

## Lease Term Sheet (LTS)

Medical Office Space - 102 S Main St. - Kirklin



**ADDRESS:** 102 S Main St., Kirklin, IN 46050

**LANDLORD:** KD 102 Kirklin LLC

**TENANT:** —

**PREMISES:** 2,550 ft<sup>2</sup> total main level, (7) Office Suites, shared common space

**USE:** Medical Office

**INITIAL TERM:** 12-24 months

**POSSESSION DATE:** Tenant will take possession of the premises "DATE"

**RENT COMMENCEMENT DATE:** Rent will commence "DATE"

**SPACE PLANNING:** Ref space plan

---

<b>IMPROVEMENTS:</b>	—
<b>BASE RENT:</b>	\$500 / mo. Suite except Suite 106 (\$750 / mo.)
<b>OPTION TERMS:</b>	Annual Renewal
<b>LEASE TYPE:</b>	Modified Gross
<b>CAM:</b>	Tenant PAID (prorated): janitorial, utilities, trash / medical waste
<b>EXPENSES:</b>	N/A
<b>MAINTENANCE &amp; REPAIRS:</b>	Landlord, at its cost, will maintain, replace, and repair, as necessary, any building related items including mechanicals, electrical & plumbing, unless damage is caused by Tenant.
<b>INSURANCE:</b>	Tenant will maintain, at its cost, casualty insurance, public liability and property damage insurance on Tenant's property located at the Premises with coverages as reasonably required by Landlord.
<b>SIGNAGE:</b>	Kirclin Medical Group
<b>SECURITY DEPOSIT:</b>	Any security deposit will equal the first month's full Rent. This is subject to Landlord's review of tenant financials.
<b>ACCESS:</b>	Tenant shall have access to the premises 24/7. Standard business hours for 3rd party access to be Monday - Friday, 7:30 am - 6:00 pm, Saturday & Sunday 8:00 am - 6:00 pm ... standard office hours 7:30 am - 6:00 pm
<b>CONFIDENTIALITY:</b>	The information contained in this proposal is to be considered confidential and only for the use of Tenant and Landlord and all parties agree to keep the terms of this proposal and negotiations confidential unless mutually agreed otherwise.
<b>CONDITIONS:</b>	This proposal is subject to rights of existing Tenants, and approval of Tenant's financial condition.

Exhibit A

