



LEASE PROPOSAL

801 WEST BAY CENTER

Candia West Bay, LLC hereby offers to renew the lease for premises described below to Daniel Fowler and Nekia Chemwerks under the following terms and conditions:

PREPARED October 27, 2021

TENANT NAME Daniel Fowler and Nekia Chemwerks

PREMISES 801 West Bay Drive, Suite 100, Largo, FL 33770

SIZE 979 RSF

INTENDED USE Professional Office

TERM 1 Year and 1 Months; Commencing on December 01, 2021.

	From	Through	Monthly Base Rent	Sales Tax	Total Monthly Rent
RENT SCHEDULE	December 01, 2021	December 31, 2021	\$0.00	\$0.00	\$0.00
	January 01, 2022	December 31, 2022	\$2,100.00	\$136.50	\$2,236.50

LEASE TYPE Full Service

DEPOSITS Upon execution of the formal Lease Agreement, Tenant shall remit to Landlord which shall be applied as follows:

- Security Deposit: \$2,625.00, due at lease signing
- First month's rent: \$0.00 plus sales tax (6.5%), or \$0.00, prior to occupancy

TENANT IMPROVEMENTS None

LANDLORD IMPROVEMENTS Candia West Bay, LLC shall Include internet access at no additional charge through the executive suite connection subject to the terms and conditions outlined in the Telecom Agreement.

NON BINDING This letter does not constitute a binding agreement and neither party shall be bound by the terms of this proposal unless and until a Lease Agreement, satisfactory to Landlord and Tenant and their respective legal counsel, is fully executed and exchanged. This proposal is subject to availability and final approval and may be revoked at any time by Landlord prior to final execution of lease documents by all parties.

If this offer is not accepted by the Tenant on or before November 01, 2021 at 5:00pm, this offer shall terminate. Upon acceptance of this Offer to Lease as evidenced by signature below, Landlord is to proceed with the preparation of a Lease. If this meets with your approval, please sign below and return to us for preparation of a Lease Agreement for your review, indicating the desired term.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'L. Velivasakis', with a long horizontal flourish extending to the right.

Lefteris N. Velivasakis
Vice President of Asset Strategies
Candia West Bay, LLC

ACCEPTED AND AGREED:

Signature

Printed Name

Title

Date
