

AMENDED AND RESTATED FACILITIES USAGE AGREEMENT

EXHIBIT A

CAPITAL IMPROVEMENT	TIMELINE	COST
<p><b>Paint the interior of the building</b> – Update the paint in the upstairs and downstairs lobbies to reflect an art deco aesthetic. The lobby has sustained a fair amount of wear and tear over the years in addition to water damage.</p>	January 2021	\$25,000.00
<p><b>New carpeting throughout the building</b> – Replace all carpeting throughout the building, upstairs and downstairs lobbies, Tiffany Room, two dressing rooms, make up room and theater. Carpeting was replaced in the make-up room and dressing rooms post-fire, however, the carpeting in the theater and lobbies is decades old and worn out. Would like to update it to reflect a cleaner look that is more in line with the desired design aesthetic.</p>	January 2021	\$65,000.00
<p><b>Update the rope lighting on the floor of the theater</b> – There are currently rope lights in place along the aisles of the theater, however, they have never been in working condition.</p>	December 2019	\$5,000.00
<p><b>Update stage curtains</b> – Add curtains to the basic stage set up to provide additional set up options and a more professional appearance.</p>	December 2019	\$75,000.00
<p><b>Landscape on the exterior of the building</b> – Remove existing weeds and bushes and update with drought-friendly plants and a possible seating area for patrons to gather. <i>Must complement landscaping project at Festival Amphitheatre.</i></p>	December 2019	\$6,000.00
<p><b>Remodeling of the “snack bar” area of the lobby</b> – Remove existing bar and shelving and change carpet flooring in that area to a solid surface to meet health department standards. Build a bar and shelving that provides a more usable working area and storage and more space to accommodate patrons when in the que line in the lobby.</p>	January 2022	\$40,000.00
<p><b>Sound and lighting upgrades</b> – Estimated quotes from Pacific Coast Entertainment</p>		

ION XE 20 2K-US – Ion Xe 20 Console 2,048 Outputs Note: 4311A1021-US	January 2025	\$8475
1 Touring Rolling Rack 48ch	January 2025	\$35000
10 MAC Quantum Profile in cardboard Note: 90240000HU	January 2025	\$65450
12 Impression X4 Note: 19RGBW quad color LED's, 7 to 50 degree zoom range	January 2025	\$51840
4 N3T2G-2F – Two-Port DMX Gateway – 2 outputs Note: 4261A1103	January 2025	\$3750
Retail 20 DMX Cable 5 Pin – 5'	January 2025	\$179
Retail 20 DMX Cable 5 Pin – 10'	January 2025	\$219
Retail 5 DMX Cable 5 Pin – 100'	January 2025	\$280
Retail 32 Rigging Clamps	January 2025	\$800
Retail 22 Safety Cables	January 2025	\$72
1 Shipping Charge	January 2025	4500
Sales Tax		\$12870
<b>TOTAL</b>		<b>\$399,435.00</b>