

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