



APPROXIMATELY 528 SQUARE FEET OF COUNTER SERVICE SPACE **AVAILABLE IMMEDIATELY**

- ◆ Previous long-term tenant was a franchise outlet.
- ◆ Preference: coffee shop or “Grab & Go” retail outlet.
- ◆ Ventless cooking only.
- ◆ Rent for Initial Five Year Term is \$33,000/year (\$2750 per month).
- ◆ Tenant’s improvements to be completed within 45 days, but Landlord will provide a rent concession in the amount of one month’s free rent for the first calendar month following completion.
- ◆ Extension Terms: Two consecutive five-year extension terms. Rent increases for extension terms to be negotiated.
- ◆ Utilities: Landlord to provide domestic water, electricity, and HVAC during building hours.
- ◆ Tenant Improvements: Landlord will provide certain work agreed to by Tenant and Landlord.
- ◆ Termination Rights: At any time following Completion and provided Tenant is not in default under the Lease, Tenant may terminate upon at least 120 days’ prior notice and repayment an amount equal to the rent concession and Landlord’s Work Costs. Landlord may terminate the Lease upon at least 180 days’ prior written notice to Tenant
- ◆ Permitted use: Preparation and sale of bakery products, sandwiches, salads, beverages and other food items pursuant to a menu reasonably approved by Landlord; provided, however, there shall be no preparation or sale of alcoholic beverages or submarine style sandwiches by Tenant.
- ◆ Tenant to operate daily during agreed upon hours.
- ◆ Security deposit required.
- ◆ Tenant keeps terms of lease (and proposed lease) confidential.
- ◆ No parking on-site, but monthly passes may be purchased at a discount for the Spruce Street Parking Lot for employee(s).
- ◆ Tenant subject to approval by Landlord.
- ◆ No broker involvement.

The foregoing is a list of the basic terms with respect to which a lease transaction is contemplated and does not contain all matters upon which agreement must be reached; until such time as a definitive lease is entered into by the parties, nothing contained herein shall constitute a legally binding agreement.