

# Centerville Place

Attached you will find a copy of our commercial lease for your review. In addition, below are a few common answers to questions we regularly receive:

Each unit consists of approximately 1040 sq. ft. of Heated & Cooled Space & 720 sq. ft. of Flex Space. Perfectly designed with 3 private offices, break room, ADA approved bathroom, conference area, closet space & much more!

Lease Type – Modified Gross including (taxes, insurance, maintenance, water & sewer)

Lease Length – We require a minimum (2) year commitment but are willing to consider/ discuss a longer lease term if desired.

Rent Payment Date - Rent is due on the 1<sup>st</sup> of each month but not later than the 5<sup>th</sup>.

Rent Amount - \$2,250.00 per month

Security deposit – (=) to the amount of the 1<sup>st</sup> month's rent (due at lease signing).

Utilities – Water & Sewer are included

Subleasing – NOT ALLOWED

Parking – Tenant, tenant employees, customers and anyone associated with the Tenant will attempt to park in front of their leased unit if possible. If parking becomes an issue for tenant, landlord reserves the right to assign parking places for specific tenants.

Liability Insurance – General Liability insurance required with an “industry standard” requirement of (1 million single limit & 2 million Aggregate). Landlord recommends for each tenant to also have a rental policy that covers all contents and personal property.

Alterations – No alterations of any kind to be done without written consent from Landlord.

Signs – Vinyl decals on the front of each exterior office storefront are allowed. Tenant's will also receive complementary lighted signage on HWY #1 (logo only). Note: All signage to be approved by Landlord and permitted through Lexington County Zoning Dept prior to installation.

Paragraphs that do not apply: 1b; 1c; 2; 3; 4; 5

As always, please never hesitate to contact us with any questions or concerns!

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