



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 305 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	Uncle Thirsty LLC	License #:	3472		
License Type:	Package Store-Seasonal	Statutory Reference:	04.09.230		
Doing Business As:	Patels 2				
Premises Address:	4287 Homer Spit Rd. #1				
City:	Homer	State:	AK	ZIP:	99603
Local Governing Body/Bodies:	City of Homer				

Transfer Type:

- ☐ Regular transfer
- ☐ Transfer with security interest
- ☐ Involuntary retransfer
- ☐ Controlling interest transfer
- ☒ Location transfer

**OFFICE USE ONLY**

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



RECEIVED

APR 08 2025

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

alcohol.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcohol Beverage Control Board

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Section 2 – Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	Uncle Thirsty LLC				
Doing Business As:	Slack Tide				
Premises Address:	4400 Homer Spit Rd. #3				
City:	Homer	State:	AK	ZIP:	99603
Community Council, (If applicable):	City of Homer				

Mailing Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	(907) 630-0663		

Designated Licensee:	Thomas Beck			
Contact Phone:	(907) 299-8667	Business Phone:	(907) 630-0663	
Contact Email:	dearunclethirsty@gmail.com			

Seasonal License? ☒ Yes ☐ No If "Yes", write your six-month operating period: April 1 - Sept 30

Section 3 – Premises Information

Premises to be licensed is:

☒ an existing facility ☐ a new building ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer (Must be in feet).

22,176 ft. (4.2 miles)

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer (Must be in feet.)

31,152 ft. (5.9 miles)



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Section 4 – Sole Proprietor Ownership Information

This section must be completed by any **sole proprietor** who is applying for a license. Entities should skip to Section 5.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Section 5 – Entity Ownership Information

This section must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a **corporation**, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, whether manager managed or member managed, the following information must be completed for each **member with an ownership interest of 10% or more** and for each **manager regardless of ownership share**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.
- For **any entity**, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Tom Beck				
Title(s):	Member	Phone:	907-299-8667	% Owned:	100%
Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	907-630-0663		



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550 W 7th Avenue, Suite 1600
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Alaska Alcoholic Beverage Control Board

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Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

CBPL Entity #:	10189583	AK Formed Date:	3/10/2022	Home State:	AK
Registered Agent:	Tom Beck	Agent's Phone:	907-630-0663		
Agent's Mailing Address:	369 E. Pioneer Ave				
City:	Homer	State:	AK	ZIP:	99603
Email:	dearunclethirsty@gmail.com	Phone:	907-299-8667		

Residency of Agent:

Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?

☒ ☐



Alaska Alcoholic Beverage Control Board

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Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?



If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Thomas Beck
Package Store # 479 Grog Shop
Package Store # 2301 Grog Shop East End
Package Store # 3176 Patel's
Package Store # 4432 Rum Locker
Package Store # 2531 Homer Liquor & Wine

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?



If "Yes", disclose the name of the individual and the reason for this authorization:

Sonja Beck - manager; assisting with logistics of license transfer and other office work





Alaska Alcoholic Beverage Control Board

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Section 8 – Transferor Certifications

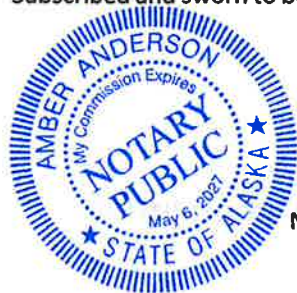
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

T. Beck
Signature of transferor

Tom Beck
Printed name of transferor

Subscribed and sworn to before me this 18 day of February, 2025.



Amber Anderson
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 5-6-27

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____

My commission expires: _____





Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

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Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

TB

I certify that all proposed licensees have been listed with the Division of Corporations.

TB

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

TB

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

TB

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

TB

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

TB

I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

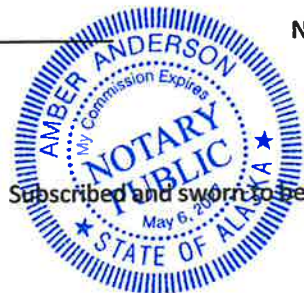
TB

T. Beck
Signature of transferee
Tom Beck
Printed name

Amber Anderson
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 5-6-27



Subscribed and sworn to before me this 18th day of Feb, 2025



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
 - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
 - Stored
 - Served/Sold
 - Manufactured
 - Consumed
- All diagrams must include:
 - Dimensions (AMCO does not accept diagrams drawn to scale)
 - Cross streets
 - Points of reference, such as a compass rose indicating True North
 - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
 - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.



Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

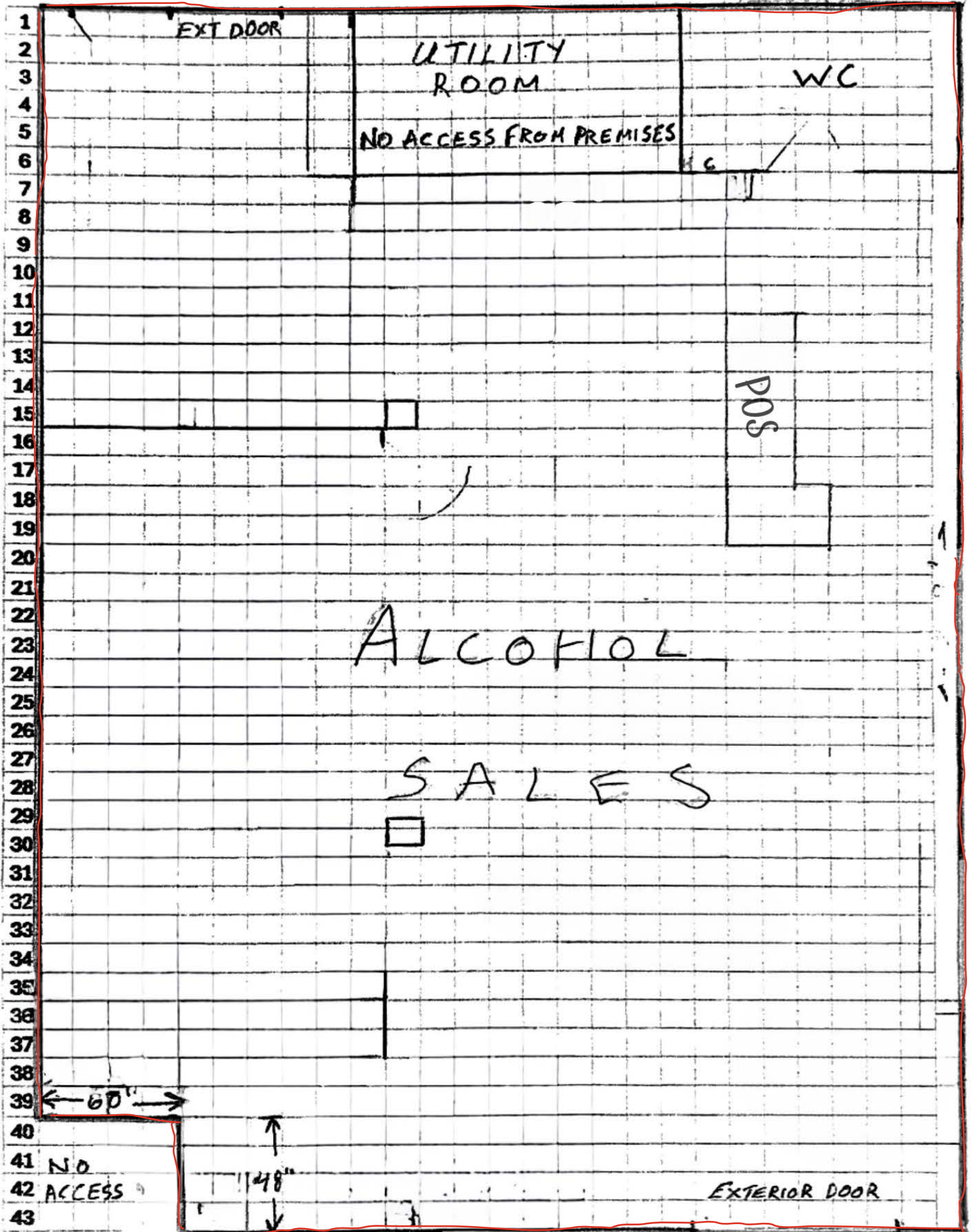
Licensee:	Uncle Thirsty's LLC	License Number:	3472
License Type:	Package Store		
Doing Business As:	Slack Tide		
Premises Address:	4400 Homer Spit Road #3		
City:	Homer	State:	AK
		ZIP:	99603

SLACK TIDE
4400 HOMER SPIT ROAD #3
FLOOR PLAN

UNRECORDED

APR 08 2023

ALCOHOL & GAMING CONTROL OFFICE
STATE OF ALASKA





Imagery

Bookmarks

HOMER HARBOR

Proposed Location

4400 HOMER SPIT ROAD
UNIT #3

RAMP #1

4400 HOMER
SPIT RD

HOMER SPIT ROAD

TO HOMER

FISH DOCK ROAD

Scale 2934

100 ft

RECEIVED

APR 08 2025

ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA

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8-12-25

I, MELVYN STRYDON, AGREE
TO THE LOCATION TRANSFER
OF LICENSE # 3472 WHICH
WILL BE TAKEN UP BY THE
AMCO BOARD SEPTEMBER 2025.

Melvyn Strydon



Tom <dearunclethirsty@gmail.com>

#3472 Transfer of Location (dba name change) for package store license- AMCO Initial Review- Question about prior security interest.**Serezhenkov, Kristina R (CED)** <kristina.serezhenkov@alaska.gov>

Thu, Aug 7, 2025 at 12:24 PM

To: Uncle Thirsty's LLC <dearunclethirsty@gmail.com>

Cc: "CED ABC Alcohol Licensing (CED sponsored)" <alcohol.licensing@alaska.gov>

Hello,

No, instead submit a signed and dated statement from Mel Strydom that he agrees to the 'transfer of location' of license #3472 that he holds a security interest in.

I AGREE.

Mel Strydom

I will mark the AB-09 and AB-11 forms complete as long as I can get his statement. Please submit it prior to 8/22/25 in order for me to add your application to the next board meeting in September. Any later than that, and your application may have to be scheduled for the board meeting after that.

8/10/25

Thank you,



Kristina Serezhenkov

Local Government Specialist

Alcohol and Marijuana Control Office

kristina.serezhenkov@alaska.gov

amco.localgovernmentonly@alaska.gov

Tel: 907-269-0359

From: Uncle Thirsty's LLC <dearunclethirsty@gmail.com>**Sent:** Tuesday, August 5, 2025 9:43 AM**To:** Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>**Subject:** Re: #3472 Transfer of Location (dba name change) for package store license- AMCO Initial Review- Question about prior security interest.

From: [Uncle Thirsty's LLC](#)
To: [Serezhenkov, Kristina R \(CED\)](#)
Subject: Re: #3472 Transfer of Location (dba name change) for package store license- AMCO Initial Review- Question about prior security interest.
Date: Sunday, August 10, 2025 11:45:04 AM
Attachments: [image001.png](#)
[Mel Strydom Statement.png](#)

Hi Kristina,
Here's the signed statement from Mel agreeing to the transfer of location.

Thanks

On Thu, Aug 7, 2025 at 12:24 PM Serezhenkov, Kristina R (CED)
<kristina.serezhenkov@alaska.gov> wrote:

Hello,

No, instead submit a signed and dated statement from Mel Strydom that he agrees to the 'transfer of location' of license #3472 that he holds a security interest in.

I will mark the AB-09 and AB-11 forms complete as long as I can get his statement. Please submit it prior to 8/22/25 in order for me to add your application to the next board meeting in September. Any later than that, and your application may have to be scheduled for the board meeting after that.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: Uncle Thirsty's LLC <dearunclethirsty@gmail.com>

Sent: Tuesday, August 5, 2025 9:43 AM

To: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>

Subject: Re: #3472 Transfer of Location (dba name change) for package store license- AMCO Initial Review- Question about prior security interest.

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kristina,

Re: Transfer of Package Store license 3472- Slack Tide:

Yes the prior owner, Mel Strydom still has a security interest in the above license.

Should I resubmit form AB-09 and AB-11?

Thank you,

Tom Beck

Uncle Thirsty's LLC

369 E. Pioneer Ave

Homer, AK 99603

cell: 907-299-8667

On Mon, Aug 4, 2025 at 1:54 PM Serezhenkov, Kristina R (CED)
<kristina.serezhenkov@alaska.gov> wrote:

Hello,

I have received and reviewed the liquor license application to transfer location for package store license #3472 dba Slack Tide. The application looks complete but I need you to answer if the security interest held in the license by the prior owner is satisfied?

The AB-11 creditors affidavit does not list any creditors and your AB-09 form does not list that the prior owner has a security interest in the license. This leads me to believe that the payments are satisfied and the prior owner no longer has a security interest in license 3472.



UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Mel Strydom (907) 399-6288
B. E-MAIL CONTACT AT FILER (optional) ALASKAMSA@gmail.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Mel Strydom 61477 Skyline Drive Homer, AK 99603

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Uncle Thirsty's LLC			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
1c. MAILING ADDRESS 369 East Pioneer Ave.		CITY Homer	STATE AK POSTAL CODE 99603 COUNTRY

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME Uncle Thirsty's LLC.			
OR	2b. INDIVIDUAL'S SURNAME BECK	FIRST PERSONAL NAME TOM	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
2c. MAILING ADDRESS 369 E. Pioneer Ave		CITY Homer	STATE AK POSTAL CODE 99603 COUNTRY USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME MSA Inc.			
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
3c. MAILING ADDRESS 61477 Skyline Drive		CITY Homer	STATE AK POSTAL CODE 99603 COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

Saleable inventory at 369 E. Pioneer Ave (Grog Shop) + other stores
Real estate listed in Sales Contract
Vehicle, walk in coolers, and free standing coolers (see Sales Contract)
Under the terms of AS 04.11.670, AS 04.11.360(4)(B) and 3AAK 304.106 the transferor/lessor retains a security interest in the liquor licenses that are the subject of this conveyance, and as a result may be able to obtain a retransfer of the license

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☒ Seller/Buyer ☐ Bailee/Bailor

8. OPTIONAL FILER REFERENCE DATA:

SALES CONTRACT

This sales contract between the seller (MSA, Inc. and Melvyn Strydom) and the buyer Uncle Thirty's LLC, Patrick Driscoll and Tom Beck) is dated June 6, 2022 and is subject to the following terms and conditions:

Sales price is \$4,500,000 (four million five hundred thousand dollars) plus saleable inventory (at cost)

Items covered under the sale are as follows:

- | | | |
|-------------|---|---|
| \$750,000 | - | 369 East Pioneer Avenue building and land (The Grog Shop) |
| \$15,000 | - | 2013 Toyota Tacoma pickup truck
(This is owned by MSA, Inc. and being sold to Patrick Driscoll) |
| \$1,500,000 | - | (6) Package Store Liquor Licenses:
(The Grog Shop, The Rum Locker, Grog Shop East End, Homer Liquor & Wine, Patels and Patels II) |
| \$50,000 | - | Equipment located at The Grog Shop and Homer Liquor & Wine,
This includes all Beer and Pop coolers (except those owned by distributors),
Ice machines, store computers, office computers (two), office copier, two office
desks, four file cabinets, office chairs, product display racks & shelves and any other furnishings
and equipment that are used in normal day to day operations of the business.
(This is owned by MSA, Inc. and being sold to Patrick Driscoll) |
| \$2,185,000 | - | Business Goodwill
(This is owned by MSA, Inc. and being sold to Patrick Driscoll) |

Saleable inventory will be sold at cost by MSA, Inc. This will represent an additional amount and is not included in the \$4,500,000 sales price listed above. Cost will be established by and based on original product invoices.

Seller grants buyer the exclusive right to use the following business names: The Grog Shop, The Rum Locker, Grog Shop East End, Homer Liquor & Wine, Patels and Patels II.

Buyer has the right to conduct a building inspection at the Grog Shop at any time before the close of escrow with the building inspector of their choice.

Seller will get buyers approval on all major business decisions (property leases, hiring and firing of employees, changes in product mix, etc...) from now until the close of escrow.

Seller warrants that all business debts and liabilities will be paid in full at the closing of escrow. Buyer agrees to be responsible for any debts, claims and liabilities created from the effective date of transfer forward.

Seller warrants clear and unencumbered title to all assets that are being sold in this contract.

Buyer and seller will notify all vendors that they will be doing business with Uncle Thirsty's , LLC after the close of escrow.

All properties and assets in this sale are being sold on an 'as is' basis. Seller makes no warranty as to the quality or merchantability of the assets or of their suitability for buyer's purposes. Nor does seller make any warranty as to the income potential of the business or as to its profitability. Buyer acknowledges that it has had a full and fair opportunity to examine the business, its assets and books. Buyer confirms that it is making its decision to purchase based upon its independent examination of the business and not upon any representations or warranties by seller.

A "No-compete" agreement will be signed by MSA, Inc. and Melvyn Strydom with the following terms:



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500 - 2022 - 016083 - 0

AMCO
OCT X-7 2022

AMCO Received 10/7/2022

They will not own or operate any package store liquor license within 10 miles of City of Homer city limits for five (5) years after the close of this sale. They will not work for a business that operates a package liquor store license within 10 miles of City of Homer city limits for five (5) years after the close of this sale.

If sellers default on this contract they will reimburse the buyer for all costs that they have incurred while fulfilling their obligations under this contract (loan fees, escrow fees, building inspection fees, appraisal fees, liquor license transfer fees, etc..)

Buyer will deposit \$10,000 earnest money into escrow upon signing of this sales contract. This earnest money is fully refundable to the buyer under the following conditions:

- a. The sellers fail to fulfill this contract
- b. Buyer is unable to obtain financing for \$1,000,000 with terms of 15 years and 6.75% fixed interest or better (said financing will not result in a lien on any of the assets being sold pursuant to this agreement)
- c. The transfer of the liquor licenses to ~~Patrick Driscoll~~ is not approved by the ABC board

Uncle Thirsty's LLC.

Kachemak Bay Title will be used as the escrow company.

Closing date for this sale will be between April 1, 2022 and September 30, 2022 with the target date being May 1st. Closing costs will be split between seller and buyer as follows:

100% buyer - Appraisal of properties as required by lending institutions. Loan fees and liquor license transfer fees.

50% seller/50% buyer - Escrow fee and cost of the sales contract.

Prorated between buyer and seller - Property taxes, prepaid rent and biannual liquor license fees.



Page 3 of 4

500-2022-016083-0

At closing, buyer will provide \$1,000,000 cash towards purchase, and seller will owner finance the remaining balance of the \$4,500,000 purchase price and the cost of saleable inventory. Seller will provide financing at 4.5% interest and amortized with monthly installments over 20 years, with an adjustable interest rate of 2.3% plus the current 20 year T-bill rate, adjusted every 5 years from the start of the note payable with a maximum adjustment of plus or minus 2% each time, with a minimum total rate of 2.5% and a maximum of 8%. Inventory will be conducted at seller's expense with buyer's participation on the Saturday, Sunday and Monday prior to the Tuesday close of the sale. The owner financed portion of the purchase shall be secured by a promissory note/deed of trust note (as appropriate) which shall be secured by a first deed of trust against the real property being sold, as well as by a Security Agreement and UCC Financing Statement encompassing the liquor license, equipment, furniture, fixtures, inventory and accounts receivable of the business. Under the terms of AS 04.11.670, AS 04.11.360(4)(B) and 3 AAC 304.106 the transferor/lessor retains a security interest in the liquor licenses that are subject to this conveyance, and may, as a result, be able to obtain a retransfer of the licenses without satisfaction of other creditors.

Patrick Driscoll and Tom Beck will personally guaranty the promissory note, deed of trust and deed of trust note, including all reasonable costs and attorney's fees incurred by seller in enforcing this guaranty.

Buyer agrees to maintain fire insurance on the building and its contents for their full insurable value until the note referred to in this Agreement has been paid in full. Seller shall be named as an additional insured on such policy.

This contract covers all aspects of this sale. There are no other implied or verbal contracts with respect to this sale.

This Agreement shall be binding upon, and inure to the benefit of, the parties' heirs, representatives, successors and assigns.

In the event any legal action is instituted following a breach of this Agreement or any accompanying documents, the prevailing party shall be entitled to its actual, reasonable costs and attorney's fees. Any legal action arising under this Agreement or any accompanying documents shall be instituted in the Third Judicial District, Homer Venue District, State of Alaska, and shall be subject to Alaska law.

AMCO

DEC 7 2022

AMCO Received 10/7/2022

See attached for legal descriptions of above named properties, liquor licenses and vehicle.

Sellers:

Melvyn Strydom
Melvyn Strydom

6-03-22
Date

Buyer:

Patrick Driscoll, LLC
By: Patrick Driscoll, Member

6/3/22
Date

T. Beck
By: Tom Beck, Member

6/3/2022
Date

Patrick Driscoll
Patrick Driscoll

6/3/22
Date

T. Beck
Tom Beck

6/3/2022
Date

AMCO

OCT X 7 2022



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