



12704 Crimson Court, Suite 101, Henrico, VA 23233-7657 Phone: (804) 364-0433 (o) (804) 334-4964 (c)

FLYER

Re: Lease proposal for approx. 3,991 square feet including approx. 1,745 office and approx. 2,246 SF warehouse

464 Southlake Boulevard Southport Business Center, N. Chesterfield, VA 23236

Dear Prospective Tenant:

I am acting as owner/agent in offering your company a lease at the above referenced location, subject to availability, credit approval, and County approvals as necessary. The lease will be on Henry Liscio Company's lease form and the proposed business terms are set out below:

Term:	Five years commencing within 30 days of execution of Lease
Security:	\$5,484.97 plus limited personal guaranty
Rent:	\$14.00/SF to escalate 3% annually
CAM T&I, W&S:	\$2.25/SF to adjust according to actual expenses
HVAC:	Tenant to pay pre-negotiated HVAC contract amount of \$80.49/month
Parking:	Eight (8) company or employee vehicles plus customer parking
Improvements:	Landlord to deliver space "as is" with all mechanical systems in good working condition and fully warranted for six months from lease commencement
Repairs:	Tenant to pay all repairs and replacements (excepting roof and structure) up to \$2,400 in any calendar year plus amortization annually of the balance of any repairs or replacements above the \$2,400 during the remaining term including extensions of lease. Maximum \$2,400/year cost to Tenant
Utilities:	Tenant pays separate, except for water and sewer included in CAM.

Anticipating that the estimated CAM T&I W&S (a pro-rata share of common area maintenance including refuse pick-up, parking lot sweeping, repairs and maintenance but not replacement, water and sewer, landscape maintenance, snow removal, management, real estate taxes and landlord building insurance) and HVAC contract will rise at 3% per year, your monthly payments would be as follows:

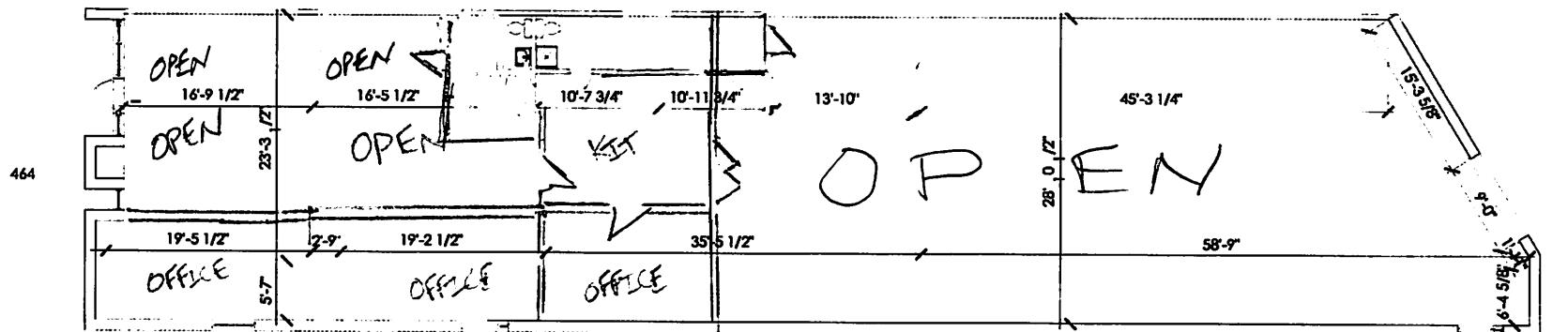
Year 1: \$5,484.97 Year 2: \$5,649.52 Year 3: \$5,819.00 Year 4: \$5,993.57 Year 5: \$6,173.38

This proposal is made under confidentiality between you financial and legal advisors only.

Sincerely,

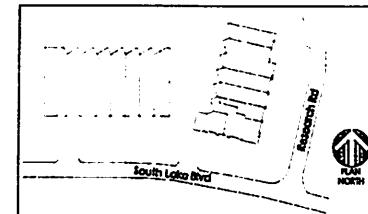
HENRY LISCIO COMPANY
Henry F. Liscio, Jr., CCIM
Owner/Agent

This offering is made under confidentiality between you and Henry Liscio Company. All information is deemed to be reliable, but not guaranteed. No representation or warranty, expressed or implied as to its accuracy is made and the terms of lease are subject to availability, change, errors and omissions, or withdrawal without notice.



NOT TO SCALE OFFICES
NOT TO SCALE 1/4 C BATHROOM
APPROX. AREA SF MEASUREMENTS

RENTAL SPACE	AREA
UNIT 464	3,991 SF
OFFICE	1,745 SF
WAREHOUSE	2,246 SF



SOUTHPORT BUSINESS CENTER - CHESTERFIELD, VA
HENRY LISCIO COMPANY

AS-BUILT DRAWN BY
APD ENGINEERING & ARCHITECTURE



**HENRY LISCIO
COMPANY**

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