

JESSAMINE TRADE CENTER

6020 Jessamine
Houston, TX 77081

Thank you for your interest in Jessamine Trade Center. Outlined below are the general terms and conditions under which Derrick Interests, Inc. normally leases space:

LANDLORD: Bruce W. Derrick

PRIMARY LEASE TERM: Minimum One (1) year.

MINIMUM RENT:	1,080 sq. ft. General Area	\$ 600.00 per month
	1,080 sq. ft. Units 101 & 401	\$ 650.00 per month
	1,240 sq. ft. General Area	\$ 685.00 per month
	1,240 sq. ft. Units 201 & 301	\$ 725.00 per month

USE OF SPACE: Some uses are not allowed (hydraulic equipment, mechanics, machinists, auto or tire sales, landscapers, etc.) and others (such as carpenters or other heavy woodworking) may require owner approval due to the type of waste, debris, trash, fluid use, etc. that they may generate. All work must be performed within the confines of the Leased Space. Storage outside of the Leased Space is not allowed.

UTILITIES: Electric and telephone service to be provided by Tenant. Common water taps are located throughout the facility for periodic tenant use. If water usage is required for business operation, arrangements must be approved by Landlord in advance of move-in. An additional water fee may be applicable. Comcast service available.

MAINTENANCE: A monthly fee of \$115.00 for Common Area Maintenance (CAM) is applicable to all leases. Landlord shall provide regular dumpster service, as well as maintenance of lawn, parking area, and community restrooms. In addition, Landlord will provide for property taxes and insurance.

REPAIRS: Tenant shall be responsible for all repairs and/or improvements within the space, with the exception of items noted prior to move-in. Landlord shall be responsible for necessary repair of the common area and roof.

PARKING LOT: No assigned parking. However, Tenant shall ensure that vehicles do not block access to neighboring spaces. Disabled, illegal or abandoned vehicles will be towed at owner's expense.

SECURITY: Automatic gates are open for business, as follows:

Monday – Friday	6:00 AM – 8:00 PM DST
Monday – Friday	6:00 AM – 7:00 PM Non-DST
Saturday	6:00 AM – 6:00 PM
Sunday	Closed

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A refundable \$100.00 deposit is required to obtain a Security Controller for the gate system. One additional controller, at a deposit rate of \$50.00, is available per unit. Replacement of lost or stolen controllers requires an additional refundable deposit. A \$25.00 fee is applicable for emergency access calls.

Added security includes burglar bars on all unit windows, lock guards on door deadbolts, and secured community restroom facilities.

DUMPSTERS:

Two dumpsters are provided for general garbage disposal. Tenant will refrain from dumping large amounts of debris, including but not limited to construction debris, equipment, furniture and landscape trimmings.

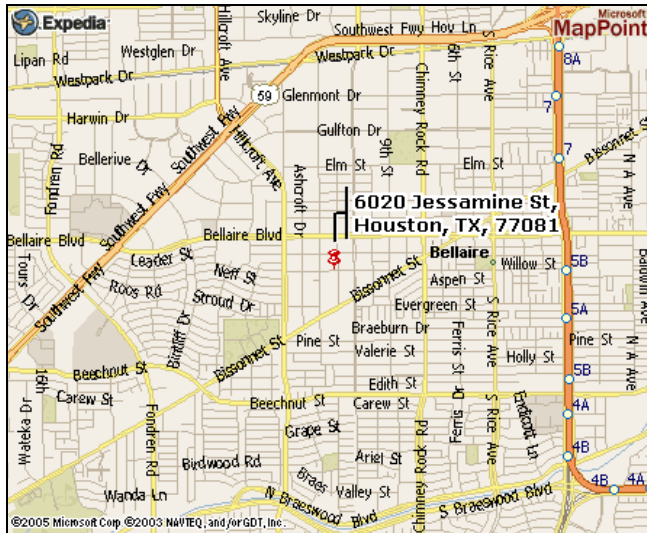
SIGNAGE:

Currently our signage program is suspended until completion of a remodel. However, once the program resumes, Landlord will arrange for Tenant's company name to be displayed on both the street sign and the unit. A one-time, non-refundable fee of \$200.00 for this service is required.

ALL APPLICATIONS SUBJECT TO CREDIT HISTORY AND LANDLORD'S APPROVAL.

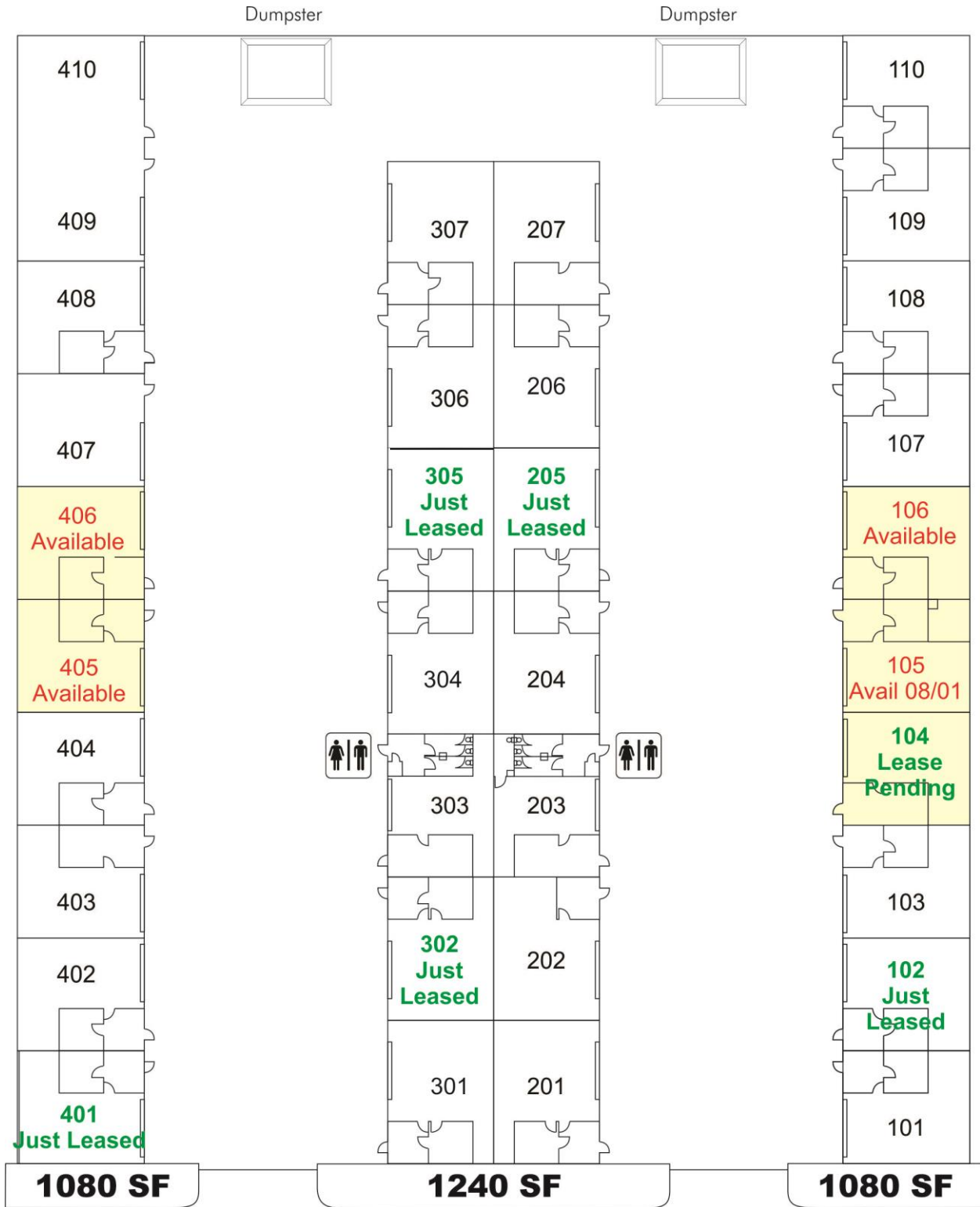
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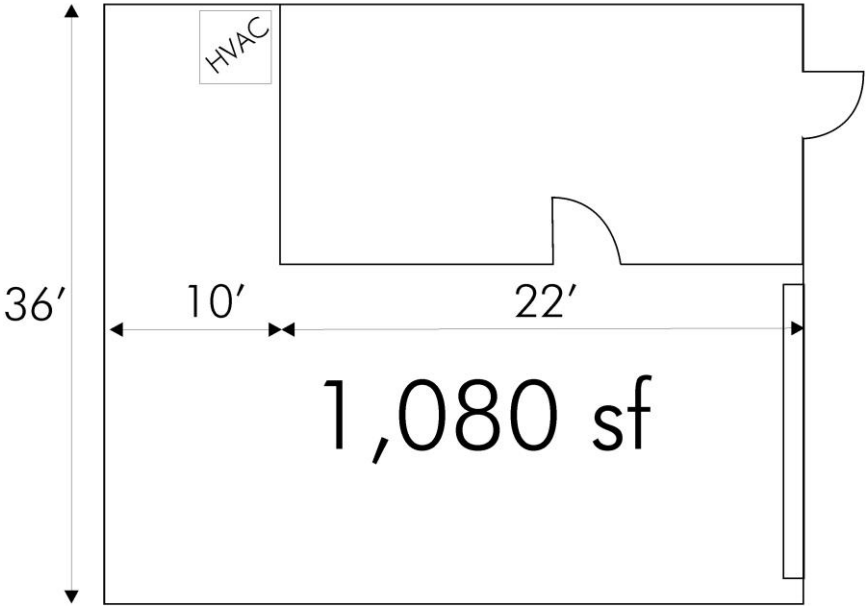
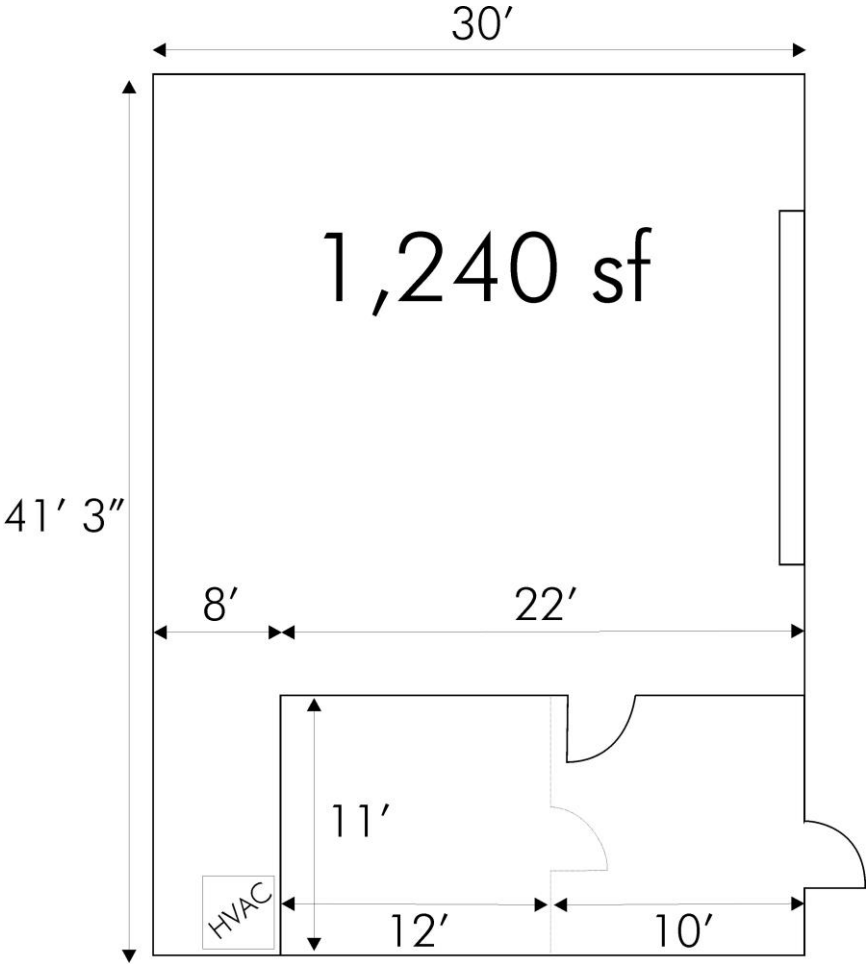


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NOTE: Dimensions are approximate; drawing not to scale.