

NNN Lease.

Roof - New Metal Roof 2005. The property appraiser website shows it as a membrane roof but it is not, it is a 'sloped' metal roof behind the metal mansard/facade. In 2004/2005 the County allowed roofs without permits after multiple hurricanes hit the coast in a short amount of time.

Grease trap - A 750-gallon cement grease trap was installed in 2006.

Plumbing - The only plumbing under the pad that is original is from the men's and women's toilets to the exterior, approximately 4' across. The drain in the Kitchen that's about 12" off of the wall runs through the grease trap and hooks up with bathrooms and runs the plumbing to the Sewer. No water lines under slab. It is all PVC on the outside of the building north to south and east to west to sewer line.

Floor Plan is available.

Boundary Survey is available.

**Owner's Responsibilities:**

Property Insurance - Flood \$6,400 (renewal 3/1/25) & Wind \$7,000 (renewal 6/2/25)

Property Taxes - \$8,651.08 (end of year 2024) however any increases over the previous year are paid by the Tenant

Roof & Foundational issues

**Tenant Responsibilities:**

Lease - \$6,020/month until May 2029 with option for 5 year renewal

Liability Insurance

HVAC Maintenance & Replacement

Plumbing Maintenance

Utilities (Sewer, Septic, Electric)

Tenant will have a personal guarantee