

## AMENDMENT NO. 7

### FOOD AND BEVERAGE MANAGEMENT SERVICE CONCESSION AGREEMENT AT PEASE GOLF COURSE

Owner: Pease Development Authority ("PDA")  
Concessionaire: Galley Hatch Restaurant, Inc. d/b/a Grill 28  
Contract Date: April 1, 2009

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WHEREAS, Galley Hatch Restaurant, Inc. ("Grill 28" or "Concessionaire") assumed the Food and Beverage Service Concession Agreement at Pease Golf Course (the "Agreement") by virtue of an assignment from Galley Hatch Catering Services, Inc. dated March 14, 2012;

WHEREAS, the Agreement has been amended six (6) previous times; and

WHEREAS, the parties desire to extend the term of this Agreement, as amended, by two (2) additional years and to include additional provisions regarding certain cost allocations.

NOW THEREFORE, PDA and Grill 28 agree to this Amendment No. 7 to the Agreement, as follows:

1. Section 1, Paragraph 1 of Amendment 3 of the Agreement is amended to extend the term of the Agreement two (2) additional years, through October 31, 2025.
2. The following provisions are added and incorporated into the Agreement:
  - a. Galley Hatch Restaurant Inc. shall be responsible for the purchase of any front of the house equipment, restaurant supplies, and merchandise, not referenced in Exhibit I, including, but not limited to glass / stemware; dinnerware; utensils; and bar necessities.
  - b. Galley Hatch Restaurant Inc. shall be responsible to reimburse PDA twenty-five percent (25%) during years 1 and 2 of this Amendment No. 7 extension, on a quarterly basis, for the cumulative total of the following expenses: dumpster receptacle charge; electricity, propane gas charges; heat; cable / phone; cleaning services, chemicals, and tent rental.
  - c. Galley Hatch Restaurant Inc. shall reimburse PDA, on a quarterly basis, fifty percent (50%) of room fees collected for any event booked in the

simulator room, and twenty-five percent (25%) of tent fees collected for any event booked in the function tent.

3. All other terms and conditions of the Agreement, as amended, shall remain in full force and effect and continue to be binding upon the Parties.

In Witness Whereof, PDA and Grill 28 have agreed to the aforementioned Amendment No. 7 to the Agreement made effective this 16 day of June, 2023.

Witness: Baseline A. O'Neil

Date: 6/20/2023

Witness: [Signature]

Date: 6/14/2023

**Pease Development Authority**

[Signature]  
Paul E. Brean, Executive Director

**Galley Hatch Restaurant, Inc.**

[Signature]  
John Tinios, President

**Exhibit I**  
**Kitchen and Bar Equipment**

**Kitchen**

8' x 10' Walk In Cooler  
8' x 10' Walk In Cooler with 4' x 8' Walk In  
Freezer Double Stack Convection Oven  
Four Burner Gas Range Top  
40" Hot Griddle Plate  
24" Gas Grill Top  
2 – Two basket Fryolators  
3 – 4' Floor Food Service Coolers  
7 – 8' Stainless Steel Counter Tops  
60' Stainless Steel Storage Rack Systems  
36" Reach In Freezer  
Stainless Steel Salad Station  
2 - Stainless Steel Sandwich Station  
900 lb Ice Machine  
Double Door Reach In Cooler  
Portable Grease Filter Unit  
High Temp Dish Washer Area  
Double Bin Dish Washer Area  
Reach In Hot Box  
10 Gallon Electric Mixer  
Stainless Steel Meat Slicer  
8' Stainless Steel Outdoor Gas Grill

**Bar**

2 – Under Counter Reach In Bottle Coolers  
Glass Washer  
2 – Three Quarter Keg Beer Coolers  
Beer Line Cooling System

**GOLF COURSE FOOD AND BEVERAGE  
FY24 PROJECTED EXPENSE REIMBURSEMENT - CONCESSIONAIRE**

<b>Line Item</b>	<b>FY24 PDA Budget- annual cost</b>
Cleaning Contract	26,144
Tent Rental	28,000
Electricity	36,959
Propane	32,772
Internet/TV	12,000
Telephones	2,700
Waste Removal	9,353
<b>Total</b>	<b>147,928</b>
% due from Concessionaire	25%

<b>Estimated Annual Revenue from Concessionaire</b>	<b>36,982</b>
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<b>Monthly cost</b>	<b>3,082</b>
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