



Lease Abstract

Landlord: AA Property Management, LLC

Tenant: MedVet Associates, LLC

Use: Veterinary medical and laboratory

Premises: 150 Dennis Drive Lexington, KY 40503
Approximately 17,684 square feet with Tenant
leasing 9,037 +/- square feet

Zoning: B-4 Warehouse/Wholesale Business

Lease Term: Original Term – 1/1/2015 – 12/31/2020
Renewal Term – 1/1/2020 – 12/31/2024

Lease Rate: \$9,715.00 per month or \$116,580.00 annually

Option to Renew: One (1) Five (5) year option remaining

Utilities: Tenant responsible for all utilities that service the suite

Property Tax: Tenant responsible for property tax for entire property

Maintenance: Tenant shall maintain in good condition and repair, at Tenant's expense all portions of the Premises, including but not limited to landscaping, drives and parking areas and the interior and exterior of the building thereon (including the plumbing, heating, ventilating, air conditioning, and electrical systems).

HVAC: Landlord responsible for any repair/replacement over \$5,000.00

Insurance: Tenant to maintain comprehensive liability insurance coverage in limits not less than Two Million Dollars (\$2,000,000.00) per occurrence

Tenant shall keep the building containing the Premises insured against loss or damage by fire with extended coverage endorsement in an amount not less than one hundred percent (100%) of the full insurable value thereof

