

Size	2500 Square Feet
Term	Yearly
Rental Rate	\$3200/month
Security Deposit	\$3200
Late Charge	A late charge of \$200 shall be assessed on any payment made after the 6th day of the month in which the payment is due.
Tenant Improvement	Tenant improvements to be completed by the landlord are negotiable. The landlord shall contract and complete all agreed upon tenant improvements prior to the tenant taking occupancy.
Expenses	The tenant shall pay for all utilities and services including water, sewer, gas, electric, trash, telephone, internet, janitorial , and lawn maintenance. The landlord will take care of building maintenance, property taxes, and building insurance.
Subleasing	The tenant shall not sublease the space without prior written approval from the landlord.
Financial	The tenant shall provide a financial statement to qualify they have the ability to perform in accordance with the lease.

This proposal is not intended to be and does not constitute a binding agreement by landlord to lease the premises. Landlord shall not be bound until it and tenant have executed the proper documents for a lease renewal for the premises, which is satisfactory to the landlord.