



## LEASE TERMS & IMPORTANT REQUIREMENTS

OFFICE: 20 W COLONY PL, SUITE 280, DURHAM, NC 27705

### LEASE & FINANCIAL TERMS

- **Monthly Rent:** \$1,395 per month
- **Lease Structure:** Modified Gross (Landlord covers taxes, HOA, building insurance, water/sewer)
- **Tenant Responsibilities:** Interior electricity, telecommunications/internet, and internal janitorial
- **Lease Term:** 3-year term preferred for stability; flexible terms negotiable for qualified tenants
- **Security Deposit:** 1 to 2 months' rent (subject to business credit and financial review)

### PROPERTY & OCCUPANCY REQUIREMENTS

- **Permitted Use:** Professional office, medical-wellness, legal, accounting, therapy (Durham OI Zoning)
- **Property Condition:** Rented 'As-Is' (Perfect for tailoring finishes/layout; alterations require approval)
- **Insurance Requirement:** Commercial General Liability (\$1M per occurrence / \$2M aggregate) naming Landlord as Additional Insured prior to key release

### APPLICATION & DOCUMENTATION REQUIREMENTS

- **Application Fee:** \$65 non-refundable fee per applicant / business owner
- **Proof of Income:** 3 months of business bank statements OR recent tax returns (business/personal)
- **Business Registration:** Proof of active registration and Good Standing with NC Secretary of State
- **Guarantor / Scope:** ALL principal owners must apply. Personal Guarantee may be required based on credit

## SCHEDULE YOUR TOUR OR APPLY TODAY!

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