

# 3000 Royal Street, New Orleans, LA 70117

## “Excluded FF&E”

**All fixtures, furniture, and equipment are included with the exception of the items listed below:**

Artwork Work: Jazz Fest posters, all framed photographs, bathroom hangings

Piano

Plants

Supply room contents, including all supplies and alcohol, beer in kegs, and 4-packs

Any alcoholic and non-alcoholic drinks at the bar

Portable heaters

Beer kegs owned by Sonny (Brewer)

Decorative beer mugs (ceramic and 2 large glass mugs)

Beer knick-knacks in brewery, owner by Sonny, including beer trays, clocks, lamps, mugs

Cordless vacuum cleaners (2)

Tools, included but not limited to, the Yukon tool drawer and contents and various drills and socket sets

All items in owner’s office upstairs, including wall art, desk, couch, chairs

All items in owner’s occupied spaces upstairs

Shovels

Food in walk in cooler and in freezer