

Lease Summary – NAPA Snow Hill

Tenant: Genuine Parts Company (NAPA Auto Parts)

Landlord: Diane Chase Harrison

Premises: ±3,500 SF within a ±6,000 SF building

Address: 1108 Kingold Blvd, Snow Hill, NC 28580

Term: 3 years initial term, with one 3-year renewal option

Commencement: Upon delivery of premises (exact date to be confirmed via Lease Confirmation Certificate)

Use: Auto parts, tools, vehicle care supplies, and accessories retail store

Base Rent & Annual Increases

Lease Year	Monthly Rent	Annual Rent	Annual % Increase
Year 1	\$3,250.00	\$39,000.00	—
Year 2	\$3,380.00	\$40,560.00	4.00%
Year 3	\$3,515.20	\$42,182.40	4.00%
Year 4*	\$3,655.81	\$43,869.72	4.00%
Year 5*	\$3,802.04	\$45,624.48	4.00%
Year 6*	\$3,954.12	\$47,449.44	4.00%

*If renewal option is exercised.

Additional Rent:

- **Pro Rata Share:** 58.33%
 - **CAM (Est. Year 1):** \$125/month; capped at 3% annual increase
 - **Insurance (Est.):** \$337.83/month
 - **Real Estate Taxes (Est.):** \$252/month
 - **All reconciled annually**
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Lease Summary – Corine’s Care Management (Snow Hill)

Tenant: Corine’s Care Management
Landlord: Kenneth Harrison
Premises: ±900 SF (Unit A)
Address: 1108 Kingold Blvd., Snow Hill, NC 28580
Use: Care management office only (no other use permitted)
Term: 2 years, from February 1, 2024 to January 31, 2026
Renewal Option: One (1) additional 2-year term with 60 days’ notice prior to expiration of initial term

Base Rent & Annual Increases

Term	Monthly Rent	Annual Rent	Annual % Increase
Initial Term	\$750.00	\$9,000.00	—
Renewal Option Term*	\$900.00	\$10,800.00	20.00%

*If renewal option is exercised.

Other Key Terms

- **Security Deposit:** \$700
 - **Utilities:** Tenant pays for all utilities (electricity, gas, fuel oil, telephone, cable, etc.)
 - **Late Fees:** 4% of overdue rent or \$100 (whichever is greater); \$30 fee for returned checks
 - **CAM Charges:** Not addressed (Section 7 intentionally left blank)
 - **Insurance:** Tenant must carry \$1M per occurrence / \$2M aggregate commercial general liability insurance and name Landlord as additional insured
 - **Tax & Insurance Escalation:** Landlord pays property taxes and building insurance; tenant responsible for personal property taxes
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Lease Summary – Optimal Behavioral (Snow Hill)

Tenant: Optimal Behavioral
Landlord: Kenneth Harrison
Premises: ±1,500 SF (Unit B)
Address: 1108 Kingold Blvd., Snow Hill, NC 28580
Use: Care management office only
Term: 2 years, from March 1, 2024 to February 28, 2026
Renewal Option: One (1) additional 2-year term with 60 days’ notice prior to lease expiration

Base Rent & Annual Increases

Term	Monthly Rent	Annual Rent	Annual % Increase
Initial Term	\$1,500.00	\$18,000.00	—
Renewal Option Term*	\$1,600.00	\$19,200.00	6.67%

*If renewal option is exercised.

Other Key Terms

- **Security Deposit:** None initially; \$0 due at signing

Note: Lease states a deposit will be required if the tenant is late with rent.

- **Utilities:** Tenant pays for all (electricity, gas, fuel, cable, phone, etc.)
 - **Late Fees:** 4% of overdue rent or \$100 minimum; \$60 for returned checks
 - **CAM Charges:** Section 7 intentionally left blank
 - **Insurance:** Tenant must carry \$1M per occurrence / \$2M aggregate commercial general liability insurance, naming Landlord as additional insured
 - **Tax & Insurance Escalation:** Landlord pays property taxes and insurance on the building; Tenant pays for taxes on personal property and fixtures
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