

Rent Matrix with Total Rent

Lease Term (Years)	Year 1 Base Rent (\$/sq ft)
3	\$23.75
4	\$22.81
5	\$21.88
6	\$20.94
7	\$20.00

Detailed Escalated Schedules (with yearly breakdown and total)

3-Year Lease (Base \$23.75)

- Year 1: \$23.75
- Year 2: \$24.34
- Year 3: \$24.95

4-Year Lease (Base \$22.81)

- Year 1: \$22.81
- Year 2: \$23.38
- Year 3: \$23.97
- Year 4: \$24.57

5-Year Lease (Base \$21.88)

- Year 1: \$21.88
- Year 2: \$22.42
- Year 3: \$22.98
- Year 4: \$23.56
- Year 5: \$24.15

6-Year Lease (Base \$20.94)

- Year 1: \$20.94
- Year 2: \$21.46
- Year 3: \$22.00

- Year 4: \$22.55
- Year 5: \$23.11
- Year 6: \$23.69

7-Year Lease (Base \$20.00)

- Year 1: \$20.00
- Year 2: \$20.50
- Year 3: \$21.01
- Year 4: \$21.54
- Year 5: \$22.08
- Year 6: \$22.63
- Year 7: \$23.19

NNN:

Estimated NNN Fees ~\$7.50 per sqft

SHELL DELIVERY

Space is delivered as Cold, Insulated Shell with Energized Electrical Panel

- 3-Phase 200 AMP Tenant Electrical Panel Provided (Energized)
- Single Restroom Rough-in only Provided
- Exterior, Egress, Emergency Lighting Provided only
- Envelope Insulated per Code at exterior walls and roof
- Parking, Site Lighting, Site Dumpster, Grease Trap all Provided

Landlord TI Allowance:

- \$30 per sqft allowance intended for additional unit construction costs of Interior Framing of Restroom and Partition Walls, Doors and Frames, Accessories, Blocking, Interior Batt Insulation in Walls, Sheetrock/Tape/Float/Texture, Paint, Flooring,
- Tenant responsible for costs of HVAC, Lighting, Power, FFE
- Tenant required to use Shell General Contractor for interior improvements.