

September 14, 2022

Test

RE: Lease Proposal, 21 Webb

Dear adnskjn,

We are pleased to present you with this proposal to lease space at 21 Webb. Thank you for your time and consideration of this proposal. We look forward to working with you.

**Space:**  djkasnkjd

**Size:** 79290.0 rentable square feet

**Term:**  Five (5) years

**Possession Date:** At Lease Agreement execution || 9/22/22

**Rent Commencement Date:** Eight (8) days from the Possession Date

**Base Rent and Estimated Additional Rent:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Lease Term Year** | **Base Rent Per Sq. Ft.** | **Monthly Base Rent** | **Monthly Tenant Improvement Rent** | **Est. Additional Rent** | **Total Est. Monthly Rent** | **Total Est. Yearly Rent** |
|  | $19.25 | $127194.375 | $0 | $25769.25 | $152963.625 | $1835563.5 |
|  | $19.75 | $130498.125 | $0 | $25769.25 | $156267.375 | $1875208.5 |
|  | $20.25 | $133801.875 | $0 | $25769.25 | $159571.125 | $1914853.5 |
|  | $20.75 | $137105.625 | $0 | $25769.25 | $162874.875 | $1954498.5 |
|  | $21.25 | $140409.375 | $0 | $25769.25 | $166178.625 | $1994143.5 |
| **TOTAL** |  |  |  |  |  | **$6390774** |

**Estimated**

**Additional Rent:** Tenant shall pay the proportionate share of the CAM, Taxes and Insurance for the property. Such share shall be based upon the percentage factor computed by dividing the total square feet of the Leased Premises by the total square feet of the shopping center.

\*Tenant’s pro-rata share of such Estimated Additional Rent shall be determined on an annual basis for each twelve (12) month period. The total estimated costs for 2022 are approximately 7.25 per sq. ft.

**Tenant’s Work**: Tenant’s Work: Landlord and Tenant hereby agree that Tenant shall take the Leased Premises in “as is” condition. Tenant, at Tenant’s expense, will do all necessary “work” to the Leased Premises. Tenant shall provide, for Landlord’s approval, complete construction drawings of Tenant’s proposed construction of the Leased Premises including, but not limited to, any exterior construction or cosmetic exterior modifications. Tenant’s work shall not commence before Landlord has had sufficient opportunity to approve Tenant’s plans. It is further agreed that all interior finishes will be done in a good and workmanlike manner and will meet all building codes and City ordinances. Any and all work performed for or by Tenant must be performed by a licensed contractor who meets the standards as described in Exhibit “B-1” of the Lease Agreement.

Landlord will provide to Tenant, within thirty (30) days after Tenant’s Work is complete, a Construction Allowance of up to 0 payable to Tenant upon receipt of the following:

**Security Deposit:** One month’s Base Rent & Estimated Additional Rent equal to one hundred and nine thousand, eight hundred and sixteen and 65/100 Dollars (**109816.65)**. Security Deposit is based on square footage rate of the last lease year term. Security Deposit is due at Lease Agreement execution.

**Contingency:** Prospective Tenant agrees that the execution of a Lease Agreement is subject to the review and approval of requested credit applications and financial data.

The purpose of this proposal is to initiate a Lease Agreement between Landlord and the prospective Tenant. Further Landlord and Tenant terms will be specified in the Lease Agreement.

Once you have had time to review this proposal, please feel free to contact me to discuss any questions you may have. If you are in agreement with this proposal and wish for us to begin the preparation of Lease documents, please sign your approval below and return a signed copy to me.

Sincerely,

Nick Flores

**TENANT**

Landlord’s Approval Date Acknowledgement and Approval Date

21 Webb, LLC