

TERM SHEET



01 Furniture

Furniture may be selected from existing inventory, at no cost, for use by the Licensee during the term of the License.

02 Phones

Phones will be billed at \$40/phone/month. This will include the physical phone, the app to allow client to answer/call from their cell phone and/or laptop computer. It will also include all domestic long-distance charges. Client will receive 50 Live Receptionist Minutes (50 minutes/phone/month). Additional minutes may be purchased in blocks of 100 minutes in accordance with existing pricing policies.

03 Secure Internet Connectivity

One secure internet connectivity per office is included in each base office fee.

04 Conference Room Credits

Per existing policy and pricing of Amata Law Office Suites.

05 Miscellaneous Amenities

Beverages in the cafe/lounge are included. Complimentary usage of designated common space is included, with all areas deemed first-come, first-serve.

06 Services

Client may scan documents at no charge. If Amata staff is retained to scan documents the standard administrative charge time will apply. All other administrative pricing will be in accordance with existing pricing policies.

07 Parking

Parking options are available at discounted rates at select Interpark garages throughout the Chicago Loop.

08 Electricity

Included.

09 HVAC

Per Master Lease. After hours HVAC is available on request with pricing dictated by the Building.

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- 10 Maintenance & Janitorial
Per Master Lease. Additional services are available on request with pricing dictated by the Building.
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- 11 Security Deposit
One month's base rental fee.
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- 12 Renewal Option
Month-to-Month contracts require 30-days written notice, all other contract term lengths require 60-days written notice.
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- 13 Tax, Operating Exp. & Base Rent Escalation
The Base Rent shall escalate 5% per annum. Applicable taxes will apply.
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- 14 Sublease & Assignment
Licensee may assign this agreement with consent of the Licensor.
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