EXHIBIT B-1
Concessioner Projects

1) General

2) Plans and Project Proposals

3) Specific Projects
1) **General**

The Concessioner agrees to undertake improvements to the Concession Facilities and Visitor Services as listed below.

2) **Plans and Project Proposals**

   A) **General.** The Service will approve and prioritize real and personal property improvement projects pursuant to the terms of the Draft Contract and its exhibits.

   B) **Project Statements.** For the real property or personal property improvement projects listed in this Exhibit B-1, the Concessioner must submit detailed Project Statements to the Service for each project for evaluation and response at least 90 days prior to the anticipated project commencement date.

3) **Specific Projects**

   A) **Food Service Improvements.** Within [# of months(s)] of the effective date of the Contract, the Concessioner, in consultation with the Service, must complete a project to reduce customer wait-times, maximize the efficiency of food and beverage staff, and provide menu offerings that meet the changing tastes, dietary expectations and needs of Area visitors. Specific project details and timelines from the Concessioner’s proposal responses will be incorporated into this section.

   B) **Landscaping and Fencing Improvements.** Within [# of months(s)] of the effective date of the Contract, the Concessioner, in consultation with the Service, must complete a project to improve the look of the assigned Stovepipe Wells Village campus and minimize guest views of back-of-house areas. Specific project details and timelines from the Concessioner’s proposal will be incorporated into this section.

      1) **LSI budget.** The Service will not approve proposed projects that would result in a leasehold surrender interest (LSI) (i.e. a “capital improvement” as defined in the Contract) of more than $600,000. The Service may consider projects with capital improvements with LSI-eligible costs exceeding $600,000, but only if the Concessioner voluntarily proposes and agrees to waive its rights to LSI for any LSI-eligible costs incurred over the $600,000 maximum.

      2) Values for proposed project fixture replacements are not counted toward the $600,000 LSI budget regardless of whether the Concessioner elected to waive its rights to LSI in fixture replacements.