

Sublease: 960 San Antonio Road, Palo Alto, CA 94303

Suite 101-A: \$8,880/mo. (2,960 sq ft)

The monthly rent includes the following operating expenses:

1. Utilities

- a. Electricity
- b. Water & Sewer
- c. Trash & Recycling

2. Building Services

- a. Janitorial & Cleaning Services
- b. Common Area Maintenance (lobbies, restrooms, hallways)
- c. Electric Vehicle Charging Station
- d. Security & Access Control
- e. Landscaping / Exterior Upkeep
- f. Parking lot maintenance

3. Maintenance & Repairs

- a. HVAC servicing & filter replacement
- b. Elevator maintenance
- c. General repairs to building systems

Tenants are responsible for internet and telecom