

**164 Milestone Way  
Recommended Lease Rates  
April 13, 2018**

<b><u>Full Floor Tenant</u></b>	<b><u>Less Than Full Floor Tenant (1,398 SF minimum)</u></b>
<p><b><u>Lease Rate</u></b>            \$15.95 Modified Gross (Rate includes taxes, insurance, common area maintenance, electrical, water &amp; EXCLUDES phone/data charges, janitorial)             Building Operating expense stop of \$4.50 PSF. Tenant shall be responsible for any overage above this amount.</p>	<p><b><u>Lease Rate</u></b>            \$16.95 Modified Gross (Rate includes taxes, insurance, common area maintenance, electrical, water &amp; EXCLUDES phone/data charges, janitorial)             Building Operating expense stop of \$4.50 PSF. Tenant shall be responsible for any overage above this amount.</p>
<p><b><u>Landlord Improvements</u></b>            New flooring, paint, replace 2x4 light fixtures with new LED units, Paxton Access</p>	<p><b><u>Landlord Improvements</u></b>            New flooring, paint, replace 2x4 light fixtures with new LED units, Paxton Access</p>
<p><b><u>Initial Lease Term</u></b>            Three year minimum</p>	<p><b><u>Initial Lease Term</u></b>            One year minimum</p>
<p><b><u>Renewal Options</u></b>            None</p>	<p><b><u>Renewal Options</u></b>            Up to two one-year renewal options</p>

\* Individual office suites can be leased at a rate above \$16.95 Modified Gross and will be considered on a case-by-case basis.

Owner Initials / Date \_\_\_\_\_ Agent Initials / Date \_\_\_\_\_