

## Draft lease amount Fairchance Road

1. Apartment rental	\$950.00/mo
• Includes electric, water and propane	
2. Rear wing off the rear of the shop is divided into 3 - 864 sf bays that is planned for powder rooms and separate electric service (yet to be completed)	
• Bay 1 (closest to main shop, has electric thru out bay)	\$1,150.00/mo
• Bay 2 (middle bay – partial electric)	\$1,000.00/mo
• Bay 3 (end unit – no electric)	\$850.00/mo
3. Main shop space (first and second floor + Tool room = 2,375 sf)	\$2,500.00
• Tool room – 240 sf	
• Main floor – 1,280 sf	
• Second floor – 855 sf	
○ Electric, water and propane is included in that amount	
Total rent (individual renters)	\$6,450.00
If entire building is rented by one entity	\$5,700.00

1 year minimum lease

April 10, 2025