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Re: Lease Proposal - Ellenwood Plaza – 1,120 Sq. Ft.
[222B Fairview Rd., Ellenwood, GA 30294](#)

Dear Prospective Tenant:

Below is a proposal to lease space at the above referenced location under the following terms and conditions. This proposal will be subject to credit and financial statements and is subject to withdrawal at any time.

Term: Three (3) Years.

Premises: Approximately 1,120 Square Feet.

Rental Rate: The Base Rental Rate for the first lease year shall be (\$1,400.00) a month and annually thereafter Base Rent shall increase by the previous calendar years Consumer Price Index, but not less than 3%.

Rent Inducement: *Tenant shall have the first six months of the lease at ½ the Base Rent, CAM, Taxes, and Insurance charges rate.*

Prepaid Rent: One full month, paid at lease execution (\$1,986.00) in certified funds, money order or cashier's check.

Security Deposit: (\$2,500.00) paid at lease execution in certified funds, money order or cashier's check.

CAM, Taxes & Insurance: Tenant to pay its prorata share estimated to be (\$586.00) per month for the year 2018, this does not include Tenants utilities.

Renewal option:	One (1) five (5) year period with no more than 365 days notice nor less than 180 days' notice.
Option Rent:	Annually thereafter, Base Rent shall increase by the previous calendar year Consumer Price Index, but not less than 3%.
Landlord:	Ellenwood, LLC,
Tenant Trade Name:	To Be Provided.
Tenant Legal Entity:	To Be Provided.
Guarantors:	Yes
Use:	TBD
Lease & Rental Commencement Date:	The earlier of sixty (60) days following turnover of premises in order to accommodate tenant interim construction and fixturing or the date Tenant opens for business. Turnover will occur as soon as Landlord allows Tenant to start work in the Premises.
Requirement to Open:	Tenant to open no later than one hundred twenty (120) days after the Premises have been turned over to Tenant for Tenant work.
Delivery of Premises:	Landlord to deliver and Tenant to accept the Premises in an "As-Is, Whereas" condition subject to all systems being in operating order and in addition to a standard white box (this would include one bathroom, all walls with one primer coat, electrical systems in operating order, ample heating and air conditioning system, strip lighting, a drop ceiling, and standard commercial vinyl floor).
Signage:	Tenant must, within thirty (30) days of Lease commencement, erect a storefront sign that is in accordance with the governing municipality. The signage plans shall be provided by Tenant and approved by Landlord, such approval, not to be unreasonably withheld, prior to submitting to the governing municipality for approval. Tenant signage shall be individual channel letters installed on a raceway band.

Tenant Plans: Tenant to provide permitted plans for Landlord approval within thirty (30) days after execution of the Lease.

Tenant Work: Tenant to complete all items in tenant plans at its own expense.

The above terms and conditions merely set forth the basic points of the proposed Lease and shall not be construed as a binding contract between Landlord and Tenant. A Lease shall not be final until executed by both parties. This proposal is subject to change or withdrawal without notice.

In order to proceed with a Lease, we will need the following information from you for review and approval prior to a Lease being finalized.

- 1. Richmar's credit check form completed.**
- 2. Richmar's pre-Lease application completed.**

If you would sign the proposal and contact me for the necessary forms, I can proceed with a lease but will need to review all financial information first. Please call me to discuss.

Sincerely,



Mark R. Walton
Property Manager

I agree with the attached terms and conditions and will provide the credit information requested. Please proceed with a Lease under the terms as provided in the proposal.

Name:

Date



