

JPB Enterprises Inc.
JPB Realty, Inc.
49-65 Van Dam St.
Long Island City, NY 11101

Terms for Commercial Lease

Building: 49-39 Van Dam Street, Long Island, NY 11101

Premises: Approximate Square Footage

Ground	9000 s.f.
Second Floor	2000 s.f.
Parking Lot	2500 s.f.

Annual Base Rent: \$204,000 per year (\$17,000 per month)

Lease Term: Five (5) years from Rent commencement date

Rent Escalations: 3% ever year

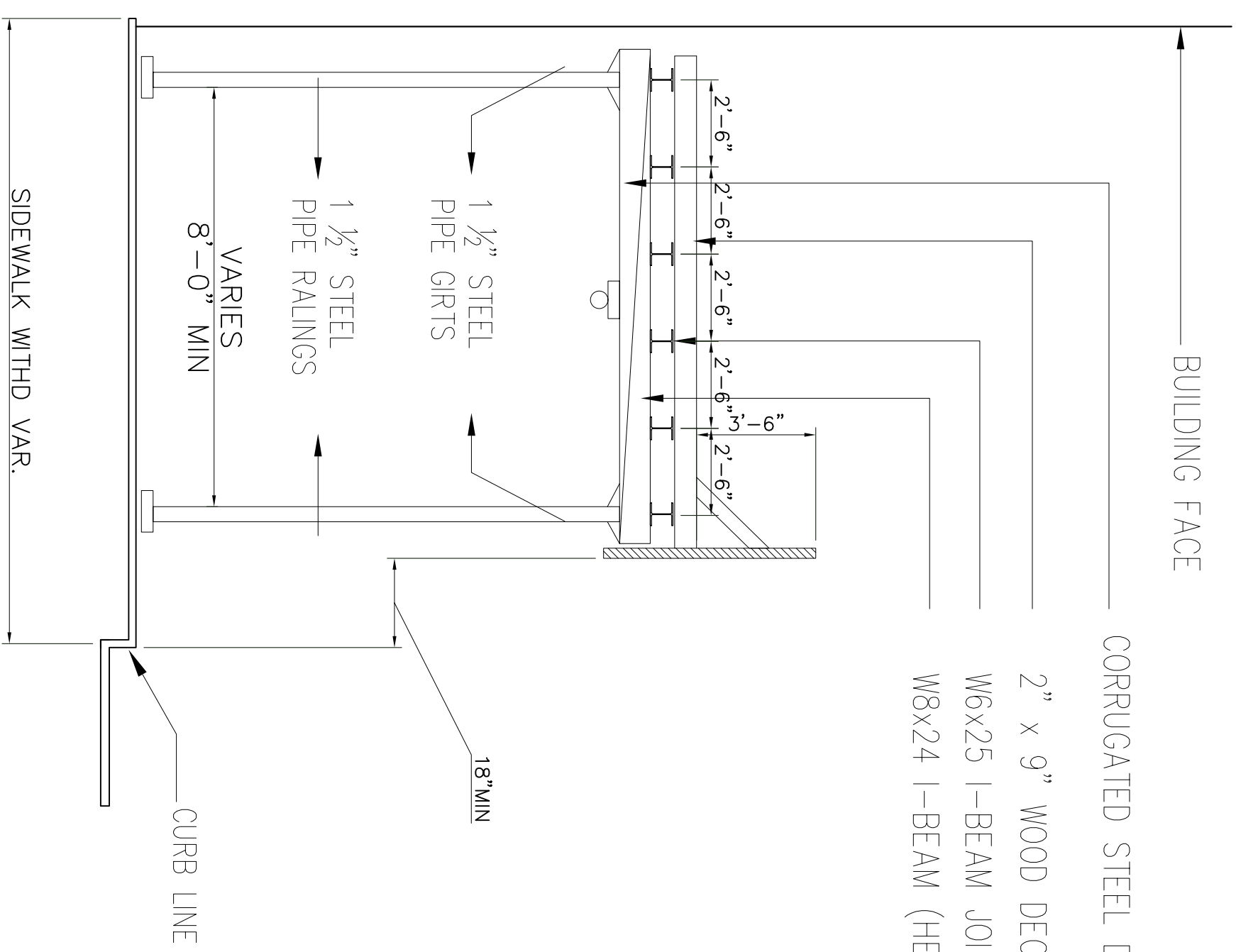
Rent Abatement: None

Taxes: 75% of Real Estate Tax

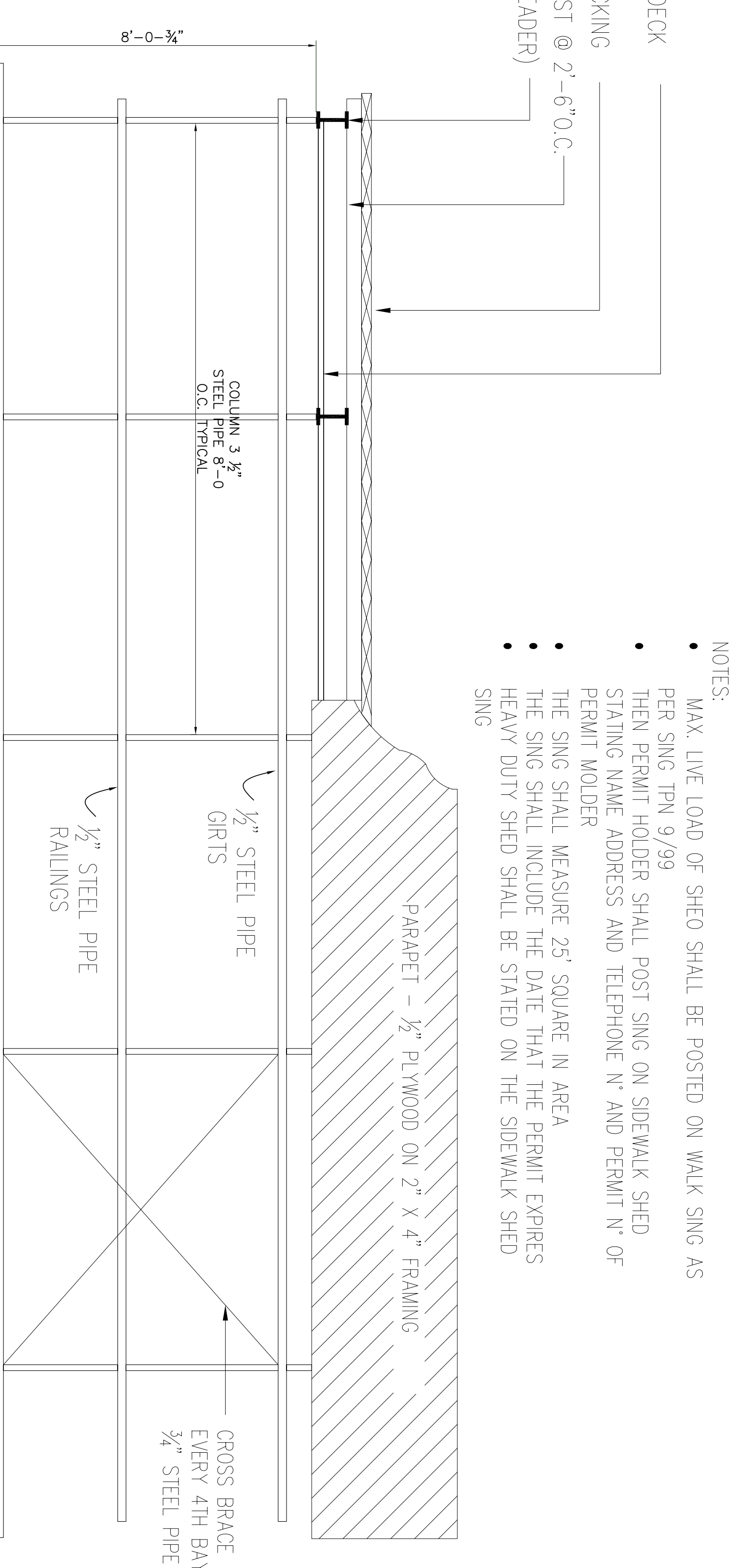
Security Deposit: Six (6) Months security deposit

Certificate of Occupancy: Tenant to represent that space shall be legal for intended use

Steven M. Bari, Vice President
JPB Enterprises Inc.
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stevenmbari@gmail.com



1 SECTION
Scale: 1/4"=1'-0"



2 FRONT ELEVATION
Scale: 1/4"=1'-0"

- NOTES:
- MAX. LIVE LOAD OF SHED SHALL BE POSTED ON WALK SING AS PER SING TPN 9/99
 - THEN PERMIT HOLDER SHALL POST SING ON SIDEWALK SHED STATING NAME ADDRESS AND TELEPHONE N° AND PERMIT N° OF PERMIT MOLDER
 - THE SING SHALL MEASURE 25' SQUARE IN AREA
 - THE SING SHALL INCLUDE THE DATE THAT THE PERMIT EXPIRES
 - HEAVY DUTY SHED SHALL BE STATED ON THE SIDEWALK SHED SING

TENANT SAFETY NOTES:

Construction work will be confined to the normal working hours 8AM to 5PM monday to friday, except legal holidays. Construction work will not block highways or egress for tenants of the building. Construction work will not interrupt heating or electric or water service to tenants of building.

LANDMARK NOTES:

The shed will not be attached to the building. This application is for erection of shed only and not for any work that will require an alteration or facade repair permit.

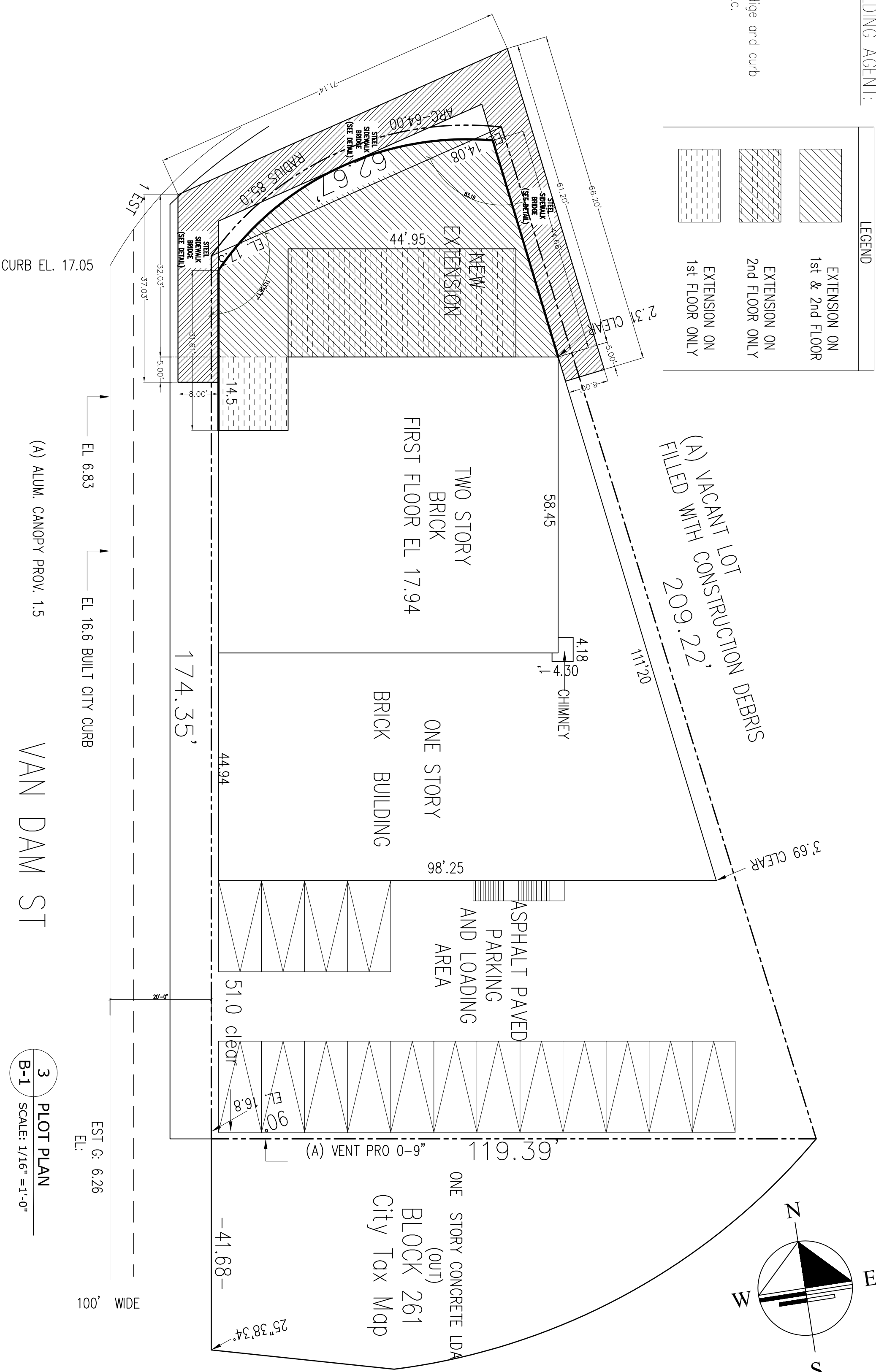
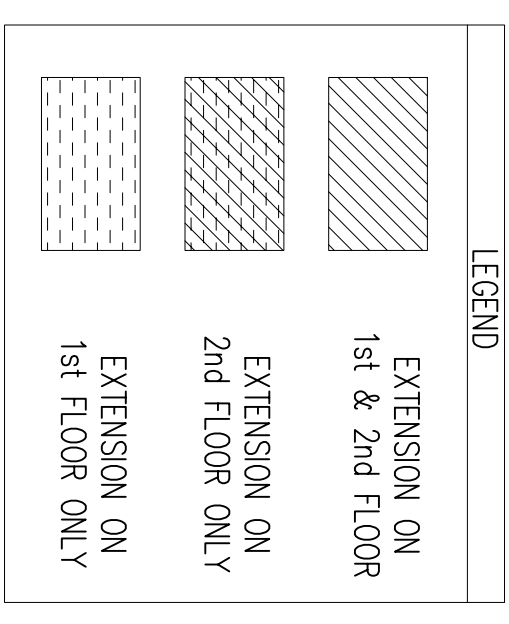
NOTE:

Shed comply with LU/33-91
The permit holder shall post sign on sidewalk shed stating name, address, and telephone • and permit • of permit holder.
The sing shall measure twenty five square in area
The sing shall include the date that the permit expires .
Loading type 300 lb per sq ft bridge
High bridge and driveways width & height as required
Install lighting fixtures 15' apart as per 27-1021 B(10) New York City Building Code.
Temporary shed lighting will be filed with the bureau of electrical control

FURNISHED BY BUILDING CONTRACTOR OWNER/BUILDING AGENT:

MAINTENANCE OF ENTIRE STRUCTURE

- Painting
- Control of loading storage materials on bridge deck
- Sing installations:
- Protection of area between bridge & building line and between bridge and curb
- Relocation of traffic lights parking signs traffic signals hydrants etc.
- outgates of each end of bridge.



3 PLOT PLAN
B-1 SCALE: 1/16"=1'-0"

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE		
SCHEMATIC DESIGN			PRELIMINARY WORKING DRAWINGS FOR ESTIMATING			FOR D.O.B. FILING			FOR D.O.B. APPROVAL		
WORKING DRAWING FINAL ESTIMATING			CONSTRUCTION DRAWING								

ALL DIMENSIONS TO BE FIELD VERIFIED

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REVISIONS	DATE	BY

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LONG ISLAND CITY, NY, 11101

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DEFOURVILLE STREET
LONG ISLAND CITY, NY 11101
TEL: 718-761-1111
WWW.DEFONSECAARCHITECTS.COM

STEEL SIDEWALK BRIDGE

PROJECT No.: 08009
SCALE: AS NOTED

B-1

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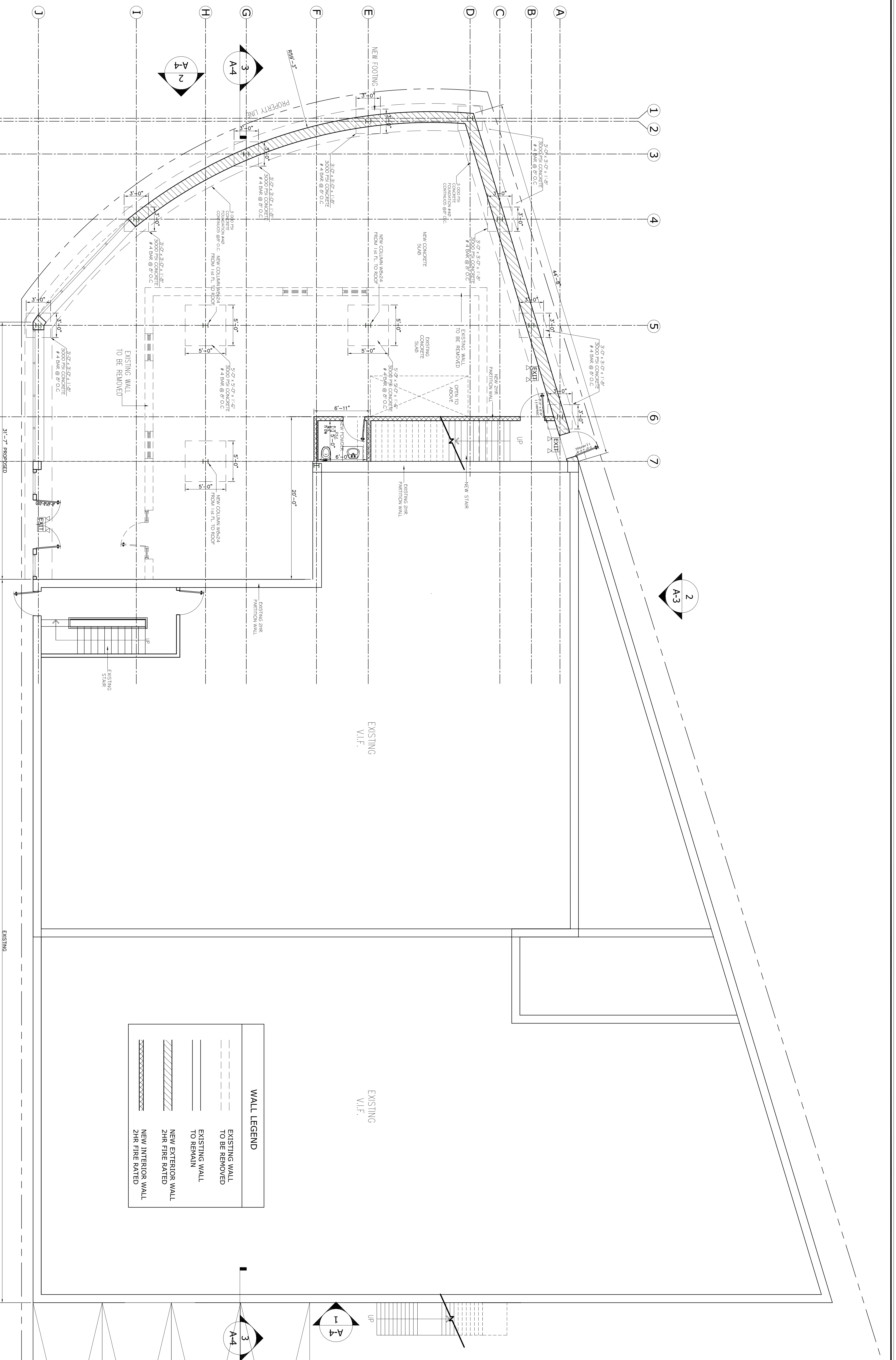
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**GROUND FLOOR
PLAN**

PROJECT NO.: 08009
SCALE: AS NOTED
DATE: 01-28-09

A-1



1
GROUND FLOOR
SCALE: 3/16" = 1'-0"

DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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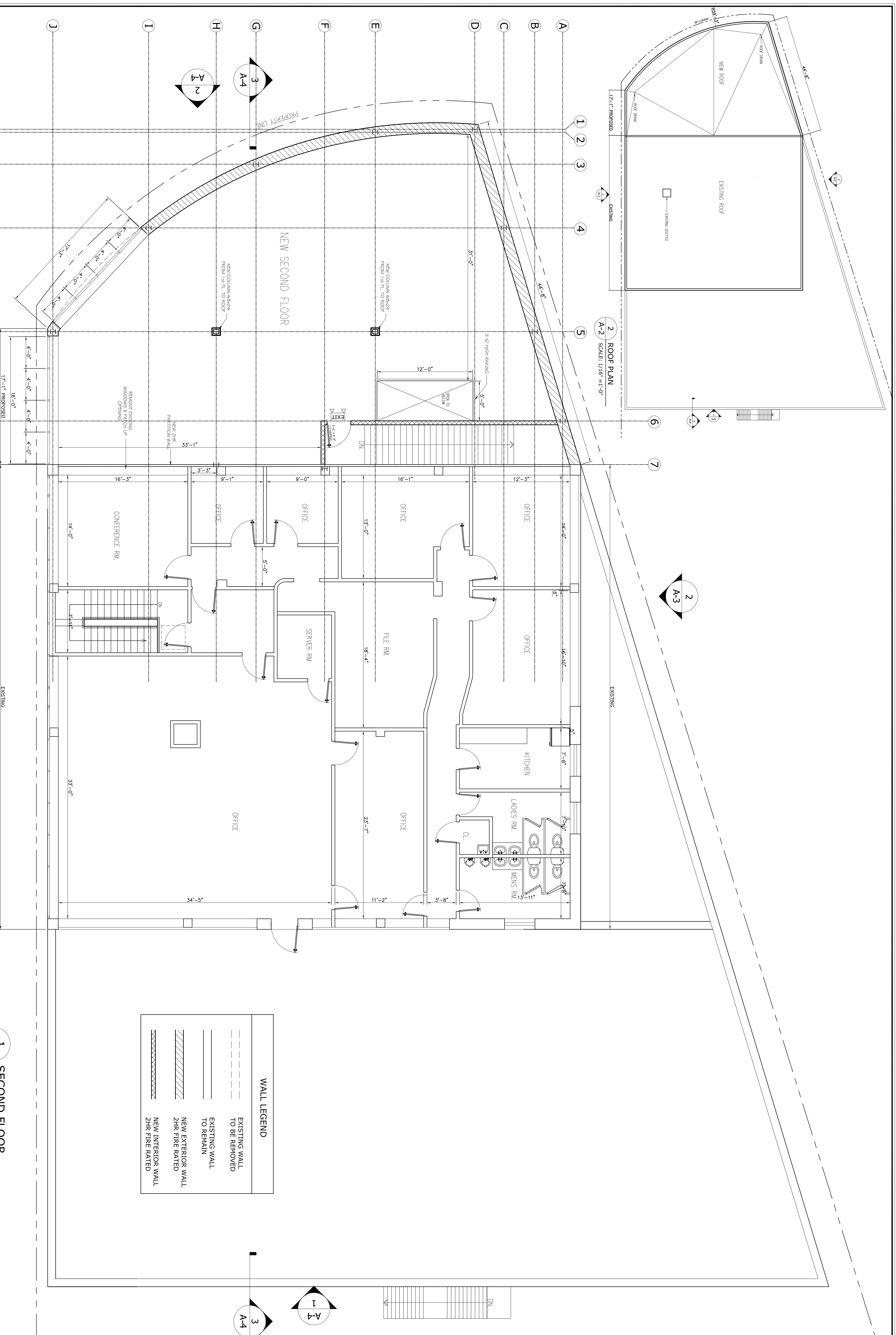
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REHOVOT, N.Y. 11788
TEL: 516-466-1100
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**SECOND FLOOR
& ROOF
PLAN**

PROJECT No.: 09099
SCALE: AS NOTED
DATE: 01-28-09
A-2



1 SECOND FLOOR
A-2 SCALE: 3/16" = 1'-0"

2 ROOF PLAN
A-2 SCALE: 1/16" = 1'-0"

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL 2HR FIRE RATED
	NEW INTERIOR WALL 2HR FIRE RATED

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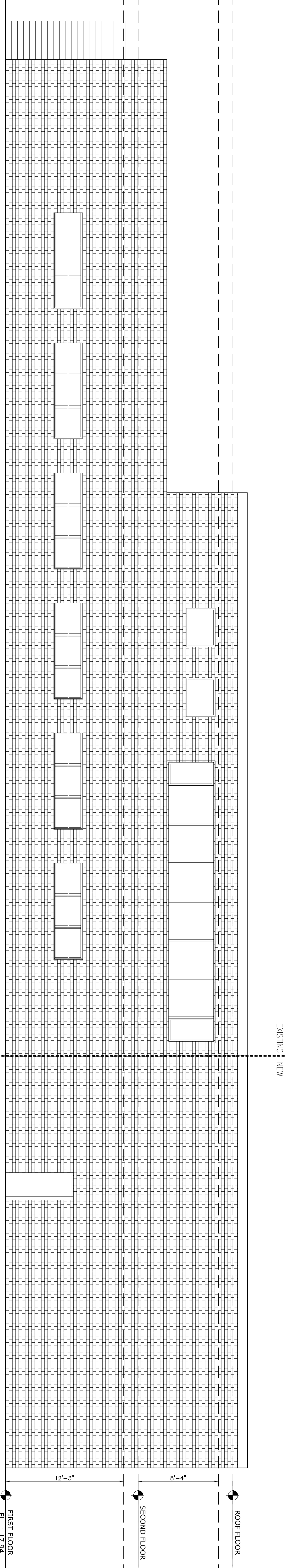
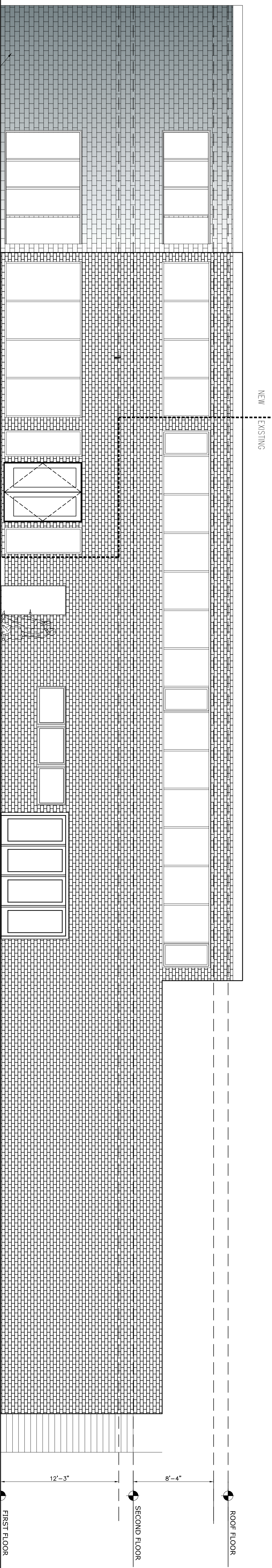
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97-11 64th DRIVE SUITE CC
RENOVATION, N.Y. 11106-4444
TEL: 718-224-8844

**FRONT & REAR
ELEVATION**

PROJECT No.: 09099
SCALE: AS NOTED
DATE: 01-28-09

A-3



DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

SCHEMATIC DESIGN

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FOR D.O.B. APPROVAL

WORKING DRAWING FINAL ESTIMATING

CONSTRUCTION DRAWING

