



## Proposed Terms for Net Lease

By Konar Properties

Konar Properties (“Owner”) is pleased to offer this lease proposal for a new building within Erie Station Business Park.

**Site / Location:** Owner is developing a single story multi-tenanted flex office building at Erie Station Business Park, located near the interchange of the New York State Thruway (I-90) and I-390, in Henrietta, New York. The total building area is 60,000± sq ft. The site is a 12.5 acre parcel commonly known as Lot W. Erie Station Business Park is an established 180± acre business park zoned for office and industrial use. A Preliminary Site Plan and a perspective of the building are attached.

**Building Program:** The overall building is a 60,000± sq ft multi-tenanted flex office. Suites are available from 6,000 sq ft to a full building. Column bay spacing is to be generally 30’ x 50’. The building will be designed to have the lowest structural member 18 feet high. Exterior skin of the building is a combination of Dryvit and vision glass. An industry standard one (1) year contractor's warranty will be provided. All fees associated with the design and engineering of the improvements have been included in this proposal.

**Occupancy:** Construction of the Shell Building has started and finished suites can be delivered in the Spring of 2018.

**Lease Term:** Konar Properties proposes a ten (10) year lease term to the tenant at a base rate of \$12.75 for office space and \$7.75 for warehouse space. A complete description of the office and warehouse space is specified in the Owner’s work letter attached.



## Erie Station Business Park

INDUSTRIAL COMMERCIAL

PROUDLY OFFERED BY KONAR PROPERTIES

**Operating Expenses & Real Estate Taxes:** The Tenant will be responsible for all normal operating expenses, real estate taxes, and insurance. Initial estimates of these expenses are illustrated below.

	Initial Rates
<b>Real Estate Taxes (1)</b>	\$ 0.65 / sq ft
<b>Insurance</b>	\$ 0.20 / sq ft
<b>Common Area Maintenance</b>	\$ 0.88 / sq ft

- (1) Estimated based on Town of Henrietta tax rate of \$32/\$1,000 for year one. Reduced by COMIDA Jobs Plus benefits phased over ten years. We estimate the taxes to be \$2.30 without COMIDA

Note: these are initial estimates, additionally these rates may fluctuate over the term of the lease

**Utilities:** Tenant will be responsible for all utility costs of the space, including but not limited to electricity, natural gas, water, and waste water. These costs are not shown in the annual rent payment schedule.

**Maintenance and Repairs:** The Tenant will be responsible for costs associated with the repair, management, and maintenance of the building throughout the term of the lease. The structural integrity of the building will be the responsibility of Owner.

**Signage:** If acceptable by code and covenant, and subject to Owner's reasonable approval, Tenant will have the right to prominently display on, in, and outside the building its corporate name and logo. All material and installation costs for wall-mounted signage will be the responsibility of Tenant.

**Zoning and Restrictive Covenants:** The site is currently zoned Industrial. Erie Station Business Park has Design Standards in place that govern architectural and site design within the Park.

**Assignment & Subletting:** Tenant will have the right to sublease all or any portion of the space without consent of the Owner provided Tenant remains principally liable under the lease. Tenant will also have the right to assign the lease in its entirety to an affiliate or as a result of a merger or consolidation, subject to approval by Owner.



**Approvals:** This proposal is subject to the review and approval of the financial condition of Tenant and its use of the demised premises. Furthermore, this proposal is subject to the parties entering into a legally binding Lease Agreement, which will be mutually acceptable to both parties.

**COMIDA Benefits:** This building may qualify for economic benefits offered by COMIDA, which provides significant financial incentives including reduction or abatement of real estate tax, sales tax, and income tax abatement. This lease proposal has incorporated COMIDA benefits, and the Tenant agrees to cooperate with the Owner to in order to receive these benefits.

**Confidentiality:** Please note that this proposal is furnished on a confidential basis. The terms, conditions and structure have been uniquely developed for this project.