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Brannick Court Lease Outline

The following is an outline of the general terms for the lease at Brannick Court in Minooka, IL. Please read through the entire lease carefully, this is only an outline of the general terms.

- Phase 1 consists of the Ace Hardware anchor store and Spaces A – G. Phase 2 will be available for occupancy in the Summer of 2006 and will consist of Spaces H -M.
- Lease space for Phase 1 is available in Units F & G for a term of five years at \$18.00 per sq. foot. Lease space pricing for Phase II is provided below.

Phase 1: Current Tenants

Unit A – Ladies Workout Express
Unit B – Magic Nails
Unit C – Nextel
Unit D – State Farm Insurance
Unit E – Fantastic Sams Hair Salon

Phase 2: Available Units

Unit H – \$18.00 psf (1,738 sf)
Units I – L – \$20.00 psf (1,368 sf)
Unit M – \$22.00 psf (2,045 sf)

Phase 1: Available Units

Unit F - \$18.00 psf (1,934 sf)
Unit G –\$18.00 psf (4,362 sf)

- Triple Net Lease - per attached lease
Estimated CAM is **\$3.00 psf** for Phase 1 & TBD at a later date for Phase 2
- Each tenant’s portion of the overhead cost will be calculated by a proration of the tenant’s lease space vs. the total building square footage (40,343 s.f.).
For example:

1,368 s.f.	=	3.39 %
1,738 s.f.	=	4.31 %
2,045 s.f.	=	5.07 %
- Landlord will provide a “Vanilla Box” buildout at the Landlord’s cost up to the amount of \$35.00 psf.

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BRANNICK ROAD

RIDGE ROAD



