

LEASE ABSTRACT

Tenant: Mallory Pools

Tenant Square Footage: 4,000 sq

Term: 4 Years

Lease Commencement: 2/4/13

Lease Expiration: 2/4/17

Annual Base Rent: 3/1/13 - 2/4/17

\$30,000/yr \$7.50/sf

Expenses: Gross

Tenant's Insurance:

The Lessee shall secure and pay for all public liability insurance, in a company or companies approved by the Lessor, insuring the Lessor and the lessee against all claims for damages for bodily injuries to or deaths of persons and for property damage arising out of the occupancy and use of the leased premises by the Lessee, with personal injury and death limits of not less than \$1,000,000.00 per person and \$500,000.00 per accident, and with property damage limits of not less than \$250,000.00, with Lessor named as an also insured, and the Lessee shall furnish the Lessor copies of all policies and certificates that they are in full force and effect throughout the Term of this Lease. Such policies shall include Ten (10) days' notice to lessor prior to termination of coverage. Lessee shall be responsible for maintaining insurance for damage and destruction to its personal property located on the leased premises.

Landlord Responsibilities:

The Lessor shall pay all real estate taxes and assessments levied against the leased premises during the term of the Lease. The Lessor shall maintain the exterior of the leased premises and make all structural repairs to the building on the leased premises during the term of the Lease, including heating and cooling units, at the expense of the Lessor.

Tenant Responsibilities:

Lessee will be responsible for lawn care in the front and side as well as snow removal for the front parking lot. Lessee will provide its own dumpster if desired. The Lessee shall maintain and keep the interior of the building on the leased premises, including windows, doors and all glass in good repair at all times during the term of the Lease, at the sole expense of the Lessee.

**LEASE ABSTRACT**

**Tenant:** Vulcraft Sales Corporation

**Tenant Square Footage:** 1,925 sf

**Term:** 3 Years

**Lease Commencement:** 10/1/12

**Lease Expiration:** 9/30/15

**Annual Base Rent:** 10/1/12 - 9/30/15 \$15,000/yr

\$7.79/sf

**Expenses:** Gross

**Tenant's Insurance:**

The Lessee shall secure and pay for all public liability insurance, insuring Lessee against all claims for damages for bodily injuries to or death of persons and for property damage arising out of the occupancy and use of the leased premises by the Lessee, with personal injury and death limits of not less than One Million 00/100 Dollars (\$1,000,000.00) and with property damage limits of not less than Two Hundred Fifty Thousand 00/100 Dollars (\$250,000.00), and the Lessee shall furnish the Lessor with copies of Lessee's insurance certificates evidencing that they are in full force and effect throughout the term of this Lease. Such policies shall include ten (10) days' notice to Lessor prior to termination of coverage.

**Landlord Responsibilities:**

The Lessor shall maintain and keep the exterior of the leased premises in good repair at all times, at the sole expense of Lessor. This shall include all structural repairs, roof repairs, etc.

**Tenant Responsibilities:**

The Lessee shall maintain and keep the interior of the leased premises in good repair at all times, at the sole expense of the Lessee. This shall include all glass in the leased premises.

**Renewal Option:**

Provided that the Lessee shall not be in default in the payment of rent or in the performance of any of the other obligations of this Lease, the Lessee shall have the option to renew the Lease for two (2) terms of three (3) years each, upon the same terms and conditions as set forth in the Lease except that the rent for the renewal term shall be adjusted as hereinafter provided. The option to renew shall be exercised only by written notice delivered or mailed to the lessor not later than midnight on the 90<sup>th</sup> day before the expiration of the term then in effect.

LEASE ABSTRACT

Tenant: Tan Lines Tanning Salon

Tenant Square Footage: 1,872 sf

Term: 4 Years

Lease Commencement: 9/1/12

Lease Expiration: 9/31/15

Annual Base Rent: 9/1/12 - 9/31/15

\$14,400/yr

\$7.69/sf

Expenses: Gross

Tenant's Insurance:

The Lessee shall secure and pay for all public liability insurance, in a company or companies approved by the Lessor, insuring the Lessor and the lessee against all claims for damages for bodily injuries to or deaths of persons and for property damage arising out of the occupancy and use of the leased premises by the Lessee, with personal injury and death limits of not less than \$1,000,000.00 per person and \$500,000.00 per accident, and with property damage limits of not less than \$250,000.00, with Lessor named as an also insured, and the Lessee shall furnish the Lessor copies of all policies and certificates that they are in full force and effect throughout the Term of this Lease. Such policies shall include Ten (10) days' notice to lessor prior to termination of coverage.

Lessee shall be responsible for maintaining insurance for damage and destruction to its personal property located on the property.

Landlord Responsibilities:

The Lessor shall pay all real estate taxes and assessments levied against the leased premise during the term of the Lease. The Lessor shall maintain the exterior of the leased premises and make all structural repairs to the building on the leased premises during the term of the Lease, at the expense of the lessor.

Tenant Responsibilities:

The Lessee shall maintain and keep the interior of the building on the leased premises, including windows, doors and all glass in good repair at all times during the term of the Lease, at the sole expense of the Lessee.