



LEASE TERMS	
LANDLORD	689 WOODWARD LLC
PREMISES	689 WOODWARD AVENUE, RIDGEWOOD, NY 11385
TENANT	TBD
UNIT #	ONE (1) GROUND FLOOR + BASEMENT
PREMISES	APPROX 2,500 SF GROUND FLOOR + 1,000 SF BASEMENT
USE	TBD
LEASE TERM OPTION	5 OR 10 YEARS
LEASE TYPE	TRIPLE NET (NNN)
COMMENCEMENT DATE	UPON EXECUTION OF LEASE
RENT	\$5,250 / MONTH (DUE AT LEASE SIGNING)
RENT ESCALATION	4% PER YEAR
REAL ESTATE TAX	PROPORTIONATE SHARE 50%
INSURANCE	PROPORTIONATE SHARE 50%
SECURITY DEPOSIT	\$21,000 (EQUAL TO FOUR (4) MONTHS RENT)
UTILITIES	ALL UTILITIES TO BE PAID BY TENANT INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, AND WATER/SEWER CHARGES.
LANDLORD	AUTHORIZED TENANT REPRESENTATIVE
689 WOODWARD LLC	
LISTING AGENT	BY SIGNING BELOW YOU AGREE TO THE LEASE TERMS PROPOSED HEREIN:
True Service NY, Inc. Erick Martinez P.O. Box 863569 Glendale, NY 11386 Office: (718) 5705183 Email: Erick@TrueServiceNY.com	SIGNATURE: DATE:

TRUE SERVICE NY, INC.

Office: 718.570-5183 | P.O. Box 863569, Glendale, NY 11386 | info@TrueServiceNY.com