

Lease Terms 1688 5th St. Ewing, NJ 08638

Real Estate: \$2100 (\$11 sqft / 50% property taxes)

Length: 5 year lease min

Security Deposit: 1.5 months rent

Landlord pays: Water, sewer, building maintenance and repairs, property taxes

Tenant pays: All utilities including key fob and alarm system. Snow removal outside of the fence. Insurance**

****Insurance Required:**

- Liability coverage (1 million)
- Fire Liability (\$500k)
- Workers Comp
- Commercial Property Insurance

*Note: Landlord or LLC must be added as an additional insured with a hold harmless agreement.

Commission paid to BHHS Robbinsville

A commission of 3.5% (or 3.25% in the event I secure the tenant.) of **the gross value of the 5-year lease**. Split into two payments. The first upon signing of lease and the rest when the tenant occupies property.

No renewal provisions.

Additional Terms to discuss with attorney

- *Annual rent increases and future escalations*
- *Build out credit*
- *Termination clause*
- *Damages*

DocuSigned by:

Nicde D'Andrea

07/29/22 | 12:25 PM EDT

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Listing Agent

DocuSigned by:

Brad Fox

07/28/22 | 2:05 AM PDT

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Lessor