

Main Street Food Market – Lease Summary Sheet

419 Main Street, Villa Rica, GA 30180

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Lease Terms – Summary – (Approximate Dates)

Certificate of Occupancy (Target): March 1, 2026

Tenant Turnover / Possession: Late Feb/Early March

Build-Out Period: Late Feb & March 2026

Pre-Paid Monies due upon Lease Signing: 1st Month (Base Rent) + Security Deposit (equal to 1-month base rent) (1,2,5,6 = \$5000) & (3,4,7,8 = \$9000)

- Prepaid 1st month applies to April 2026

Rent Commencement: April 1, 2026 (prepaid), First Out of Pocket Rent: May 1, 2026

Lease Term: 1-3 year(s)

CAM Fee: \$450 / month

CAM covers: janitorial commons, exterior maintenance, pest, security, taxes, insurance, property management, commons sound system, central grease trap.

Utility Fee: Shared percentage (%) with cap of \$150 / month (includes shared water, trash, electricity, and gas)

Tenant Suite Summary

Unit | SF | Kitchen Size | Base Rent | CAM | Utilities | Total

1 | 148 SF | Galley/Standard | \$2,500 | \$450 | \$150 | \$3,100

2 | 148 SF | Galley/Standard | \$2,500 | \$450 | \$150 | \$3,100

5 | 144 SF | Galley/Standard | \$2,500 | \$450 | \$150 | \$3,100

6 | 146 SF | Galley/Standard | \$2,500 | \$450 | \$150 | \$3,100

3 | 207 SF | Added 7x7 Kitchen Area | \$4,500 | \$450 | \$150 | \$5,100

4 | 213 SF | Added 7x7 Kitchen Area | \$4,500 | \$450 | \$150 | \$5,100

7 | 209 SF | Added 7x7 Kitchen Area | \$4,500 | \$450 | \$150 | \$5,100

8 | 212 SF | Added 7x7 Kitchen Area | \$4,500 | \$450 | \$150 | \$5,100

