

Terms

- **Rent:** \$18.00 sqft
- **Condition:** Good
- **Min Duration:** 5 years
- **Security Deposit:** TBD
- **Style:** Retail/Storefront/Strip Mall
- **Type:** Triple Net
 - Tenant Responsibilities -
 - \$18.00 x 4750
 - 14% of property taxes
 - Maintenance and upkeep of common areas, such as parking lot, landscaping, and shared facilities
 - Monthly utilities
 - Repair/replacement of HVAC Systems and other appliances
 - Snow removal (14% shared expense)
 - Landscaping (14% shared expense)
 - Landlord Responsibilities
 - Major structural repairs, such as roof, exterior walls and foundation
 - Repair Parking lot and sidewalks
 - Water
 - Sewer

- **Insurance Required:**

Liability coverage (1 million per incident and 2 million in the aggregate)

Fire Liability (\$500k)

Workers Comp

Commercial Property Insurance

*Note: Landlord or LLC must be added as an additional insured with a hold harmless agreement.

- **Rentable Space:** 4750 sqft
- **Rooms:** 5
- **Delivery:** Broom Swept - As-is
- **Parking:** Lot spaces available
- **Buildout:** Okay by owner