

**Use of Premises.** Tenant may use the Premises only for Proposed Dog Business, including but not limited to: Dog Daycare, Dog Boarding, Dog Play Park, a Limited Bar (pending liquor license approval) The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

If the tenant is granted a liquor license: The proposed location will be used for an indoor dog park and bar. This would offer the community of Lake Havasu a unique fun, dog-friendly environment to bring together dog owners and their pets. The Company's play park will feature over 3,500 sq. ft. of indoor social space. ~~with an additional very limited outdoor off-leash fenced area. The limited outdoor area will be enclosed with a 6'ft solid masonry wall accessible via an overhead door opened on nice days offering fresh air throughout the facility.~~ This supplies both the dog owner and their pet with ample area to socialize in a setting independent of Arizona's inclement weather conditions.

We would also offer dog-daycare and boarding services for those professionals working and traveling during the week or tourists who bring their dog to town but are unable to have their pet where they are staying. Our business will offer beverages including Cider, Beer, and Wine, as well as non-alcohol drinks. In addition, pre-packaged "Vending-Style" snacks will also be available.

Per several conversations with local residents, Lake Havasu only offers a few pet-sitting options in the area, the unique business model offered, will aid in closing the gap for both the desired and necessary services missing in the community.

Since our playpark is intended to offer socialization for both the pet and their human, during playpark/bar hours each dog will be accompanied by their owners much like an outdoor dog park. They will also abide by the same rules including but not limited to:

21+

Max of 2 dogs per handler

Leashed at all times unless in designated off-leash play area

Responsible removal of any waste in designated, secure receptacles

Any aggressive behavior will not be tolerated and the owner and pet will be asked to leave

Each owner is responsible for their own pet

Dogs are not to be left unattended

Proof of vaccinations must be provided

Excessive barking is to be managed or owner and pet may be asked to leave

Etc.

Mentioned above, additional business offerings include dog daycare and possibly boarding. Offered to those who wish to not leave their pets home alone during the day, we would like to offer the working community of Lake Havasu a place for their dog to play and burn off energy when they themselves must attend to other obligations. Per my research of running and operating an efficient and safe dog business, it's best to offer 70-100sq. ft. /dog. And since the anticipated playpark will be 2500 sq. ft., we do not intend on allowing more than 30 dogs in daycare but only anticipate an average of 14 dogs/day with no less than 1 employee for every 10-12 dogs.

Regarding boarding, we would like to offer a maximum of 16 dog only kennels with no more than 20 dogs being boarded at any given time. (Some families wish to board same-home pets in a single kennel approved only if there is ample space for both dogs). I do not anticipate regularly boarding at full capacity (exception being holidays).

**Some additional notes:**

Per researched space guidelines and for the safety of all, no more than 40 dogs (various sizes) will be allowed on the premises at any given time and no more than 30 dogs in designated off-leash play area. (This accounts for open playpark times when each dog is accompanied by an owner/handler).

The off-leash indoor area will be contained by fence with gated entry to designated playpark area.

~~Most activities will be completely contained within the enclosed building. The only exception would be when the overhead door is opened allowing access to the limited outdoor area on nice days for fresh air.~~

All dogs will be treated with the upmost care and in compliance with State Law (A.R.S. 13-2910).

I have discussed my business plans with current tenant adjoined to my proposed location. He is a transmission repair shop with no concerns regarding my proposed business plans. There is a vacant lot adjacent the other side.

All waste will be promptly be removed from all areas of the premises and placed in designated, secure and odor-free solid waste receptacles.

I researched Pets in Paradise Resort, LLC also located in Lake Havasu, City AZ. They are currently in a C1 Zoning with outdoor run, 16 dog kennels and multiple cat crates. My business will be very similar except offering playpark/bar services if approved a liquor license.

Boarding and Daycare animals shall only be transferred between business/owner during regular business hours, unless for reasons of medical emergency.

No animal breeding shall take place on the premises. All dogs over 6mos will require proof of spay/neuter.

Some examples of current Playpark/Bar businesses:

Dogwood Playpark, Seattle WA

Lucky's Bark and Brew, Cornelius, NC and Charlotte, NC

Some examples of current Dog Daycare/Boarding businesses:

Pets in Paradise Resort, LLC, Lake Havasu AZ (Boarding, Grooming, Washing)

Second Home Pet Resort, Phoenix, AZ 85022