

SMITH & WOLLENSKY

AMERICA'S STEAKHOUSE



CITY OF MIAMI BEACH

Smith & Wollensky is a Firmly Established Luxury Brand Of Quality, Hospitality & Integrity

- The only national steakhouse brand committed to dry-aging and hand-butchering U S DA Prime steaks in house
- Known for its world-famous American hospitality and New-York-style swagger
- Classic American steakhouse heritage with decades of knowledge, major-market penetration and international brand awareness

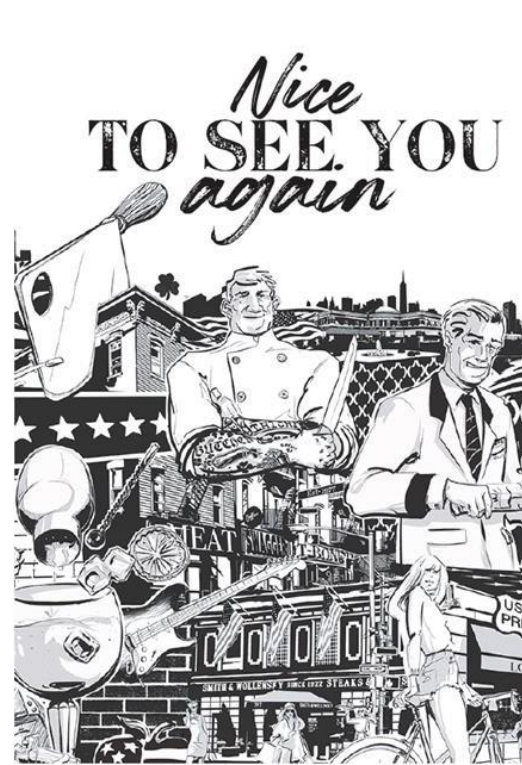


Exhibit D



Unique provenance behind the iconic brand

- The famous green & white 49th Street N Y C exterior is echoed in elements of the brand and is renowned throughout the world
- Featured in classic American blockbuster films such as “Devil Wears Prada” and “The Breakup”
- Famous restaurant reviewer Ruth Reichl for the New York Times, calls Smith & Wollensky “A steakhouse to end all arguments.”



Rare & Well Done

- Smith & Wollensky's commitment to quality remains relevant to today's educated consumer and is scalable for all markets to include local steakhouse favorites
- Constantly seeking partnerships with premium producers around the globe: "Both our U S DA Prime Steaks and Signature Filets are sourced from a network of small family farms and sustainably produced by Double R Ranch."
- Smith & Wollensky also prides itself on a varied selection of premium seafood, award winning wines (American, new and old world) and house-made desserts.
- Supplier partners share in Smith & Wollensky's commitment to quality, traceability and sustainability of the entire supply chain





Exhibit D

"A Steakhouse to end all arguments"

The New York Times

America's Most Iconic Steakhouse - Expanding globally, reinvesting locally.

- Established in 1977, the first Smith & Wollensky opened in New York City. Now after 43 years, this location remains one of NYC's top grossing restaurants in the highly competitive environment, once known as "Steakhouse Row"
- Smith & Wollensky Restaurant Group now a boutique collection of iconic steakhouses across the U S & abroad, strategically headquartered in Boston, MA
- June 2015, the first international Smith & Wollensky opens in the landmark Adelphi Building near London's popular Covent Garden, now one of UK's top steakhouses
- Major Renovations (interior & exterior) in Columbus, Miami Beach, Boston & Chicago in 2015 thru 2017.
- May 2018, Smith & Wollensky announces the opening of its first suburban location in Wellesley, MA just 20 miles outside of Boston.
- March of 2019, the brand returned to the Las Vegas Strip with an all-new two-story restaurant in the Grand Canal Shoppes at The Venetian and The Palazzo Resort.
- New partnerships under development accross Asia & Middle East - Taipei, Taiwan opened December 2018.



Refreshed contemporary furnishings, polished decor, and luxurious new finishes

Columbus



Reinvestment in Iconic locations across the greatest cities in the US

Miami Beach



Refreshed Expression of America's Steakhouse in Miami Beach

- Smith & Wollensky Miami Beach is the company's most successful restaurant and the second to undergo major renovations in recent years with the help of long-time collaborators Peter Niemitz Design Group and Shawmut Design and Construction, both based in Boston.
- The now iconic Miami Beach restaurant opened in 1997 and has served USDA Prime steaks and premium seafood to locals, celebrities and international tourists from around the globe, averaging nearly 170,000 guests annually.
- The upgrades have increased private event capacities, allowing for larger groups and partial buyouts.
- The first-floor main bar has been transformed into an expansive racetrack marble-top bar with 36 seats spanning two full rooms, no longer divided by walls. Barstools, dining chairs and other furnishings have been modernized throughout with new textures and vibrant colors. Floors, wall coverings and lighting have been refinished and upgraded as well.
- Smith & Wollensky Miami Beach has been proud to be part of this special community for over 2 decades and looks forward to continuing to serve the community for decades to come.



Facility Management Priorities - S&W Miami Beach

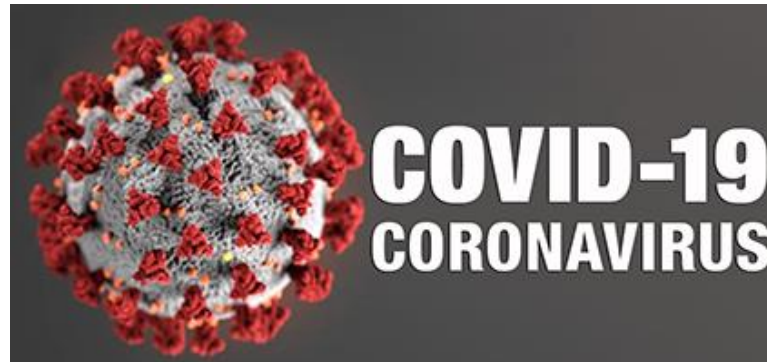


- Rolling Storm Window replacement program
- Rolling impact door replacement
- Roof top maintenance & surplus equipment removal
- Remedial HVAC adjustments Filtration system review.
- Structural review
- Main floor kitchen renovation
- Duct insulation program
- Exterior refresh

S&W Miami Beach

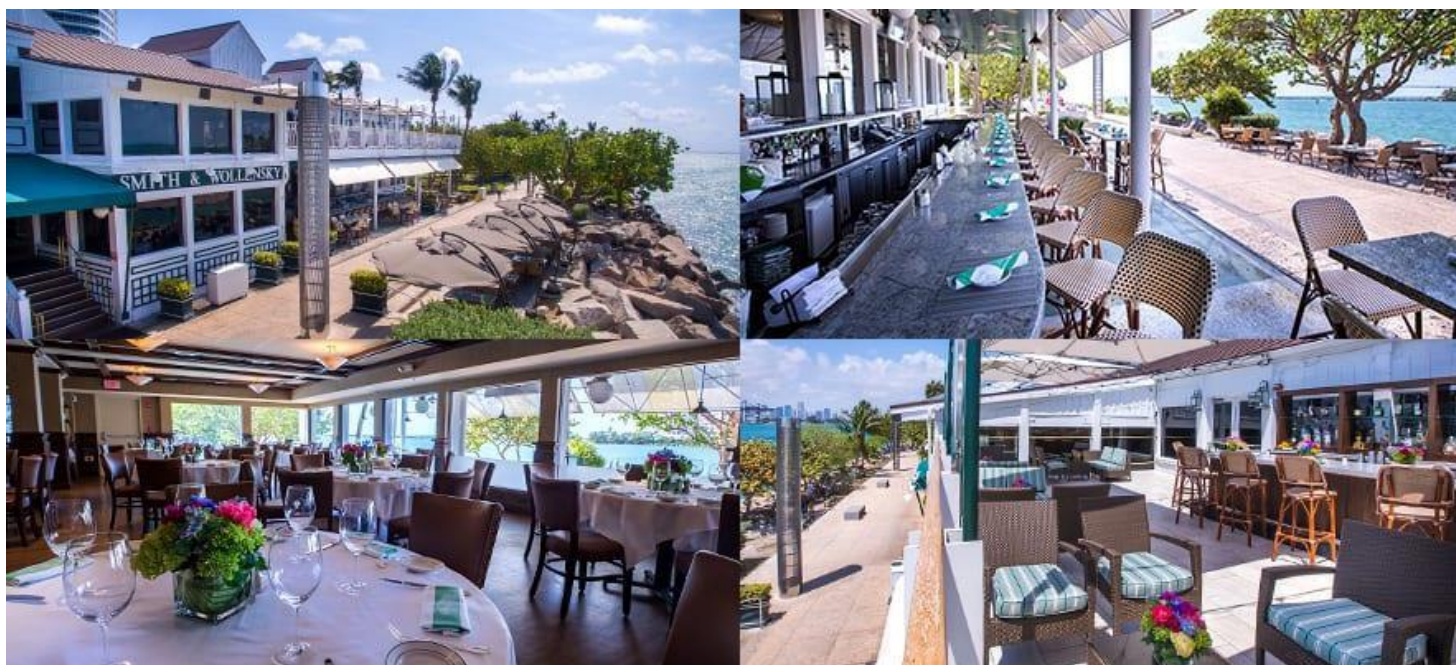
Performance since reopening

Exhibit D



- We have now been open for 90 days.
- Business is slowly recovering.
- Revenue has been reduced by social distancing mandates & civil disturbances.
- Sales have declined year over year by 46.3% year to date.
- The entire Smith & Wollensky family is dedicated to restoring our business and ensuring we rebuild performance.

Lease Renewal Priorities - S&W Miami Beach



- Renew existing lease
- Twenty-year term with two 10-year options
- % Rent mechanism to remain but adjusted to market
- Recognition of early renewal
- Recognition of market concessions
- Recognition of past & future investments

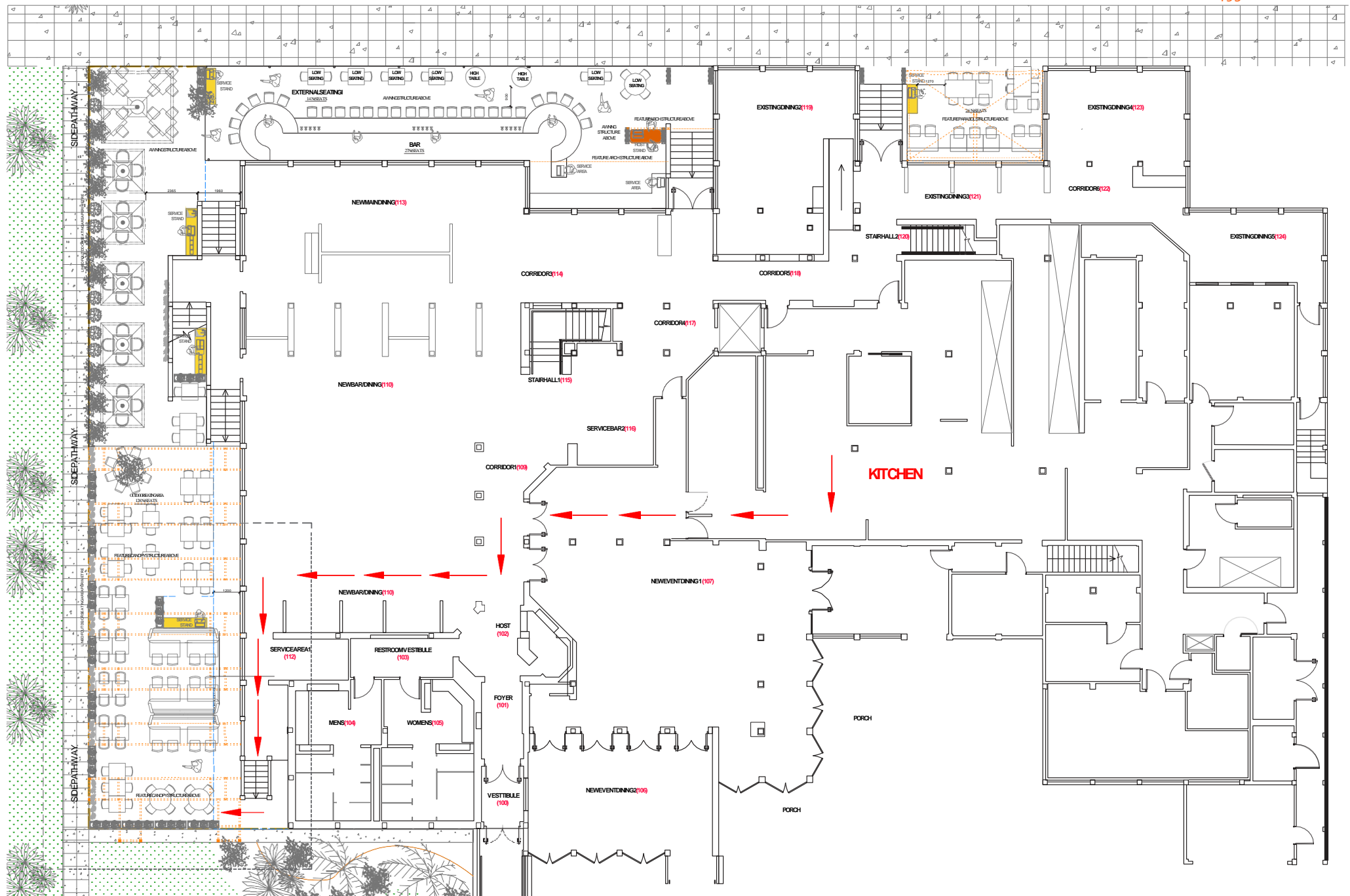


SMITH & WOLLENSKY MIAMI BEACH

SCHEME BOARD

Please note that the following presentation is preliminary in nature and subject to revision. The purpose is to show 2 out of a number of options currently under consideration. These renderings show overall design intent only and are part of a collaborative process that will also include physical building inspections, mechanical and structural alterations and code compliance requirement all of which may impact the overall scope of work. Designs will be subject to further alteration as mechanical structural and architectural drawings are prepared.

Layout Plan





LooseFurniture



BoothSeating



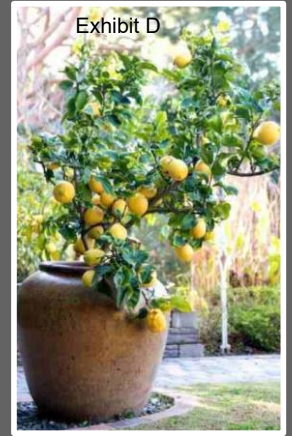
FeatureLights



Upholstery



Greenery



PottedPlants

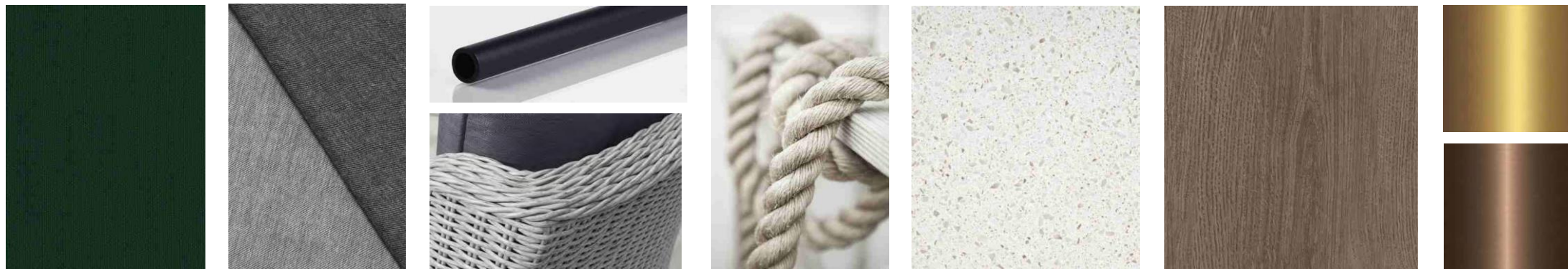
FURNITURE



FEATURELIGHTING



MATERIALS/TEXTURES





StairsStyle



PlantingtoSteps



FloorStyle



CanopyLook&Feel

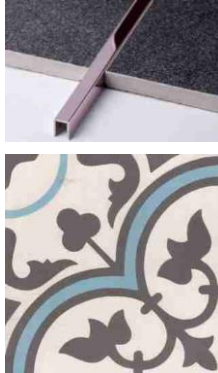


CanopyStyle



BarCounterStyle

FLOORING



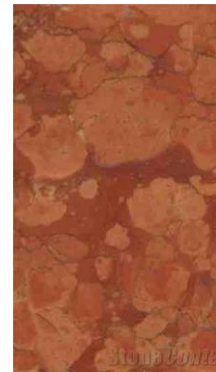
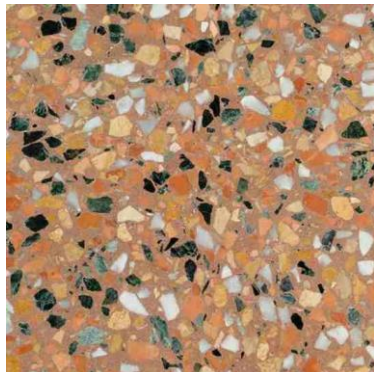
CANOPY



JOINERY&METALDETAILS



MATERIALS/TEXTURES











Option 1



Option 2





NEW LOCATIONS

Las Vegas

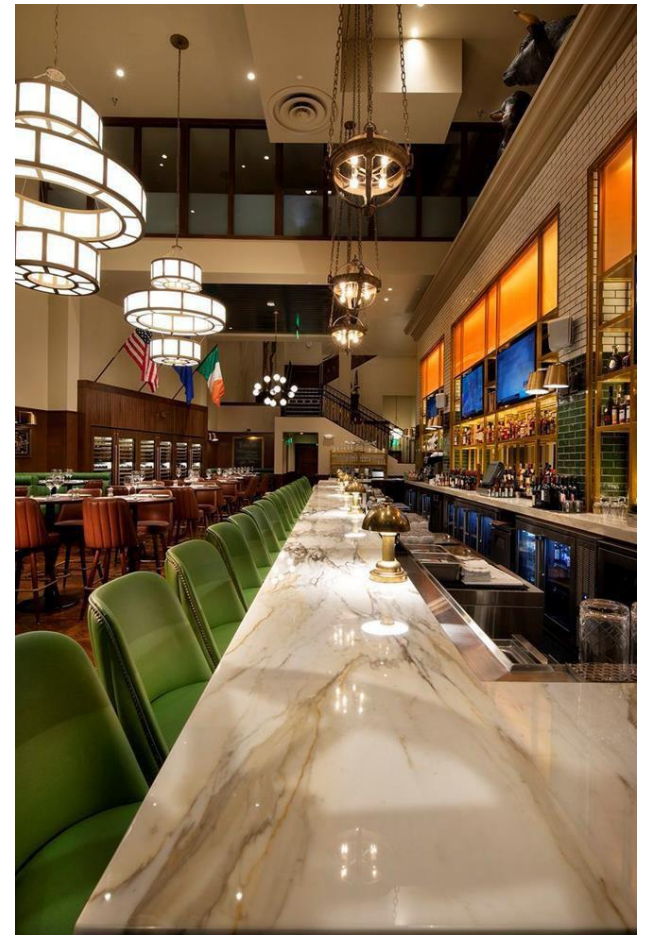


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Est. 1977

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London





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Thank you