

BASIC LEASE TERMS
AUTHORITY TO CANTER

PREMISES: 2,215 rsf on the 9th floor of the C. D. Rappleyea Building

TERM: Five years and six months commencing April 1, 2012

ELECTRIC: \$2.75 per rentable square foot for the term of the lease. Tenant has option to submeter premises at Tenant's cost

FIXED ANNUAL RENTAL RATE¹:
April 1, 2012 – September 30, 2012 – Rent Abatement Period
October 1, 2012 – September 30, 2015 \$24.00/s.f. or \$53,160 per annum
October 1, 2015 – September 30, 2017 \$26.00/s.f. or \$57,590 per annum

RENT COMMENCEMENT: October 1, 2012

TERM COMMENCEMENT: April 1, 2012

LANDLORD'S CONTRIBUTION TO TENANT'S WORK: Landlord will alter space per Tenant's plans but this amount shall not exceed \$35,000.

ESCALATIONS: Proportionate share of increases in real estate taxes over a base year of 2012/2013. Proportionate share of increases in operating expenses over a base year of 2012/2013.

Note: 2,215 rsf represents .53% of the space at 123 Main Street.

OPTION: Right of first offer for additional space contiguous to the premises.

PARKING: Tenant to have four (4) parking spaces at current market rate.

BROKERAGE COMMISSIONS: A full market brokerage commission per separate agreement.

¹ Exclusive of electricity.