



OUR COMMUNITY KITCHEN 1, LLC

EXHIBIT A – PRICING & FEE SCHEDULE

This Exhibit is incorporated into and governed by the Shared Kitchen Agreement between Our Community Kitchen 1, LLC (“OCK1”) and Client-Company.

All pricing, billing structures, storage rates, minimum commitments, permit allocations, and recurring charges outlined herein are binding and enforceable under the Agreement.

All membership minimums must be repurchased monthly regardless of usage. Unused hours do not roll over.

1. MEMBERSHIP TIERS

Membership tiers are structured to balance facility capacity, permit allocation, and operational sustainability. Tier structure is further governed under Exhibit I – Membership & Tier Guide.

Tier alignment, advancement eligibility, and operational review procedures are defined in Exhibit I and may result in membership tier adjustments in accordance with the Shared Kitchen Agreement.

County Permit Hold Policy

Maricopa County limits the number of food establishment permits that may be held under OCK1’s facility license. Each Membership Tier includes one (1) permit hold.

If Client-Company requires OCK1 to hold additional permits under the same storage tier, an additional fee of \$10.00 per month per permit will be assessed. Permit availability is subject to county limitations and operational approval. OCK1 does not guarantee permit availability beyond regulatory capacity.

Starter Membership

Designed for early-stage or limited production, serious operators.

- 12 Hour Monthly Minimum
- Hourly Rate: \$20.00 per hour
- Assigned Dry Storage: 18x18x24 Locker
- Includes One (1) Permit Hold
- Access to utilities
- Monthly Total: \$290

Semi-Established Membership

Designed for growing businesses with consistent production.

- 20 Hour Monthly Minimum
- Hourly Rate: \$17.50 per hour
- Assigned Dry Storage: 3x3x3.5 Half Cage
- Includes One (1) Permit Hold
- Access to utilities
- Monthly Total: \$450

Established Membership

Designed for consistent or higher-volume operators.

- 35 Hour Monthly Minimum
- Hourly Rate: \$14.00 per hour
- Assigned Dry Storage: 3x3x8 Full Cage
- Includes One (1) Permit Hold
- Access to utilities
- Monthly Total: \$640

Commissary Access Membership

Designed for businesses that require commissary permit holding and limited facility access without committing to a production membership tier.

- Monthly Base: \$125 ****BILLED MONTHLY****
- Includes One (1) Permit Hold
- Access to utilities
- Ability to reserve kitchen workstations
- Kitchen Usage Rate: \$30.00 per hour ****BILLED MID-NIGHT SAME DAY****
- Dry Storage: Required separately per the Dry Storage Options section

All commissary members must maintain dry storage as required for operational and regulatory compliance.

2. ADDITIONAL HOURS & EXTENDED USE

Additional hours beyond the monthly minimum are billed at the member's assigned hourly rate. Workstations may be reserved in half-hour increments, and billing is calculated proportionally based on time reserved or utilized through the approved booking platform. All time must be reserved through the approved booking platform.

Extended Use Beyond Client-Company Scheduled Time

Timely vacating of the Premises at the end of Client-Company's allotted time is critical to the efficient use of the Workstations and kitchen in general. Therefore, the following applies when Client-Company extends their stay beyond the agreed-upon schedule:

- If a Workstation is available and Client-Company extends their stay via the approved booking platform prior to expiration of allotted time, usage will be billed at the regular assigned hourly rate.
- If a Workstation is available but Client-Company does not extend their stay via the approved booking platform prior to expiration of allotted time, Client-Company will be billed for the usage time plus assessed a \$15.00 administrative fee per occurrence per station.
- If a Workstation is not available and Client-Company has not vacated after their allotted time, Client-Company will be billed for the usage time plus assessed a \$100.00 administrative fee per occurrence per station.

Repeated booking violations may result in booking restrictions, suspension, or termination pursuant to Exhibit H and the Shared Kitchen Agreement.

3. DRY STORAGE OPTIONS (Subject to Availability)

Dry storage assignments are tied to active membership tier unless otherwise approved. Assigned storage included within a membership tier constitutes part of the Client-Company's recurring operational infrastructure allocation and overall facility footprint. All storage remains non-exclusive and does not create property rights or tenancy. **Dry storage is required for all commissary and membership clients unless otherwise approved by OCK1.**

Standalone or additional dry storage (if approved):

Optional add-on storage infrastructure may be scaled up or down periodically, subject to operational availability, facility balance, and management approval. Once released, storage inventory returns to general operational availability and future reassignment is not guaranteed.

- Spillover Rack – Half Shelf: \$25 per month
- Spillover Rack – Full Shelf: \$40 per month

Storage reductions require thirty (30) days written notice. Termination, suspension, or non-payment may result in immediate loss of storage rights pursuant to the Agreement and Exhibit H.

4. COLD STORAGE OPTIONS (Subject to Availability)

Cold storage is limited and managed operationally. Temporary shared refrigeration or staging areas intended for short-term production workflow do not constitute assigned infrastructure or recurring storage allocation unless otherwise designated by OCK1.

- Rolling Cold Lock Box: \$125 per month
- Cold Rack – Half Shelf: \$35 per month
- Cold Rack – Full Shelf: \$60 per month

Cold storage assignments are subject to facility balance and may be reassessed during Annual Operational Review. Repeated recurring overnight use of temporary refrigeration, staging, or workflow infrastructure may be classified by management as recurring infrastructure usage requiring assigned rentable storage allocation.

5. FREEZER STORAGE OPTIONS (Subject to Availability)

Freezer space is limited and assigned based on operational need.

- Freezer Rack – Half Shelf: \$40 per month
- Freezer Rack – Full Shelf: \$75 per month
- Freezer Lock Box: \$150 per month

Freezer storage may be restricted based on product type, regulatory guidance, or space constraints. Repeated recurring use of temporary freezer overflow, staging, or workflow space may be classified by management as recurring infrastructure allocation requiring assigned rentable freezer storage.

6. BILLING STRUCTURE

Membership minimums, storage fees, permit fees, and recurring charges are billed monthly. Monthly membership minimums are due on or before the 3rd of each month.

Taxes

Applicable taxes will be applied to billable charges where required. This includes the Mesa Commercial Rental Tax (2.5%), which will be assessed on applicable charges in accordance with local tax regulations.

Processing Fees (Payment Method Based)

Processing fees may be applied depending on the payment method used.

- 1.5% processing fee applies to manual payments, including cash, check, and ACH payments
- 3.5% processing fee applies to credit and debit card payments

Processing fees are calculated on applicable charges and added to the total amount due.

Weekly Equivalent Reference

For planning and quote purposes, monthly totals may be presented as a weekly equivalent using an average of 4.35 weeks per month. All membership billing remains monthly unless otherwise stated in writing.

Tier Adjustment & Membership Commitment

Production Membership tiers (Starter, Semi-Established, and Established) operate in alignment with the Client-Company's Maricopa County permit cycle.

Once a production membership tier is selected, the tier remains in effect for the duration of the Client-Company's current permit cycle unless otherwise approved by OCK1.

Requests to adjust membership tiers must be submitted in writing and will generally be reviewed during the Client-Company's permit renewal cycle or Annual Operational Review.

OCK1 reserves the right to approve, delay, or deny tier reductions if such adjustments would disrupt facility operations, storage allocations, permit capacity, or workstation availability.

Commissary Access Membership operates on a month-to-month basis and may be modified or terminated with written notice prior to the next billing cycle.

Additional hours, overages, and administrative fees are billed automatically through the approved platform. **Failure to maintain a valid payment method will result in immediate suspension under the Shared Kitchen Agreement.** Returned payments and chargebacks are subject to administrative fees outlined in Exhibit H.

7. PRICE ADJUSTMENTS

OCK1 reserves the right to adjust pricing with thirty (30) days written notice.

Price adjustments may apply to:

- Membership minimums
- Hourly rates
- Permit hold fees
- Storage rates
- Cold and freezer allocations
- Administrative fees

8. ENFORCEMENT REFERENCE

Administrative fees and violation charges are governed by Exhibit H – Enforcement & Administrative Fee Schedule. Failure to maintain tier alignment, permit compliance, or payment obligations may result in reassessment, suspension, or termination under the Shared Kitchen Agreement.

End of Exhibit A – Pricing & Fee Schedule