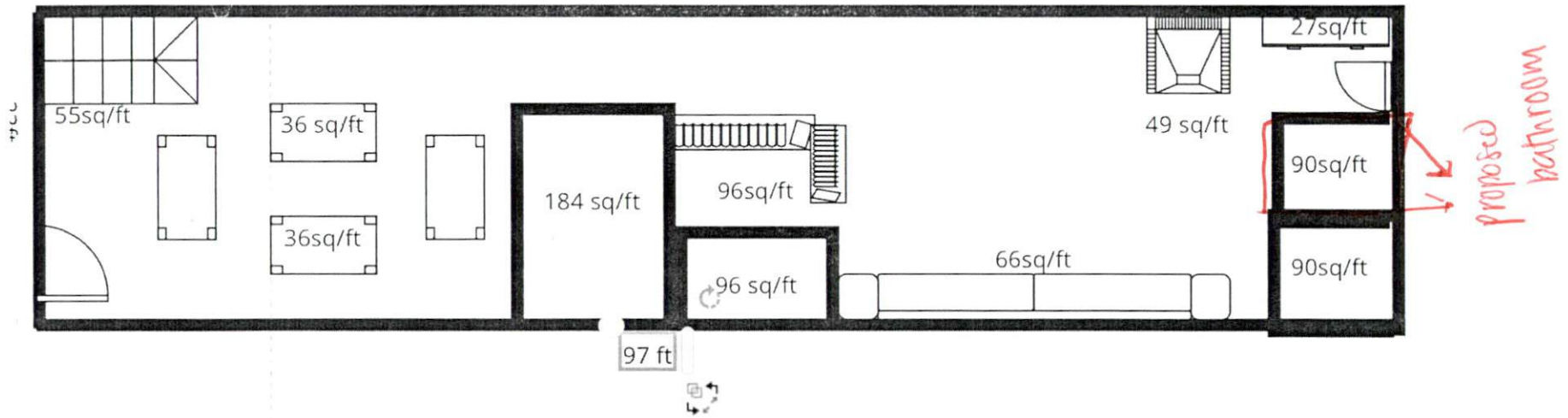


2231 sq/ft Total



1332 Useable sq/ft

**NORTH CAROLINA  
ALCOHOLIC BEVERAGE CONTROL COMMISSION**

4307 MAIL SERVICE CENTER  
RALEIGH NC 27699-4307  
(919) 779-0700 FAX: (919) 662-3583  
abc.nc.gov

**INSPECTION/ZONING COMPLIANCE**

**IMPORTANT:** The Applicant will complete SECTION A, below. SECTION B through SECTION E, below, are to be completed by the appropriate Inspection/Zoning Official. To request inspections and zoning certifications, please contact the city or county building and fire inspection and zoning departments for your area. Failure to submit this form in a timely manner to these local authorities may result in delays in processing of an ABC permit application. This form must be completed by the building, fire and zoning officials before a permit will be issued

**SECTION A - APPLICANT TO COMPLETE**

Name of Applicant Juana Vargas-Bornschein.  
Trade Name of Business Tropical Cocktails LLC.  
Address of Business 8216 S 8th Street.  
City Lillington. County Harnett.  
Phone # (516) 469 9682.  
Type of Establishment Bar - Night club Permit(s) Applying For ABC.

**SECTION B - BUILDING INSPECTOR TO COMPLETE**

**Building Code:**

Building is in -  Compliance  Non-compliance\*  Not Applicable  
Building Inspector's Name (printed) and Signature \_\_\_\_\_  
Phone # ( ) \_\_\_\_\_ Date of Inspection \_\_\_\_\_

**SECTION C - FIRE INSPECTOR TO COMPLETE**

**Fire Code:**

Building is in -  Compliance  Non-compliance\*  Not Applicable  
Fire Inspector's Name (printed) and Signature \_\_\_\_\_  
Phone # ( ) \_\_\_\_\_ Date of Inspection \_\_\_\_\_

**SECTION D - ZONING OFFICIAL TO COMPLETE**

**Zoning:**

Business is in -  Compliance  Non-compliance\*  Not Applicable  
Is business located in an Urban Redevelopment Area (Article 22 of Chapter 160A)  Yes  No  
If "Yes", has establishment been given notice that it is in an Urban Redevelopment Area and must comply with the requirements of N.C.G.S. 18B-309  Yes  No  
Zoning Classification \_\_\_\_\_  
Permitted uses in this zone \_\_\_\_\_  
Zoning Official's Name (printed) and Signature \_\_\_\_\_  
Phone # ( ) \_\_\_\_\_ Date of Inspection \_\_\_\_\_

\*Please state reasons for "Noncompliance" in SECTION E on back of this page.



# NORTH CAROLINA COMMERCIAL LEASE AGREEMENT

1. **THE PARTIES.** This Commercial Lease Agreement ("Agreement") is made on \_\_\_\_\_, by and between:

Landlord: ITALO LEIVA, with a mailing address of \_\_\_\_\_ ("Landlord"), who agrees to lease the Premises to:

Tenant: JUANAVARGAS <sup>BORNSCHEIN DBA</sup>, with a mailing address of TROPICAL COCKTAILS LLC ("Tenant"), who agrees to rent the Premises under the following terms:

Collectively, the Landlord and Tenant shall be known as the "Parties."

2. **LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 821 S 8<sup>TH</sup> STREET SUITE B.  
Square Feet: 2,300 SF  
Type of Space: STORE.  
Other Description: \_\_\_\_\_.

Hereinafter known as the "Premises."

3. **USE.** The Tenant agrees to use the Premises for: (check one)

- **All purposes legal under law.**

- **Only for the following purpose(s):**

\_\_\_\_\_  
Any change in the above-mentioned purpose(s) of the Premises shall only be permitted upon the Landlord's prior written consent.

4. **TERM.** This Agreement shall be considered a: (check one)

- **Fixed Lease.** The Tenant shall be allowed to occupy the Premises starting on APRIL 24 2024 and ending on APRIL 24 2027.

- **Month-to-Month Lease.** The Tenant shall be allowed to occupy the Premises on a month-to-month basis starting on \_\_\_\_\_ and ending upon written notice of \_\_\_\_\_ days from one party to the other.

Hereinafter known as the "Initial Term."



5. **SECURITY DEPOSIT.** The Tenant is obligated to pay: (check one)

- **No Security Deposit.** There shall be no deposit required for the successful performance of this Agreement by the Tenant ("Security Deposit").

- **Security Deposit Required.** The Tenant is required to pay \$\_\_\_\_\_ and it shall be due and payable in advance of the Initial Term ("Security Deposit") and shall be held in escrow by the Landlord in a separate bank account as security for the successful performance of the terms and conditions of this Agreement. The Security Deposit may not be used to pay the last month's rent.

6. **RENT.** During the Initial Term, there shall be: (check one)

- **No Rent Increases.**  
Monthly Rent: \$ 1,300

- **Increases in Rent.** The Tenant shall be obligated to pay rent for the Initial Term in accordance with the following time periods:

1<sup>st</sup> Period – Rent Amount  
Monthly Rent: \$ 1,300  
From: APRIL 24 2024 To: \_\_\_\_\_

2<sup>nd</sup> Period – Rent Amount  
Monthly Rent: \$ 1,400  
From: APRIL 24 2025 To: \_\_\_\_\_

3<sup>rd</sup> Period – Rent Amount 1,500  
Monthly Rent: \$ 1,500  
From: APRIL 24 2026 To: APRIL 24 2027  
1,600

Hereinafter known as the "Base Rent."

7. **PERCENTAGE RENT.** In addition to the Base Rent, there is: (check one)

- **No Percentage Rent.**

- **Percentage Rent.** The Tenant must pay \_\_\_\_\_% of \_\_\_\_\_ (gross sales, net sales, etc.). Such payments shall be made, with proof of calculation: (check one)

- Monthly
- Quarterly
- Annually

Hereinafter known as the "Percentage Rent." The Base Rent and the Percentage Rent shall be referred to collectively as the "Rent."

8. **PAYMENT INSTRUCTIONS.** The Tenant shall be obligated to pay the Landlord the Rent on the 24 day of the month (the "Due Date") under the following payment method: \_\_\_\_\_.

9. **RENEWAL PERIODS.** The Tenant shall have: (check one)

- **No Option to Renew.**

- **Option to Renew.** The Tenant has the option to renew this Agreement under the following terms:

WATER BILL EACH MONTH  
THE TENANT RESPONSIBLE ELECTRIC PLUMBER

10. **LATE FEE.** If Rent has not been paid on the Due Date, there is: (check one)

- **No Late Fee.**

- **Late Fee Required.** If the Rent is not paid within \_\_\_\_ day(s) of the Due Date, the Landlord shall charge a penalty in the following manner: (check one)

- **Flat Fee.** A late fee of \$ \_\_\_\_\_ shall be applied each  occurrence  day until the Rent is paid in full.

- **Based on Interest.** A late fee shall be charged at a rate of \_\_\_\_% of the Rent amount and applied each  occurrence  day until the Rent is paid in full.

All late payments made related to Rent shall be first applied to the late fee and all remaining amounts toward the outstanding Rent amounts.

11. **LIABILITY INSURANCE.** The Tenant is: (check one)

- **Not Required to Obtain Liability Insurance.**

- **Required to Obtain Liability Insurance.** The Tenant is required to obtain general liability insurance with a minimum coverage of \$ \_\_\_\_\_ per occurrence and \$ \_\_\_\_\_ aggregate.

12. **PROPERTY EXPENSES.** In addition to the Rent, the Tenant is required to pay: (check one)

- **No Property Expenses.** The Tenant shall not be obligated to pay any fees related to real estate taxes, insurance, or common area maintenance expenses.

- **Property Expenses.** The Tenant shall be required to pay the following prorated property expenses: (check all that apply)

- Real Estate Taxes

- Property Insurance

- Common Area Maintenance (CAMs)

- Other. \_\_\_\_\_

13. **DELIVERY OF PREMISES.** The Landlord agrees to deliver the Premises on the start date of the Initial Term in the following condition: (check one)

- **As-Is.** The Tenant agrees to accept delivery of the Premises in its current condition.

- **Vanilla Box.** The Tenant agrees to accept delivery of the Premises in a standard "vanilla box," with the Tenant being required to provide fixtures, furniture, or any other buildouts. All utilities and services shall be brought to connection with the Premises.

- **Custom Fit-Out.** The Landlord and Tenant agree that the Premises shall be delivered in accordance with the following arrangement:

14. **PARKING.** The Premises shall have the following: (check one)

- **No Parking Provided.** The Tenant acknowledges that the Landlord shall provide no parking on the Premises.

- **Parking Provided.**

a.) Type of Parking. The Landlord agrees to provide: (check one)

- **Shared or Common Parking.**

- **Designated Parking.** A minimum of \_\_\_\_ parking space(s).



IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

Landlord's Signature: [Signature] Date: 2-4-2025  
Print Name: ITALO LEIVA

Tenant's Signature: [Signature] Date: 2-4-2025  
Print Name: JUANA VARGAS

Tenant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

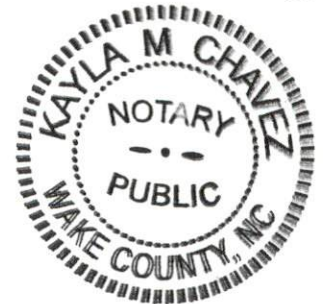
Harnett COUNTY, NORTH CAROLINA  
I certify that the following person(s) personally a  
this day, each acknowledging to me that he or she  
signed the foregoing document:  
ITALO LEIVA  
Date: 02-04-2025  
Notary Printed Name: KAYLA M. CHAVEZ  
Commission Expires: 02-20-2028

[Signature]



Harnett COUNTY, NORTH CAROLINA  
I certify that the following person(s) personally a  
this day, each acknowledging to me that he or she  
signed the foregoing document:  
JUANA VARGAS  
Date: 02-04-2025  
Notary Printed Name: KAYLA M. CHAVEZ  
Commission Expires: 02-20-2028

[Signature]





# APPETIZERS

# MENU

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# TROPICAL COCKTAILS

2/13

1.55

Juana Bomschein  
Tropical COCKTAILS

5164699682

Thank you

# TROPICAL COCKTAILS LLC.

## MENU.

- Wins
- Salschipapa → hot dog and french fries.
- Picada → yellow potato, white potato, yuca, plantain, sausage, black sausage, pork belly, beef and chicken.
- Empanadas → Beef, chicken, cheese, Birria.
- Tostones rellenos → Fried plantain with Guacamole and shrimps.
- Tacos dorados of chicken.
- Fiesta Nachos.
- Guacamotes → Yuca  
Plantain.  
Pork belly. } all with chips.
- Coconut shrimps.
- Platanitos rellenos.

Bridany's Coloubran Restaurant, is right next to tropical cocktails. The way food is transported from the restaurant to the bar is in aluminium or foam containers that will serve as containers to go directly to the table. We will provide the tables with enough disposable plates and cutlery so that the customers can serve themselves.

  
owner.