

YETT PROPERTY MANAGEMENT LLC**HANUA INDUSTRIAL COMPLEX****91-110 Hanua St.****Kapolei, HI 96707****ph: 682-5305 fax: 682-1444 yettpm@hawaii.rr.com****TENANT:****CONTACT:****PHONE****FAX****ADDRESS****TERM OF LEASE:**

SPACE #: **HANUA**
314
WHSE

WAREHOUSE SPACE

TOTAL SQUARE FOOTAGE 4,289
 COST PER SQ FOOT \$ 0.950
BASE RENT \$ 4,074.55

ESTIMATEDCAM/ SQ FOOT \$ 0.265
 TOTAL ESTIMATED CAM \$ 1,136.59

SUB TOTAL \$ 5,211.14
 EXCISE TAX @ 4.712% \$ 245.55
TOTAL WAREHOUSE RENT \$ 5,456.68

ESCALATION:

Beginning on first anniversary of
 commencement of Lease

<u>YEAR</u>	<u>BASE RENT</u>	<u>\$/sf</u>
Year 1	\$ 4,074.55	\$ 0.95
Year 2	\$ 4,196.79	\$ 0.98
Year 3	\$ 4,322.69	\$ 1.01
Year 4	\$ 4,452.37	\$ 1.04
Year 5	\$ 4,585.94	\$ 1.07

OFFICE SPACE**OFFICE**

TOTAL SQUARE FOOTAGE
 COST PER SQ FOOT \$ -
BASE RENT \$ -

ESTIMATEDCAM/ SQ FOOT \$ -
 TOTAL ESTIMATED CAM \$ -

SUB TOTAL \$ -

EXCISE TAX @ 4.712% \$ -

TOTAL OFFICE RENT \$ -

ALL TOTAL RENT \$ 5,456.68

TOTAL BASE RENT \$ 4,074.55
TOTAL ESTIMATED CAM \$ 1,136.59

SUB TOTAL RENT \$ 5,211.14
TOTAL TAXES \$ 245.55

TOTAL MONTHLY RENT \$ 5,456.68

TOTAL SQ. FOOTAGE 4,289

SECURITY DEPOSIT:

Equal to TWO month's gross rent

\$ 10,913.37 **

TOTAL DUE UPON LEASE SIGNATURE

\$ 16,370.05

****Deposit amount may vary depending on financials
 provided to Landlord.**