

Commercial Lease Rate Sheet

Property Address:

1503 and 1537 South 56th St., El Cerrito, CA 94530

Landlord:

Mike Hassler

Tenant:

Hassler Heating and Air Conditioning, Inc.

Lease Summary

Item	Details
Lease Type	NNN (Tenant pays Base Rent + Additional Rent)
Lease Term	5 Years (April 1, 2022 – March 31, 2027)
Option to Extend	One (1) additional 60-month term at Fair Market Rent + 3% annual bumps
Security Deposit	None
Premises Includes	Office, warehouse, and fenced/paved yard area
Condition of Premises	Delivered "AS-IS" with warrantied Building Systems & Utilities

Base Rent Schedule

Lease Year	Monthly Rent	Annual Rent
Year 1	\$10,000.00	\$120,000.00
Year 2	\$10,300.00	\$123,600.00
Year 3	\$10,609.00	\$127,308.00
Year 4	\$10,927.27	\$131,127.24
Year 5	\$11,255.09	\$135,061.08

Additional Rent (Estimated)

Category	Description
Real Estate Taxes	Tenant pays share of property taxes annually
Insurance	Tenant pays share of Landlord's insurance for the Premises

Capital Improvements	Tenant pays amortized share (1/144th per month) of eligible improvements over 12 years
Maintenance Pass-Throughs	Certain non-capital repairs to parking, driveways, and utilities may be billed as Additional Rent

Initial Payment Due at Execution

Item	Amount
First Month's Base Rent	\$10,000.00
First Month's Additional Rent (Est.)	\$1,561.10
Total Due at Signing	\$11,561.10

Utilities & Operating Expenses

Utility Charges Paid By Tenant	Electricity, Gas, Water, Sewer, Garbage, Internet, and All Other Public Utilities
Service Interruption Clause	Rent abatement after 72+ hour utility interruption caused by Landlord

Maintenance Responsibilities

Party	Responsibility
Tenant	Interior repairs, HVAC, plumbing, electrical, graffiti removal, landscaping, yard upkeep
Landlord	Structural (roof, foundation, exterior walls), Utility Connections, unless damage caused by Tenant
Capital Costs	Landlord responsible upfront; Tenant pays amortized portion (1/144 monthly over 12 years) for specific items

Alterations & Improvements

- Tenant may make improvements with Landlord's prior written approval.
- Removable fixtures (e.g., furniture, racks, non-affixed equipment) remain Tenant property.
- Permanent improvements (e.g., walls, HVAC, lighting) become Landlord's property.
- Landlord may require removal of unauthorized alterations at Tenant's cost.

Let me know if you'd like this formatted as a **PDF**, **Word Doc**, or with a custom section (e.g., tenant improvements, signage rights, CAM caps).