

**1111 W 3rd Street
Rushville, IN 46173**

Lease Rates

NNN “Triple Net” Lease

Tenant Responsible For: Base Rent, Utilities, Cleaning Expenses, Real Estate Taxes, Property Insurance and Common Area Maintenance Costs.

Both Buildings: 4.55 Acres 13,325 SF Showroom, Offices, Shop/Warehouse & 7,833 SF Warehouse As Is

Base Rent Year 1	Base Rent Year 2	Base Rent Year 3
\$10,189/Month	\$10,393/Month	\$10,600/Month

Security Deposit: \$10,600 Annual increase of 2% per year.
Tenant responsible for HVAC maintenance and repair of up to \$5,000.
Provided that Tenant has well managed HVAC maintenance and repair, Landlord will pay for costs above \$5,000.

13,325 SF Showroom, Offices, Shop/Warehouse

Base Rent Year 1	Base Rent Year 2	Base Rent Year 3
\$8,883/Month	\$9,061/Month	\$9,242/Month

Security Deposit: \$9,242 Annual increase of 2% per year.
Tenant responsible for HVAC maintenance and repair of up to \$5,000.
Provided that Tenant has well managed HVAC maintenance and repair, Landlord will pay for costs above \$5,000.

7,833 SF Warehouse

Base Rent Year 1	Base Rent Year 2	Base Rent Year 3
\$3,264/Month	\$3,329/Month	\$3,396/Month

Security Deposit: \$3,396 Annual increase of 2% per year.
Landlord to provide working restrooms and heat.