

1 PROPERTY 9 N Main Street

2 Bangor PA 18013

3 OWNER Jamin Bennicoff

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: warehouse, garage

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
10 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____

11 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
12 If no, when did you last occupy the Property? _____

13 3. DESCRIPTION

- 14 (A) Land Area: _____
- 15 (B) Dimensions: _____
- 16 (C) Shape: _____
- 17 (D) Building Square Footage: _____

18 4. PHYSICAL CONDITION

19 (A) Age of Property: Circa 1900 Additions: _____

20 (B) Roof

- 21 1. Age of roof(s): _____ Unknown
- 22 2. Type of roof(s): Shingles; rubber roof
- 23 3. Has the roof been replaced or repaired during your ownership? Yes No
- 24 4. Has the roof ever leaked during your ownership? Yes No
- 25 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

26 Explain any yes answers you give in this section: Shingles have been replaced on several occasions, twice due to high
27 winds. There is currently a small leak at the rear, a middle of the barn, and a second leak nearby is observed
28 when there is a downpour of rain.

29 (C) Structural Items, Basements and Crawl Spaces

- 30 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
- 31 2. Does the Property have a sump pump? Yes No
- 32 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
33 Yes No
- 34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
35 other structural components? Yes No

36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
37 date and person by whom any repairs were done, if known: On Dec. 18, 2023 there was a large rainfall. This was the
38 first time there had ever been water in the basement during my ownership. It has happened again one more time.
39 The "green" siding between the building and building at 15 N. Main St. was noticed to be "peeling", and is the expected
40 culprit.

41 (D) Mechanical Systems

- 42 1. Type of heating: Forced Air Hot Water Steam Radiant
43 Other: Electric baseboard heat in storefront
- 44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
45 Other types of heating systems or combinations: _____
- 46 3. Are there any chimneys? Yes No If yes, how many? 1
47 Are they working? Yes No When were they last cleaned? _____
- 48 4. List any buildings (or areas in any buildings) that are not heated: Heating is absent in the building except
49 for in the 2 apartments and the storefront.
- 50 5. Type of water heater: Electric Gas Oil Capacity: _____
51 Other: _____

6 Buyer Initials: _____

Owner Initials: J.B.



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6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: PEX in storefront
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
If yes, explain: The vent pipe on the boiler (~ 10ft long) should be replaced.
8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: All units have window air conditioners only.
9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 Other: _____
Transformers: _____ Type: _____
10. Are you aware of any problems or repairs needed in the electrical system? Yes No
If yes, explain: _____
11. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
If yes, explain: _____

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? Yes No *See Section (C) above*
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? Yes No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

1. Exterior Signs: Yes No How many? 1 Number Illuminated: 0
2. Elevators: Yes No How many? _____ Cable Hydraulic rail
Working order? Yes No Certified through (date) _____
Date last serviced _____
3. Skylights: Yes No How many? _____
4. Overhead Doors: Yes No How many? _____ Size: _____
5. Loading Docks: Yes No How many? _____ Levelers: Yes No
6. At grade doors: Yes No How many? _____
7. Are you aware of any problems with the equipment listed in this section? Yes No
If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? Yes No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: Yes No In working order? Yes No
If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
2. Fire extinguishers: Yes No
3. Smoke: Yes No In working order? Yes No
4. Sprinkler: Yes No Inspected/certified? Yes No
 Wet Dry Flow rate: _____
5. Security: Yes No In working order? Yes No
If yes, connected to: Police Department: Yes No Monitoring Service: Yes No
6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
If yes, explain: Smoke detectors are primarily in the apartment and storefront, and are up to Code.

Buyer Initials: _____

Owner Initials: J.B.

100 5. ENVIRONMENTAL

101 (A) Soil Conditions

- 102 1. Are you aware of any fill or expansive soil on the Property? Yes No
 103 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 104 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 105 the Property? Yes No
 106 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 107 Yes No

108 Explain any yes answers you give in this section: _____
 109 _____
 110 _____

111 (B) Hazardous Substances

- 112 1. Are you aware of the presence of any of the following on the Property?
 113 Asbestos material: Yes No
 114 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
 115 Discoloring of soil or vegetation: Yes No
 116 Oil sheen in wet areas: Yes No
 117 Contamination of well or other water supply: Yes No
 118 Proximity to current or former waste disposal sites: Yes No
 119 Proximity to current or former commercial or industrial facilities: Yes No
 120 Proximity to current, proposed, or former mines or gravel pits: Yes No
 121 Radon levels at or above 4 picocuries per liter: Yes No
 122 Use of lead-based paint: Yes No

123 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
 124 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
 125 Property.

126 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
 127 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 128 _____

129 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
 130 If yes, list all available reports and records: _____
 131 _____

- 132 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 133 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 134 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 135 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 136 If no, identify any unregistered storage tanks: _____

137 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 138 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
 139 tank? Yes No

140 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 141 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 142 _____

143 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 144 Yes No

145 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 146 Explain: _____
 147 _____

- 148 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
 149 Explain any yes answers you give in this section: _____
 150 _____
 151 _____

152 Buyer Initials: _____

Owner Initials: J.E.

(C) Wood Information

- 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No
- 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
- 3. Is the Property currently under contract by a licensed pest control company? Yes No
- 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

- 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
- 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
- 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

Explain any yes answers you give in this section: In May 2007, there was a flood (and a few other flooding) that is long-lasting. The water "hit" in the basement from the flood. There was a very flood in Bayou last year (2008), and the water covered the basement of any part of the parcel.

4. UTILITIES

(A) Water

- 1. What is the source of your drinking water? Public Community System Well on Property
- Other _____

2. If the Property's source of water is not public:

When was the water last tested? _____

What was the result of the test? _____

Is the pumping system in working order? Yes No

If no, explain: _____

- 3. Is there a softener, filter, or other purification system? Yes No

If yes, is the system: Leased Owned

- 4. Are you aware of any problems related to the water service? Yes No

If yes, explain: _____

(B) Sewer/Septic

- 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or individual) sewage system
- If on-site, what type? Compost Drainfield Unknown
- Other (specify): _____

- 2. Is there a septic tank on the Property? Yes No Unknown

If yes, what is the type of tank? Metal/steel Concrete/concrete Fiberglass Unknown

Other (specify): _____

- 3. When was the on-site sewage disposal system last serviced? _____

- 4. Is there a sewage pump? Yes No

If yes, is it in working order? Yes No

- 5. Are you aware of any problems related to the sewage system? Yes No

If yes, explain: _____

(C) Other Utilities

- 1. The Property is serviced by the following: Natural Gas Electricity Telephone

Other: Cable internet

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? Yes No

If yes, type: _____

- (B) Are TDDN lines included with the sale of the Property? Yes No

- (C) Is the Property equipped with satellite dishes? Yes No

If yes, how many? _____

Location: _____

- (D) Is the Property equipped for cable TV? Yes No

If yes, number of hook-ups: 2

Location: Suburban with rear rd drive

- (E) Are there fiber optics available to the Property? Yes No

Does the Property have T1 or other capability? Yes No

Buyer Initials: _____

Owner Initials: JB

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

(A) Compliance, Building Codes & OSHA

- 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
 - 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
 - 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
 - 4. Do you know of any OSHA violations concerning this Property? Yes No
 - 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
- Explain any yes answers you give in this section: _____

(B) Condemnation or Street Widening

- 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
- If yes, explain: _____

(C) Zoning

- 1. The Property is currently zoned Mixed use by the (county, ZIP) Northampton County, 18013
 - 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
 - 3. Do you know of any pending or proposed changes in zoning? Yes No
- If yes, explain: _____

(D) Is there an occupancy permit for the Property? Yes No

(E) Is there a Labor and Industry Certificate for the Property? Yes No
If yes, Certificate Number is: _____

(F) Is the Property a designated historic or archeological site? Yes No
If yes, explain: _____

9. LEGAL/TITLE ISSUES

- (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? Yes No
- (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? Yes No
- (H) Are you aware of any insurance claims filed relating to the property? Yes No

Explain any yes answers you give in this section: Small easement (CVS) on back corner of property

10. RESIDENTIAL UNITS

(A) Is there a residential dwelling unit located on the Property? Yes No
If yes, number of residential dwelling units: 2

Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

11. TENANCY ISSUES

- (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

Buyer Initials: _____

Owner Initials: J.B.

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? Yes No
- (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? Yes No
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- (I) Are you currently involved in any type of dispute with any tenant? Yes No

Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
Lease with FURR did not request a cash security deposit.

12. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No
- If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
- Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

- (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? Yes No

Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

- (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No

Explain any yes answers you give in this section: _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary: _____

- (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____

- (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____

Pennsylvania American Water - Pittsburgh, PA, 15250 - 855-748-6066
UGI Utilities - Reading, PA, 19612 - 800-276-2722 Mer-Ed (electric) - Reading, PA, 19612 - 800-545-7744
Sewer - Bangor Berwyn, 197 Pennsylvania Ave., Bangor, PA 18013 - 610-588-2216

Buyer Initials: _____

Owner Initials: JB.

The following are the names of the persons who have been appointed to the various positions in the office of the Secretary of the State of New York, and who have taken the oath of office and qualification on the 1st day of January, 1892.

NAME	POSITION
JOHN W. BROWN	SECRETARY
JOHN W. BROWN	SECRETARY
JOHN W. BROWN	SECRETARY
JOHN W. BROWN	SECRETARY
JOHN W. BROWN	SECRETARY
JOHN W. BROWN	SECRETARY

PREMISES 9 N Main Street, Bangor, PA 18013

TENANT

LANDLORD Jamin Bennicoff

1. In addition to the Rent as calculated in the Lease, Tenant will pay for the Operating Expense(s) associated with the operation, maintenance and repair of the Premises and common areas, if any, as set forth below. Any Operating Expense(s) not specifically assigned to Tenant will be the sole responsibility of Landlord.
2. Tenant's pro rata share of the Operating Expenses set forth below are _____% (100 if not specified) of the total cost. Any Operating Expenses included in Common Area Maintenance (CAM) expenses as defined in the Lease will be governed by Paragraph 7(B) of the Lease and will not be charged as both a CAM expense and an Operating Expense.

3. Operating Expenses will be paid by Tenant and Landlord as follows:

	Landlord Pays	Tenant Pays	Included in CAM
(A) Outdoor Maintenance			
1. Landscape costs to maintain, replace and care for lawns, shrubs, trees, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Maintaining and repairing the exterior sprinkler system used for landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Cleaning and sweeping sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Costs to repair, replace and maintain sidewalks and curbs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Cleaning and sweeping of parking lot(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Costs to repair, replace and maintain the parking lot(s) - <i>small 2 car parking pad under "new building" in rear</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Snow and ice removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Costs to repair, replace and maintain exterior doors and awnings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Costs to repair, replace and maintain stormwater detention or retention facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(B) Utilities			
1. Trash disposal and recycling fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Indoor lighting costs, including electricity and bulb replacement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Outdoor lighting costs, including electricity and bulb replacement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Interior heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Interior cooling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Water costs, fees and inspections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Sewer costs, fees and inspections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(C) Service Contracts			
1. Pest extermination service contracts and costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Security services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Janitorial services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(D) Insurance (See Paragraph 19 of Lease for further details)			
1. Costs to insure building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fire protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Flood protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Plate glass protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(E) Structure			
1. Actual and preventative maintenance and repairs to roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Actual and preventative maintenance and repairs to building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Actual and preventative maintenance and repairs to mechanical system(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tenant Initials: _____ / _____

Landlord Initials: J.B. / _____



(F) Special Assessments

- 1. Water/Sewer
- 2. Utility
- 3. Government
- 4. Snow and ice removal
- 5. Parking lot repair and maintenance
- 6. Other: _____
- 7. Other: _____

Landlord Pays	Tenant Pays	Included in CAM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BILLING

- (A) For those Operating Expenses that are billed directly to Tenant by a service provider, it shall be the responsibility of Tenant to contact the appropriate service provider(s) and make arrangements for said services. Tenant agrees that Landlord is not responsible for providing such services and/or utilities and will not be a guarantor for payment.
- (B) Any Operating Expenses that are billed to Tenant by Landlord will be paid upon demand. Landlord is required, upon request, to submit to Tenant an accounting statement which documents the actual cost of the Operating Expenses charged to Tenant. Tenant is hereby notified that Operating Expenses may fluctuate and are subject to modification based upon actual charges.

5. SPECIAL PROVISIONS:

All other terms and conditions of the Commercial Lease remain unchanged and in full force and effect.

NOTICE BEFORE SIGNING: If Tenant or Landlord has legal questions, Tenant or Landlord is advised to consult an attorney.

TENANT/AUTHORIZED SIGNER _____ DATE _____
Title _____

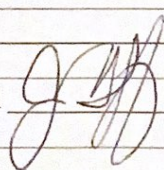
TENANT/AUTHORIZED SIGNER _____ DATE _____
Title _____

TENANT/AUTHORIZED SIGNER _____ DATE _____
Title _____

TENANT/AUTHORIZED SIGNER _____ DATE _____
Title _____

CO-SIGNER _____ DATE _____
Title _____

CO-SIGNER _____ DATE _____
Title _____

LANDLORD/AUTHORIZED SIGNER  _____ DATE 10/30/2024
Title Landlord

LANDLORD/AUTHORIZED SIGNER _____ DATE _____
Title _____