Gmail Bryon Finke <bryon.finke@gmail.com>

4714 W Lake St

7 messages

Bryon Finke <bryon.finke@gmail.com> Thu, Sep 23, 2021 at 10:33 PM
To: animalcracker76@gmail.com

Brad,

Thank you for your continued interest in our property.

While the absence of significant business history and payment via bitcoin presents an obstacle, we are interested in being a valuable partner to your business. We can offer a lease agreement as follows:

1. 5 year lease; $6.60/sqft
2. October 1, 2021 commencement
3. 6 month deposit; 18 month pre-payment
4. Bitcoin accepted; market price determined upon transfer
5. Electrical - new service installed by 12/15/21
6. Lighting - we prefer installation of standard LED shop lights arrangement (we will pay for the installation; 11/1 deadline
7. Second man-door - installation of Kilpatrick St man-door by 12/1
8. Racking equipment - available for purchase at 60% current list
9. Insurance - not less than $3M for injury or death to one person and not less than $1M for injury or death to more than one person; property damage of at least $1M
10. Clear floor of all material/equipment by 10/1; any desired cleaning responsibility of tenant

We appreciate a response no later than EOD Saturday, September 25th. Please call with any questions.

Best,
Bryon

Brad Behmer <animalcracker76@gmail.com> Thu, Sep 23, 2021 at 11:01 PM
To: Bryon Finke <bryon.finke@gmail.com>

Bryon,
Thanks for the opportunity and confidence in the potential we have to offer, we accept terms and we are ALL IN! Kenneth is out of town til Monday and we will arrange transfer as soon as he returns. Do you have a preferred method of transfer for bitcoin? Let me know and we will have it locked and loaded as soon as possible
Thank you
[Quoted text hidden]

Brad Behmer <animalcracker76@gmail.com> Thu, Sep 23, 2021 at 11:22 PM
To: Bryon Finke <bryon.finke@gmail.com>

Wondering if we can finalize a price on racking 12/1, I'm not sure exactly how much I will need so if its cool with you, let me play around with a few configurations, also interested in the blue couch and possibly a few other items. Is pre occupancy an option after payment? I'd like to scavenge around a little before clean out.
[Quoted text hidden]

Bryon Finke <bryon.finke@gmail.com> Fri, Sep 24, 2021 at 10:12 AM
To: Brad Behmer <animalcracker76@gmail.com>

Ok - yeah I can give you a price for each racking piece, as well as whichever furniture items you might want. I am going to draft the lease now. Ken will still be cosigning, correct? Have you priced out insurance yet?
[Quoted text hidden]

Brad Behmer <animalcracker76@gmail.com> Fri, Sep 24, 2021 at 11:54 AM
To: Bryon Finke <bryon.finke@gmail.com>

Correct, ken is co-signer. Looking i to insurance, does renters insurance qualify or do you want business insurance?
[Quoted text hidden]

Bryon Finke <bryon.finke@gmail.com> Fri, Sep 24, 2021 at 3:19 PM
To: Brad Behmer <animalcracker76@gmail.com>

I believe a form of business insurance is your only option, as I don't believe renters insurance generally includes liability coverage. You need to meet the requirements I outlined in my email last night.

> On Sep 24, 2021, at 11:54 AM, Brad Behmer <animalcracker76@gmail.com> wrote:
>
> [Quoted text hidden]

Brad Behmer <animalcracker76@gmail.com> Fri, Sep 24, 2021 at 3:21 PM
To: Bryon Finke <bryon.finke@gmail.com>

10-4 i already have 3 different quotes, waiting on 2 more to decide the best option
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