will surrender the Premises in good order and working condition, free from Tenant's materials, supplies, debris or waste. If Tenant is not then in default, Tenant may remove from the Premises any trade fixtures, equipment, and movable furniture placed in the Premises by Tenant, whether or not the trade fixtures or equipment are fastened to the building. Tenant will not remove any trade fixtures or equipment without Landlord's prior written consent, which consent shall not be unreasonably withheld, if removal of the trade fixtures or equipment will impair the structure of the building. Whether or not Tenant is then in default, Tenant will remove alterations, additions, improvements, trade fixtures, equipment, and furniture that Landlord has requested be removed in accordance with paragraph 16 herein. Tenant will fully repair any damage occasioned by the removal of any trade fixtures, equipment, furniture, alterations, additions, and improvements. All furniture, alterations, additions, and improvements not so removed will conclusively be deemed to have been abandoned by Tenant and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Landlord without notice to Tenant or to any other person and without obligation to account for them.

18. DAMAGE AND DESTRUCTION.
    a. Destruction of Premises. If, during the term of this Lease or any renewal thereof the Premises should be damaged or destroyed by reason of fire, casualty, or any other cause so as to be rendered wholly un-tenantable, or if the Premises shall be partially damaged or destroyed so as to materially and substantially interfere with the day-to-day operation of Tenant's business, then Landlord may elect to either terminate this Lease as of the date of such damage of destruction by giving Tenant written notice of such termination, or to repair or rebuild. If the Premises shall be so damaged or destroyed, Landlord shall give Tenant written notice within thirty (30) days after the happening of the event causing the damage or destruction as to whether Landlord elects to terminate or to repair or rebuild. If Landlord elects to repair or rebuild the Premises, Landlord shall initiate and pursue the necessary work with all reasonable dispatch in a manner consistent with sound construction

methods, it shall not be liable for delays or interruptions occasioned by strikes, casualties, critical materials in short supply, governmental regulations, or any other causes beyond Landlord's reasonable control. If Landlord elects to terminate this Lease, Tenant shall immediately surrender the Premises to Landlord and shall pay rental only to the time of such surrender.

b. Abatement of Rent. If the Premises are damaged or destroyed, the base rent and additional rent payable hereunder for the period during which such damage, repair or restoration continues shall not be abated for up to 180 days.

c. Termination - Advance Payments. Upon termination of this Lease pursuant to paragraph 18 herein, an equitable adjustment shall be made concerning any advance payments of base rent or additional rent made by Tenant to Landlord. Landlord shall, in addition, return to Tenant, any unused portion of Tenant's security deposit, less any uninsured losses or deductibles suffered by Landlord as the result of the damage or destruction.

19. CONDEMNATION.

a. Total Taking. If, by exercise of the right of eminent domain or by conveyance made in response to the threat of the exercise of such right (in either case a "taking"), all of the Premises are taken, or if so much of the Premises are taken that the Premises (even if the restorations described in paragraph 18(b)(4) herein were to be made) cannot be used by Tenant for the purposes for which they were used immediately before the taking, this Lease will end on the earlier of the vesting of title to the Premises in the condemning authority or the taking of possession of the Premises by the condemning authority (in either case the "ending date.") If this Lease ends according to paragraph 18 herein, prepaid rent will be appropriately prorated to the ending date.

b. Partial Taking. If, after a taking, so much of the Premises remains that the Premises can be used for substantially the same purposes for which they were used immediately before the taking:

1. This Lease will terminate effective as of the date of such taking as to that of the Premises which is taken.

2. Prepaid rent will be appropriately allocated to the part of the Premises which is taken and prorated to the date of taking.

3. Beginning on the day after the date of taking, rent for so much of the Premises as remains will be reduced in the proportion of the area of the Premises remaining after the taking to the area of the Premises before the taking.

4. At its cost, Landlord will restore so much of the Premises as remains to

a sound architectural unit substantially suitable for the purposes for which it was used immediately before the taking, using good workmanship and new first-class materials.

c. Allocation of Award. In connection with any taking subject to paragraph 19 herein, Landlord shall be entitled to any and all awards made in connection with any taking; provided, however, Tenant may prosecute its own claim by separate proceedings against the condemning authority for damages legally due to it including, but not limited to, the loss of fixtures which Tenant was entitled to remove and moving expenses.

20. SUBORDINATION.

a. General. At Landlord's election, this Lease and Tenant's rights under this Lease may be made subject and subordinate to any first mortgage, first deed of trust, or other first lien encumbrance or indenture, together with any renewals, extensions, modifications, consolidations, and replacements of them, which now or at any subsequent time affect the Premises, any interest of Landlord in the Premises, or Landlord's interest in this Lease and the estate created by this Lease (except to the extent that any such instrument expressly provided that this Lease is superior to it). This provision will be self-operative, and no further instrument of subordination will be required in order to effect it. Nevertheless, Tenant will execute, acknowledge and deliver to Landlord, at any time and from time to time, upon demand by Landlord, any documents as may be requested by Landlord, or any mortgagee, or any holder of a deed or trust or other instrument described in paragraph 20 herein, to confirm or effect the subordination. If Tenant fails or refuses to execute, acknowledge, and deliver any such document within ten (10) days after written demand, Landlord, its successors, and assigns will be entitled to execute, acknowledge, and deliver the document on behalf of Tenant as Tenant's as attorney-in-fact. Tenant constitutes and irrevocably appoints Landlord, its successors, and assigns, as Tenant's attorney-in-fact to execute, acknowledge, and deliver on behalf of Tenant any documents described in paragraph 20 herein.

b. Attornment. If any holder of any mortgage, indenture, deed of trust, or other similar instrument described in paragraph 19 herein succeeds to Landlord's interest in the Premises, Tenant will pay to it all rents subsequently payable under this Lease. Tenant will, upon request of anyone so succeeding to the interest of Landlord, automatically become Tenant of, and attorn to, the successor in interest without change in this Lease. Upon request by the successor in interest and at the cost to Landlord or the successor in interest, Tenant will execute, acknowledge, and deliver an instrument or instruments confirming the attornment. The instrument of attornment will also provide that

the successor in interest will not disturb Tenant in its use of the Premises in accordance with this Lease. If Tenant fails or refuses to execute, acknowledge, and deliver the instruments within twenty (20) days after written demand, the successor in interest will be entitled to execute, acknowledge, and deliver the document on behalf of Tenant as Tenant's as attorney-in-fact.

21. LANDLORD'S ACCESS. Landlord, its agents, employees, and contractors may enter the Premises at any time in response to an emergency and with 24-hour notice to enter during normal business hours (a) inspect the Premises, (b) exhibit the Premises to prospective purchasers or lenders, (c) determine whether Tenant is complying with its obligations in this Lease, (d) supply any other service which this Lease requires Landlord to provide, (e) post notices of non-responsibility or similar notices, or (f) make repairs which Landlord elects to make. Landlord will at all times have a key with which to unlock all of the doors in the Premises (excluding Tenant's vaults, safes, and similar areas designed in writing by Tenant in advance) in the event of emergency. Landlord will have the right to use any means Landlord may deem proper to open doors in the Premises and to the Premises in an emergency, in order to enter the Premises.

22. INDEMNIFICATION. WAIVER AND RELEASE.

a. Indemnification. In addition to the obligations of Tenant set forth in paragraph 10(c) herein, Tenant will indemnify Landlord, its agents, and employees against, and hold Landlord, its agents, and employees harmless from any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), losses, liabilities, judgments, and expenses (including without limitation attorneys' fees and court costs) incurred in connection with or arising from:

1. The use or occupancy of the Premises by Tenant or any person claiming under Tenant.

2. Any activity, work, or thing done or permitted by Tenant in or about the Premises.

3. Any acts, omissions, or negligence of Tenant, any person claiming under Tenant, or the employees, agents, contractors, invitees, or visitors of Tenant or any person.

4. Any breach, violation, or nonperformance by Tenant, any person claiming under Tenant, or the employees, agents, contractors, invitees, or visitors of Tenant, or any person of any term, covenant, or provision of this Lease or any law, ordinance, or governmental requirement of any kind.

5. Except for loss of use of all or any portion of the Premises or Tenant's property located within the Premises that is proximately caused by or results proximately from the gross negligence or intentional acts of Landlord or its employees, agents, contractors, invitees, or visitors, any injury or damage to the person, property, or business of Tenant or its employees, agents, contractors, invitees, visitors, or any other person entering upon the Premises under the express or implied invitation of Tenant.

b. Waiver and Release. Tenant waives and releases all claims against Landlord, its employees, and agents with respect to all matters for which Landlord has disclaimed liability pursuant to the provisions of this Lease. In addition, Tenant agrees that Landlord, its agents, and employees will not be liable for any loss, injury, death, or damage (including consequential damages) to persons, property, or Tenant's business occasioned by theft; act of God; public enemy; strike; insurrection; war; court order; requisition; order of governmental body or authority; fire; explosion; falling objects; steam, water, rain or snow; leak or flow of water, rain or snow from the Premises or into the Premises or from the street, subsurface, or from any other place, except for those items which are Landlord's responsibility or by dampness, or from the breakage, leakage, obstruction, or other defects of the pipes, sprinklers, wires, appliances, plumbing, air conditioning, or lighting fixtures of the building; or from construction, repair, or alteration of the Premises or from any acts or omissions of any visitor of the Premises; or from any cause beyond Landlord's control, all except for negligence of or intentional acts of those items which were caused by Landlord, it's employees, and agents.

23. SECURITY DEPOSIT.

a. Tenant will deposit one month's rent based on first year with Landlord as security for Tenant's payment of base rent and additional rent, and the timely and full performance of its other obligations under this Lease, and any renewals or extensions of this Lease.

b. If Tenant defaults in its payment of base rent or additional rent or performance of its other obligations under this Lease, Landlord may use all or part of the security deposit for the payment of rent or any other amount in default, or for the payment of any other amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or for the payment to Landlord of any other loss or damage which Landlord may suffer by reason of Tenant's default. If Landlord so uses any portion of the security deposit, Tenant will restore the security deposit to its original amount within fifteen (15) days after written demand from Landlord. Landlord will not be required to keep the security deposit separate from its general funds. The security deposit will

not be a limitation on Landlord's damages or other rights under this Lease, or a payment of liquidated damages, or an advance payment of the rent. Landlord may deliver the security deposit to the purchaser of the Premises and be discharged from further liability with respect to it.

24. COVENANT OF QUIET ENJOYMENT. As long as Tenant pays the base rent and additional rent and otherwise performs all of its obligations in this Lease, and is not in default hereunder, Tenant's possession of the Premises will not be disturbed by Landlord, or anyone claiming by, through or under Landlord, or by the holders of the mortgages described in paragraph 24 herein.

25. DEFAULT.

a. Events of Default. The following occurrences are "events of default":

1. Tenant fails to make any payment of base rent or additional rent, and such failure continues for five (5) days after the date due for payment;

2. Tenant vacates or abandons the Premises, or ceases to operate the Premises for the use as set forth in this Lease for a period of longer than ten (10) business days without the prior consent of Landlord, which consent shall not be unreasonably withheld;

3. Tenant breaches or fails to keep any of the other agreements, terms, Covenants, or conditions that this Lease requires Tenant to perform, and the breach or failure continues for a period of thirty (30) days after notice by Landlord to Tenant.

b. Cure. If Tenant fails to pay when due amounts payable under this Lease or to perform any of its other obligations under this Lease within the time permitted for its performance, then Landlord, after ten (10) days written notice to Tenant (or, in case of an emergency, upon notice or without notice as may be reasonable under the circumstances) and without waiving any of its rights under this Lease, may (but will not be required to) pay the amount or perform the obligation. All amounts so paid by Landlord and all costs and expenses incurred by Landlord in connection with the performance of any obligations (together with interest at the greater of (i) the highest rate permitted by law, or (ii) four percent (4%) in excess of the prime rate from the date of Landlord's payment of the amount or incurring of each cost or expense until the date of full repayment by Tenant) will be payable by Tenant to Landlord on demand. In the proof of any damages that Landlord may claim against Tenant arising out of Tenant's failure to maintain insurance, Landlord will not be limited to the amount of the unpaid insurance premium but will also be entitled to recover as damages for the breach the amount of any uninsured loss (to the extent of

any deficiency in the insurance required by the provisions of this Lease), damages, costs and expenses of suit, including attorneys' fees, arising out of damage to, or destruction of the Premises occurring during any period for which Tenant has failed to provide the insurance.

c. Remedies. Upon the occurrence of an event of default and so long as such event of default shall be continuing, Landlord may at any time thereafter at its sole election: (a) terminate this Lease and/or Tenant's right of possession, but Tenant shall remain liable as hereinafter provided, and/or (b) pursue any and all other remedies provided for under this Lease or at law or in equity. Upon the termination of this Lease or termination of Tenant's right of possession, it shall be lawful for Landlord, without formal demand or notice of any other kind, to re-enter the Premises by summary dispossession proceedings or any other action or proceeding authorized by law and to remove Tenant and all persons and property therefrom. If Landlord re-enters the Premises, Landlord shall have the right to keep in place and use, or to remove and store, all of Tenant's furniture, fixtures, and equipment at the Premises.

If Landlord terminates this Lease and Tenant's right of possession, Landlord may recover from Tenant the reasonable sum of all rent ant all other amounts accrued under this Lease to the date of such termination; of the cost of re-letting the whole or any part of the Premises, including without limitation brokerage fees and/or leasing commissions incurred by Landlord, and of the cost of removing and storing Tenant's or any other occupant's property, repairing, altering, remodeling, or otherwise putting the Premises into condition acceptable to a new Tenant or Tenants, and all reasonable expenses incurred by Landlord in pursuing its remedies, including attorneys and other professional fees and court costs.

Exercise by Landlord of any one or more remedies hereunder granted or otherwise available shall not be deemed to be an acceptance of surrender of the Premises and/or a termination of this Lease by Landlord, whether by agreement or by operation of law, it being understood that such surrender and/or termination can be affected only by the written agreement of Landlord and Tenant. Any law, usage, or custom to the contrary notwithstanding, Landlord shall have the right at all times to enforce the provisions of this Lease in strict accordance with the terms hereof, and the failure of Landlord at any time to enforce its rights under this Lease strictly in accordance with same shall not be construed as having created a custom in any way or manner contrary to the specific terms, provisions, and covenants of this Lease or as having modified the same. Tenant and Landlord further agree that forbearance or waiver by Landlord to enforce its rights pursuant to this Lease or at law or in equity, shall not be a waiver of Landlord's right to enforce one or more of its rights in connection with any subsequent default. A receipt by

Landlord of rent or other payment with knowledge of the breach of any covenant hereof shall not be deemed a waiver of such breach, and no waiver by Landlord of any provision of this Lease shall be deemed to have been made unless expressed in writing and signed by Landlord.

(d) Mitigation and Additional Remedy. In the event that Landlord terminates this Lease or Tenant's right of possession, Landlord shall use commercially reasonable efforts to relet the Premises; provided, however, (a) Landlord shall not be obligated to accept any Tenant proposed by Tenant, (b) Landlord shall have the right to Lease any other space controlled by Landlord first, (c) any proposed Tenant shall meet all of Landlord's reasonable leasing criteria, and (d) any proposed terms and rent shall be no more restrictive upon the proposed Tenant than those contained in this Lease for Tenant.

For the purpose of such re-letting, Landlord is authorized to make any repairs, changes, alterations, or additions in or to the Premises as Landlord deems reasonably necessary or desirable provided that the same are done in such a manner as not to alter the essential nature and use of the Premises. If the Premises are not relet, then Tenant shall pay to Landlord as damages a sum equal to the amount of the Base Rent reserved in this Lease for such period or periods, plus the cost of recovering possession of the Premises (including attorneys' fees and costs of suit), the unpaid Base Rent and other amounts accrued hereunder at the time of repossession, any and all other sums due, or that would become due, under the Lease during the remainder of the Term of the Lease, and the costs incurred in any attempt by Landlord to relet the Premises. If the Premises are relet and a sufficient sum shall not be realized from such re-letting (after first deducting therefrom, for retention by Landlord, the unpaid Base Rent and other amounts accrued hereunder at the time of re-letting, the cost of recovering possession (including attorneys' fees and costs of suit), all of the costs and expense of repairs, changes, alterations, and additions, the expense of such reletting (including without limitation brokerage fees and leasing commissions and the cost of collection of the rent accruing therefrom) to satisfy the rent provided for in this Lease to be paid, then Tenant shall immediately satisfy and pay any such deficiency. Any such payments due Landlord shall be made upon demand therefor from time to time and Tenant agrees that Landlord may file one or more suits to recover any sums falling due from time to time. Notwithstanding any such re-letting without termination, Landlord may at any time thereafter elect in writing to terminate this Lease for such previous breach.

26. MISCELLANEOUS.

a. Recordation. Neither this Lease nor a memorandum hereof may be recorded except with the prior approval of Landlord.

b. Holding Over. If Tenant remains in possession of the Premises after the end of the initial term of this Lease or any renewal term, Tenant will occupy the Premises as a Tenant from month-to-month, subject to all conditions, provisions, and obligations of this Lease in effect on the last day of this Lease, provided that base rent during such holdover period shall be double the base rent in effect on the last day of then current Term or extension. In the event of such holdover without the express written approval of Landlord, Tenant shall be responsible for any and all damages of any kind, direct or consequential, foreseen or unforeseen, suffered by Landlord as the result of Tenant's holdover.

c. Estoppel Certificates. Within no more than ten (10) days after written request by Landlord, Tenant will execute, acknowledge, and deliver to Landlord a certificate stating all of the following:

1. That this Lease is unmodified and in full force and effect, or, if this Lease is modified; the way in which it is modified accompanied by a copy of the modification agreement.

2. The date to which rental and other sums payable under this Lease have been paid.

3. That no notice has been received by Tenant of any default which has not been cured, or, if the default has not been cured, what Tenant intends to do in order to affect the cure, and when it will do so.

4. That Tenant has accepted and occupied the Premises.

5. That Tenant has no claim or offset against Landlord, or, if it does, stating the date of the assignment and assignee (if known to Tenant).

6. Other matters as may be reasonably requested by Landlord.

Any certificate may be relied upon by any prospective purchaser of the Premises and any prospective mortgagee or beneficiary under any deed of trust or mortgage encumbering the Premises. If Landlord submits a completed certificate to Tenant, and if Tenant fails to object to its contents within ten (10) days after its receipt of the completed certificate, the matters stated in the certificate will conclusively be deemed to be correct. Furthermore, Tenant irrevocably appoints Landlord as Tenant's attorney-in-fact to execute and deliver on Tenant's behalf any completed certificate to which Tenant does not object within ten (10) days after its receipt.

d. No Waiver. No waiver of any condition or agreement in this Lease by either Landlord or Tenant will imply or constitute a further waiver by such party of the same or any other condition or agreement. No act or thing done by Landlord or Landlord's agents during the Term of this Lease will be deemed an acceptance of a surrender of the Premises, and no agreement to accept the surrender will be valid unless in writing signed by Landlord. The delivery of Tenant's keys to any employee or agent of Landlord will not constitute a termination of this Lease unless Landlord has entered into a written agreement to that effect. No payment by Tenant, or receipt from Landlord, of a lesser amount than the rent of other charges stipulated in this Lease will be deemed to be anything other than a payment on account of the earliest stipulated rent. No endorsement or statement on any check or any letter accompanying any check or payment as rent will be deemed an accord and satisfaction. Landlord will accept the check for payment without prejudice to Landlord's right to recover the balance of the rent or to pursue any other remedy available to Landlord. If this Lease is assigned, or if the Premises or any part of the Premises are assigned or occupied by anyone other than Tenant, Landlord may collect rent from the assignee, or occupant and apply the net amount collected to the rent reserved in this Lease. No collection will be deemed a waiver of the covenant in this Lease against assignment. The acceptance of the assignee, or occupant as Tenant; or a release of Tenant from the complete performance by Tenant of its covenants in this Lease.

e. Authority. If Tenant and/or Landlord signs this Lease as an entity, each of the persons executing this Lease on behalf of said entity warrants to the other party that said entity is a duly authorized and existing entity, that said entity is qualified to do business in the state in which the Premises are located, that said entity has full right and authority to enter into this Lease, and that each and every person signing on behalf of said entity is authorized to do so. Upon execution of this Lease, said entity(s) will provide evidence satisfactory to the other party confirming these representations.

f. Relationship of Parties. Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent of or partnership or of joint venture or of any association whatsoever between Landlord and Tenant, it being expressly understood and agreed that neither the method of computation of rent or any other provisions contained in this Lease nor any acts of the parties hereto shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.

g. No Presumption. Should any provision of this Lease require judicial interpretation, it is agreed that the court interpreting or construing the same

shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being understood and agreed that both parties have participated in the preparation hereof.

h. Notices. Any notice, request, demand, consent, approval, or other communication required or permitted under this Lease will be written and will be deemed to have been give (1) when personally delivered or delivered by a nationally recognized overnight delivery service, (2) when served pursuant to the Federal Rules of Civil Procedure, or (3) on the third (3rd) day after it is deposited in any depository regularly maintained by the United States postal service, postage prepaid, certified mail, return receipt requested, addressed to:

Landlord: AIM 1 HOLDINGS, LLC
212 East Verona Avenue, Verona, WI 53593

Tenant: Sanjay Bhandari
[redacted]

Any party may change its address or addressee by giving ten (10) days prior Notice according to this paragraph 27(i) herein. Any notice from Landlord to Tenant will be deemed to have been given if delivered to the Premises, addressed to Tenant, whether or not Tenant has vacated or abandoned the Premises.

i. Attorney's Fees. If Landlord or Tenant take action to enforce any provision this lease or the subject matter of this Lease, the losing party will pay to the Prevailing party all costs and expenses, including without limitation reasonable attorneys' fees and court costs, incurred by the successful party. If, without fault, either Landlord or Tenant is made a party to any litigation or other formal or informal judicial or administrative proceeding instituted by or against the other, the other will indemnify the faultless one against all loss, liability, and expense, including reasonable attorneys' fees and court costs, incurred by it in connection with the litigation.

j. Binding Effect. This Lease will inure to the benefit of, and will be binding upon, Landlord's successors and assigns. This Lease will inure to the benefit of, and will be binding upon. Tenant's successors and assigns so long as the succession or assignment is permitted by this Lease.

k. Governing Law. This Lease is entered into in the State of Wisconsin and shall be construed and interpreted in accordance with its laws, which laws

shall control in the event of any conflict of law.

I. Copies. More than one (1) copy of this Lease may be executed, and all parties agree and acknowledge that each executed copy shall be a duplicate original. A facsimile copy or photocopy of this Lease containing facsimile copies or photocopies of the signatures or initials of any party shall be binding.

27. EXHIBITS.

Exhibit "A', Site/Tenant Plan of Premises.
Exhibit "B" Rent Schedule.

IN WITNESS WHEREOF, each party hereto has caused this Lease to be Executed by its duly authorized officers as of the day and year first above written.

LANDLORD: AIM 1 HOLDINGS, LLC

By: _____ Date: 11/20/2023
Anwar A Zaidi, President

TENANT: SB RESTAURANT, INC.

By: _____ Date: 11/20/2023
Sanjay Bhandari, President

TENANT: SANJAY BHANDARI

By: _____ Date: 11/20/2023
Sanjay Bhandari, Personally

TENANT: JAIPAL SINGH

By: _____ Date: 11/20/2023
Jaipal Singh, Personally

EXHIBIT "A"
SITE/TENANT PLAN OF PREMISE

EXHIBIT "B"

RENT SCHEDULE

BASE RENT

Year	Monthly Rent
1	$2,700.00
2	$2,754.00
3	$2,809.08
4	$2,865.26
5	$2,922.57

CITY OF STOUGHTON

Receipt: 100073051 01/17/24

207 S FORREST ST
STOUGHTON, WI 53589

Cashier: CANDEE
Received Of: SB RESTAURANT, INC.

971 NORTH PAGE ST
STOUGHTON WI 53589

CLASS B BEER & CLASS C WINE

The sum of: 20.00

901	LIQUOR AND MALT BEVERAGE- PUB		20.00
	100-51420-44110	20.00	
		Total	20.00

TENDERED: CHECK/MONEY ORDER 1910 20.00

01/17/2024 15:55