



September 18, 2018

Jin K. Oh  
Shin Se Kai, Inc.  
640 John Carlyle Street, #302  
Alexandria, Virginia 22314

Re: Exterior Modification Approval  
Shin Se Kai, Inc.  
234 Maple Avenue, East  
Vienna, Virginia

Dear Mr. Oh,

Pursuant to section 9.2 of the lease dated December 12, 2017 for 234 Maple Avenue, East ("Property"), A. Jacobson Et Al. Ptr Glyndon Shopping Center ("Landlord") has approved the requested exterior modifications of the Property by Shin Se Kai, Inc. ("Tenant") as depicted in the attached exhibits A, B, C, and D.

Pursuant to section 9.4 of the lease the approval of the exterior modifications are strictly conditioned upon the Tenant removing the approved exterior modifications and restoring the exterior of the Property to its pre-modified condition within 30-days of Tenant vacating the Property.

Please let me know if you have any questions.

Best regards,

  
C. Russell Rowzie  
Managing Agent

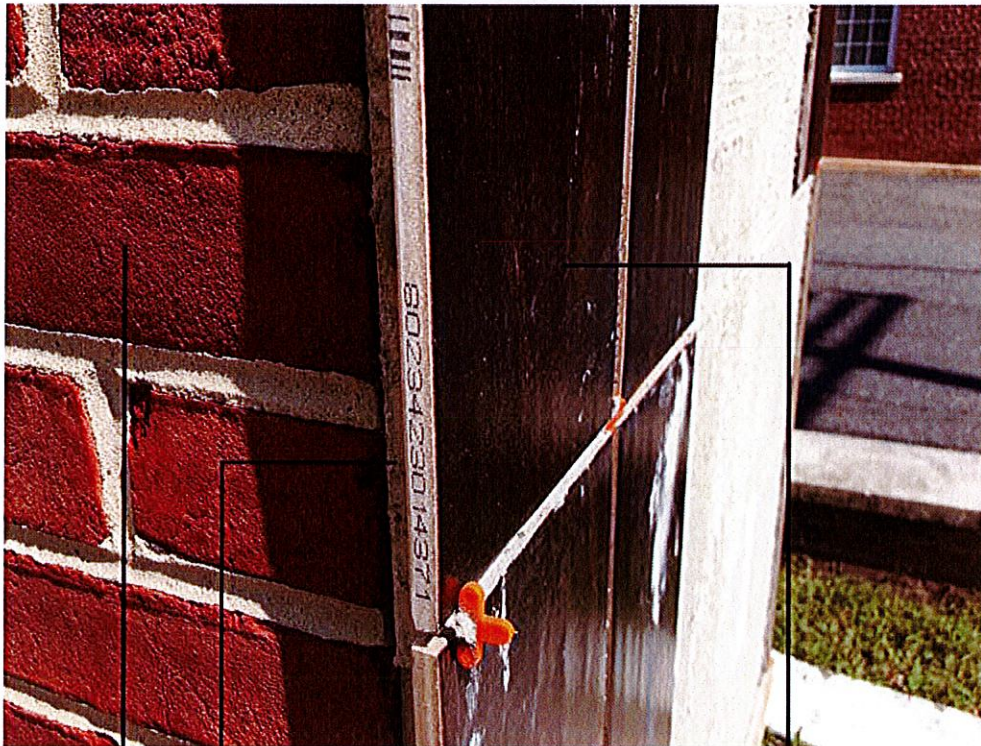
CC: Steve Y. Yun, Esq.  
Michael Shin  
File

# **ShinSeKai Ramen Bar**

234 Maple ave. east Vienna, VA

## Exterior Installation Method

1/2 DULOCK cement backerboard  
skewed over to the exist. brick  
w/ MAPEI Latex-based  
Stone & Tile adhesive



Cement backerboard

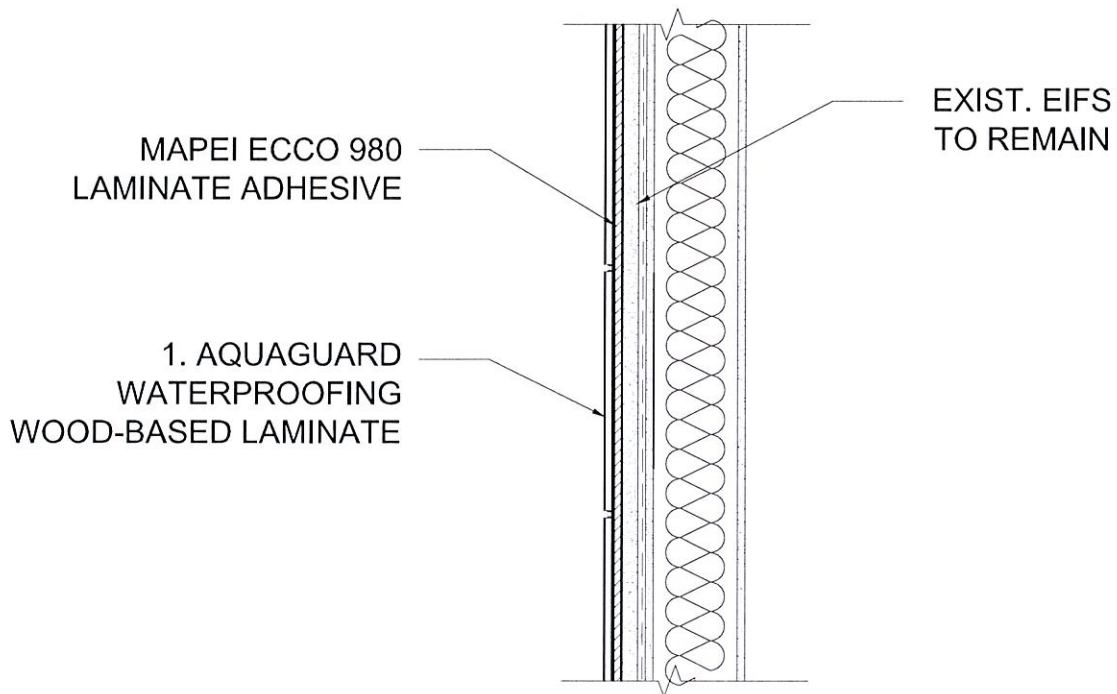
Procelain Tile

Exist. brick to remain

## EXHIBIT B

### GENERAL NOTES.

1. ALL EXIST. EFIS JOINT, SEAMS AND PENETRATIONS TO REPAIR PRIOR TO INSTALLATION.
2. THE AQUAGUARD WATERPROOFING WOOD-BASED LAMINATE GLUE DOWN INSTALLED FLAT AGAINST EXIST. EFIS



SECTION DETAIL AT LAMINATE INSTALLATION

SCALE: 1"=1'-0"

**SHIN SE KAI RAMEN**

**234 MAPLE AVE EAST VIENNA VA**

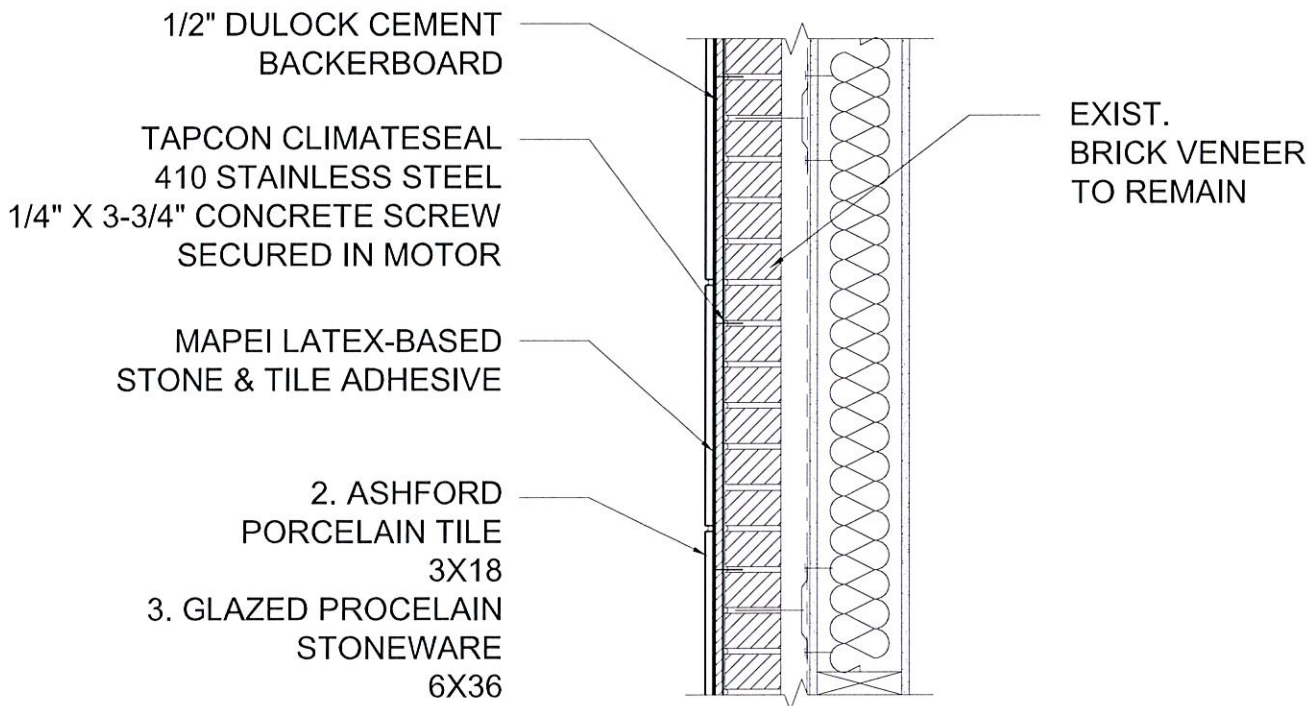
**ZION**  
CONSTRUCTION Inc.

DESIGN & ENGINEERING  
CONSTRUCTION MANAGEMENT  
PROGRAM MANAGEMENT  
PROJECT CONTROLS

## EXHIBIT C

### GENERAL NOTES.

1. ALL EXIST. BRICK JOINT, SEAMS AND PENETRATIONS TO REPAIR PRIOR TO INSTALLATION
2. DRILL HOLES IN THE MORTAR EQUALLY SPACED IN BETWEEN THE BRICK TO SECURE CEMENT BOARD W/ CONC. SCREW AS REQUIRED.
3. THE NEW PORCELAIN TILE INSTALLED FLAT AGAINST 1/2" CEMENT BACKERBOARD W/ ADHESIVE MATERIAL



SECTION DETAIL AT TILE INSTALLATION

SCALE: 1"=1'-0"

# SHIN SE KAI RAMEN

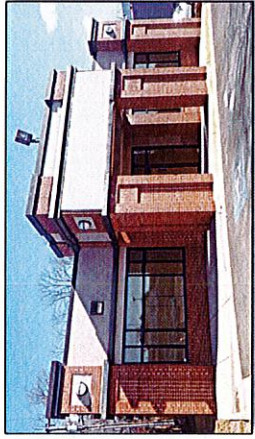
234 MAPLE AVE EAST VIENNA VA

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# BUILDING EXTERIOR PROPOSAL

Existing Perspective



Proposed Perspective



EXHIBIT D

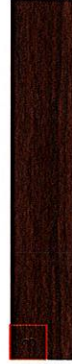
## WOOD PLATE



1. Aquaguard Waterproofing  
Wood-Based Laminat



2. Ashford Porcelain  
Tile 3 X 18



3. Glazed Porcelain Stoneware 6 X 36

## WALL-MOUNT LIGHTING FIXTURE



Bronze Gooseneck Barn Light with 16 inch Shade