

BRAND NEW TERMS!!!

JPB Enterprises Inc.

JPB Realty, Inc.

49-65 Van Dam St.

Long Island City, NY 11101

Terms for Commercial Lease

Building: 164 East 56th Street, New York, NY 10022

Premises: Approximate Square Footage
Above-Grade Ground 1000 s.f.
Below-Grade Ground 1100 s.f.
Basement 900 s f

SPACES CAN BE COMBINED OR RENTED SEPARATELY

*Annual Base Rent for
Total Premises:*

\$180,00.00 per year (\$15,000.00 per month)

*Annual Base Rent for
Above-Grade
Premises:*

\$108,000 per year (\$9,000 per month)

*Annual Base Rent for
Below-Grade and
Basement Premises:*

\$72,000 per year (\$6,000 per month)

Lease Term: Ten (10) years from Rent commencement date

Rent Escalations: 3% ever year

Rent Abatement: Three (3) Months

Tax Escalation: 35% share of escalations of Real Estate Tax

Security Deposit: Six (6) Months security deposit

Certificate of Occupancy: Tenant to represent that space shall be legal for intended use

Steven M. Bari, Property Manager

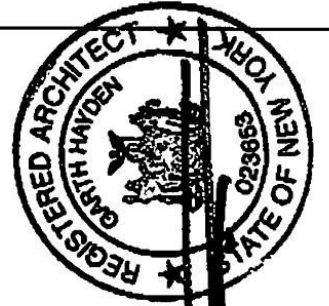
JPB Enterprises Inc.

Office: 718-361-9300*110

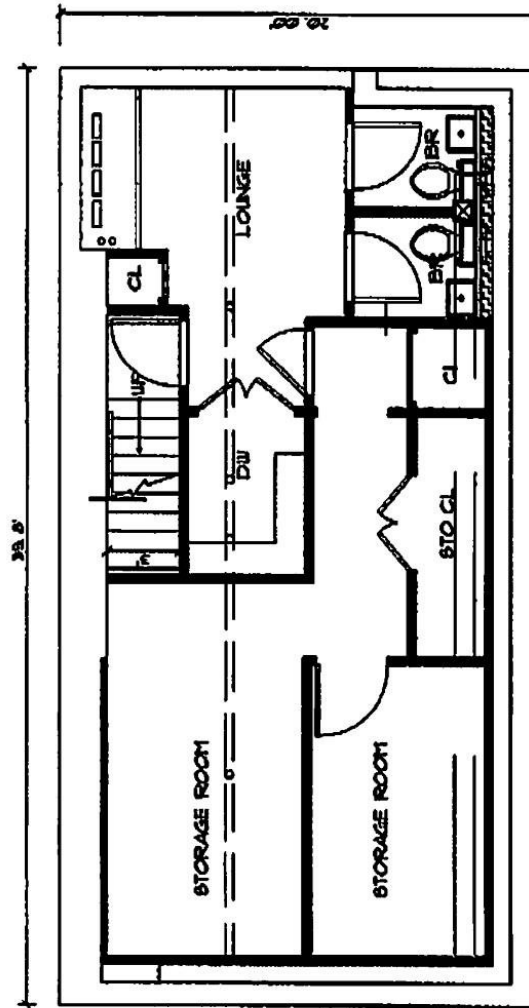
Mobile: 917-682-0092
stevenmbari@gmail.com

TUTUMA RESTAURANT
164 EAST 56 STREET

Garth Hayden Architect
250 West 57th Street, New York, N.Y. 10107, 212/957-9570



1/7/09



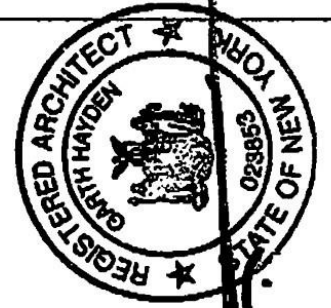
CELLAR
836 SQ. FT. / 200 SQ. FT. = 3 PERSONS

SCALE 1/8" = 1'-0"

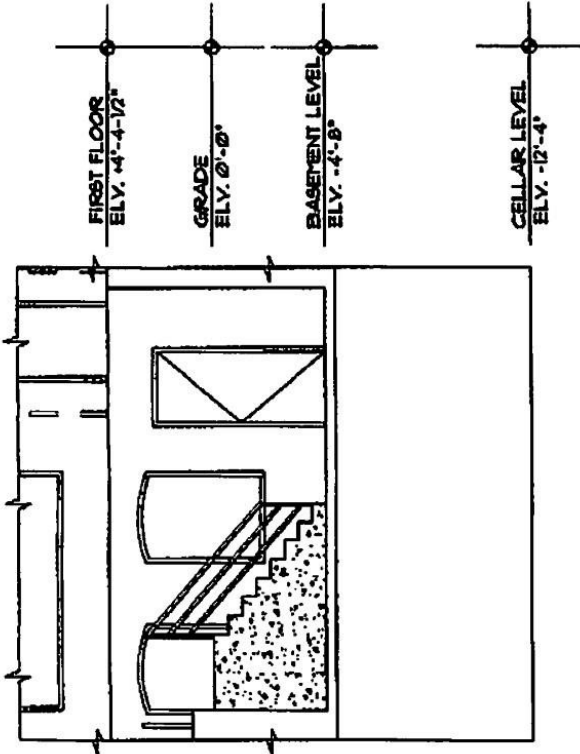
CELLAR PLAN

TUTUJA RESTAURANT
164 EAST 86 STREET

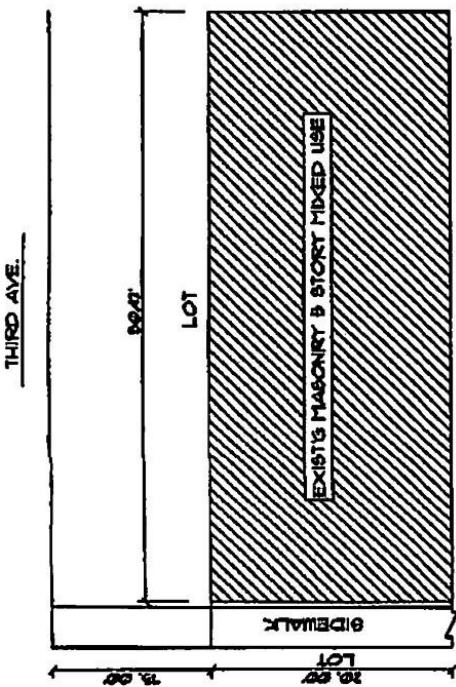
Garth Hayden Architect
100 Avenue
Plaza
Street Dept
250 West 57th Street, New York, N.Y. 10107, 212/957-9570



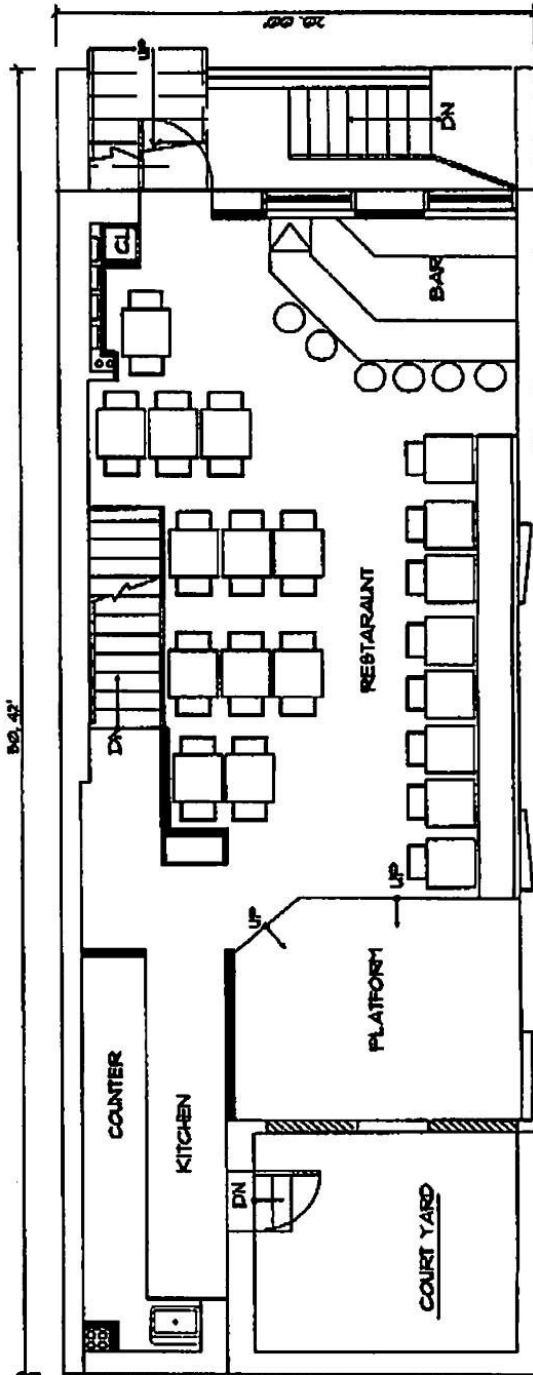
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RESTAURANT ELEVATION SCALE 1/8" = 1'-0"



PLOT PLAN N.T.S.



EATING & DRINKING ESTABLISHMENT
USE GROUP 6,
601 SQ. FT. /2 80 FT. x 81 PERSONS

RESTAURANT PLAN SCALE 1/8" = 1'-0"

" BASEMENT "



Meena **Threading & Beauty Salon**
 THREADING • WAXING • FACIALS • HENNA TATTOO
 212.486.7273 164E 212.486.9442

ENNI

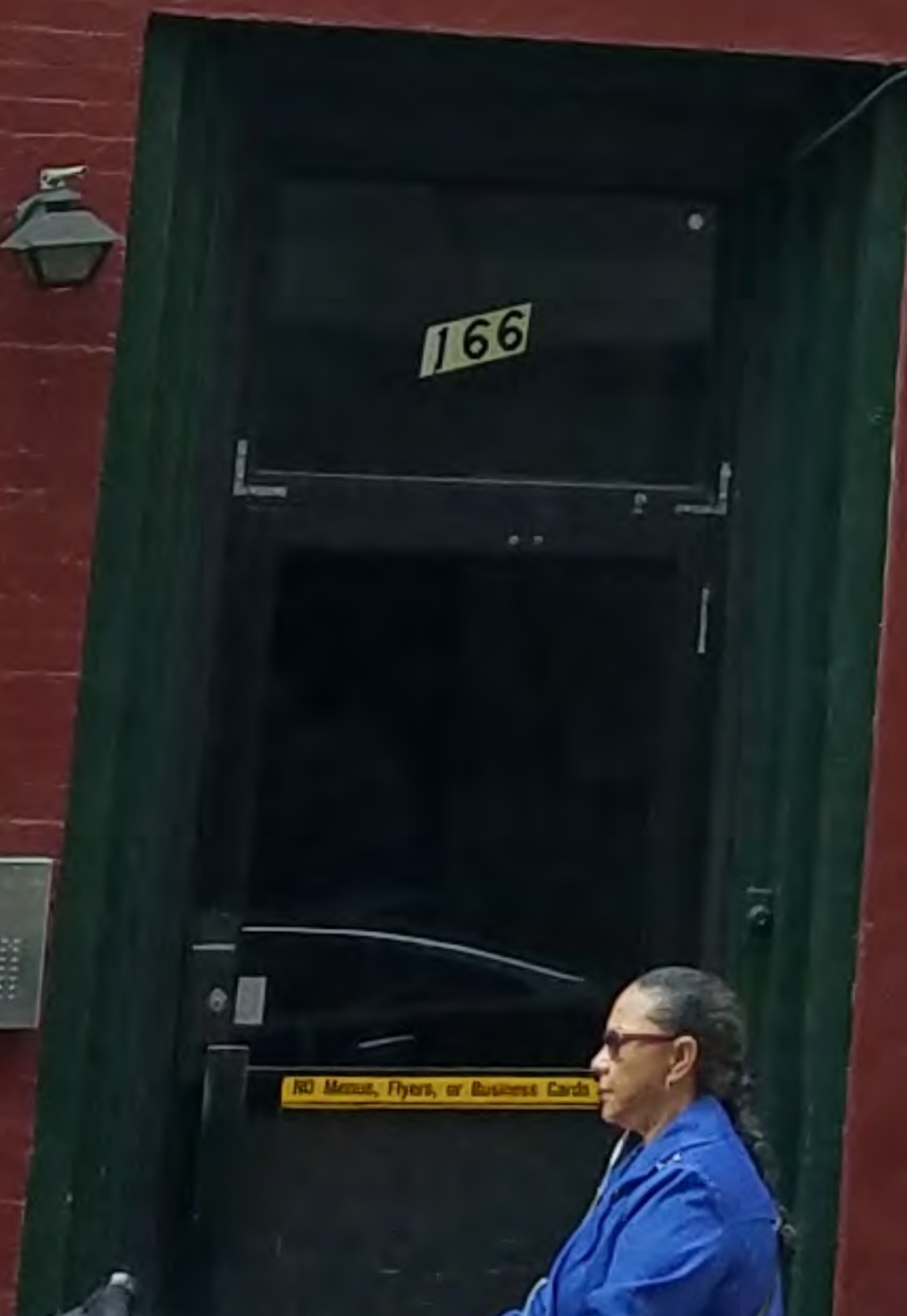
OPEN

STORE HOURS
 10:00am - 8:00pm
 10:00am - 7:30pm
 10:30am - 7:00pm

| WAXING | FACIALS | THREADING | EYEBROW & LASH TINTING |
|------------------|------------------------|--------------------|------------------------|
| Brazilian \$40 | Refreshing Herbal \$45 | Eyebrows \$8 | Upper Lip \$5 |
| Deep Bikini \$25 | Teen Herbal \$45 | Upper Lip \$5 | Lower Lip \$5 |
| Full Face \$35 | Deep Cleansing \$60 | Chin \$5 | Forehead \$5 |
| Full Leg \$35 | Pearls Herbal \$60 | Forehead \$5 | Side Face \$5 |
| Half Leg \$20 | Golden Herbal \$60 | Side Face \$5 | Full Face \$25 |
| Arms \$20 | Diamond Facial \$75 | Full Face \$25 | Men's Eyebrows \$8 |
| Under Arms \$10 | Seaweed Facial \$75 | Men's Eyebrows \$8 | Men's Ear Waxing \$10 |
| Full Body \$125 | Four Layer Facial \$75 | | |

Specialize in:
 body waxing
 brazilian wax
 herbal facial
 threading
 full face wax
 henna tattoo
 Open 7 days

THREADING
 FACIALS
 EYELASH EXTENSIONS & LASH TINTING
 HENNA TATTOO
 WAXING
 212.486.7273



ABOVE- GRADE SPACE
- 1000 SF
- AVAILABLE 3/1/2018 -
\$9,000.00 PER MONTH

BELOW-GRADE SPACE
WITH BASEMENT
- 1100 SF / 900 SF
- AVAILABLE IMMEDIATELY
- \$6,000.00 PER MONTH

Threading & Beauty Salon
THREADING • WAXING • FACIALS • HENNA TATTOO
212.486.7273 164E 212.486.9442

OPEN

| WAXING | FACIALS | THREADING |
|------------------|------------------------|------------------------------------------------------|
| Brow Waxing \$10 | Basic Facial \$25 | Upper Lip \$10 |
| Shug Waxing \$20 | Deep Cleansing \$35 | Upper Lip & Chin \$15 |
| Full Leg \$35 | Deep Moisturizing \$40 | Upper Lip & Chin & Neck \$20 |
| Full Arm \$25 | Specialty Facial \$45 | Upper Lip & Chin & Neck & Back \$25 |
| Hand Waxing \$10 | Specialty Facial \$50 | Upper Lip & Chin & Neck & Back & Chest \$30 |
| Full Back \$50 | Specialty Facial \$55 | Upper Lip & Chin & Neck & Back & Chest & Thighs \$35 |

Services include: Body Waxing, Eyebrow Wax, Eyelash Lifting, Eyelash Tinting, Full Face Wax, Henna Tattoos, Special Packages.



SPACES CAN BE RENTED SEPARATELY OR
COMBINED AT \$15,000.00 PER MONTH



STORE HOURS

MONDAY - FRIDAY
10:00AM - 8:00PM
 SATURDAY
10:00AM - 7:30PM
 SUNDAY
10:30AM - 7:00PM



Specialize
body wax
brazilian
herbal fa
thread
full fac
henna
Open

WAXING

an \$ 40*
 kini \$ 25
 e \$ 25
 \$ 35
 \$ 20

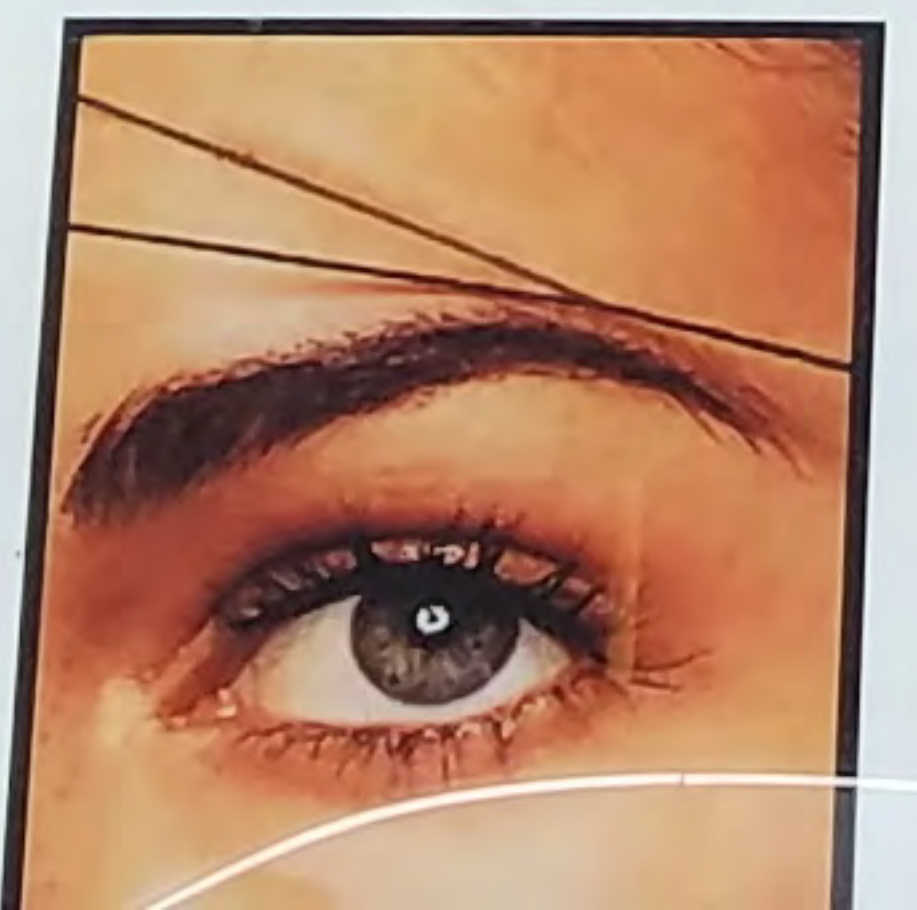


FACIALS

Refreshing Herbal \$ 45
 Teen Herbal \$ 45
 Deep Cleansing \$ 60
 Pearls Herbal \$ 60
 Golden Herbal \$ 60

THREADING

Eyebrows \$ 8
 Upper lip \$ 5
 Chin \$ 5*
 Forehead \$ 5
 Side \$



EYEBROW & LASH TINTING

EYELASH EXTENSIONS



www.MeenaThreadingBeautySalon.com

Waxing Male Service F EY





How are we doing?

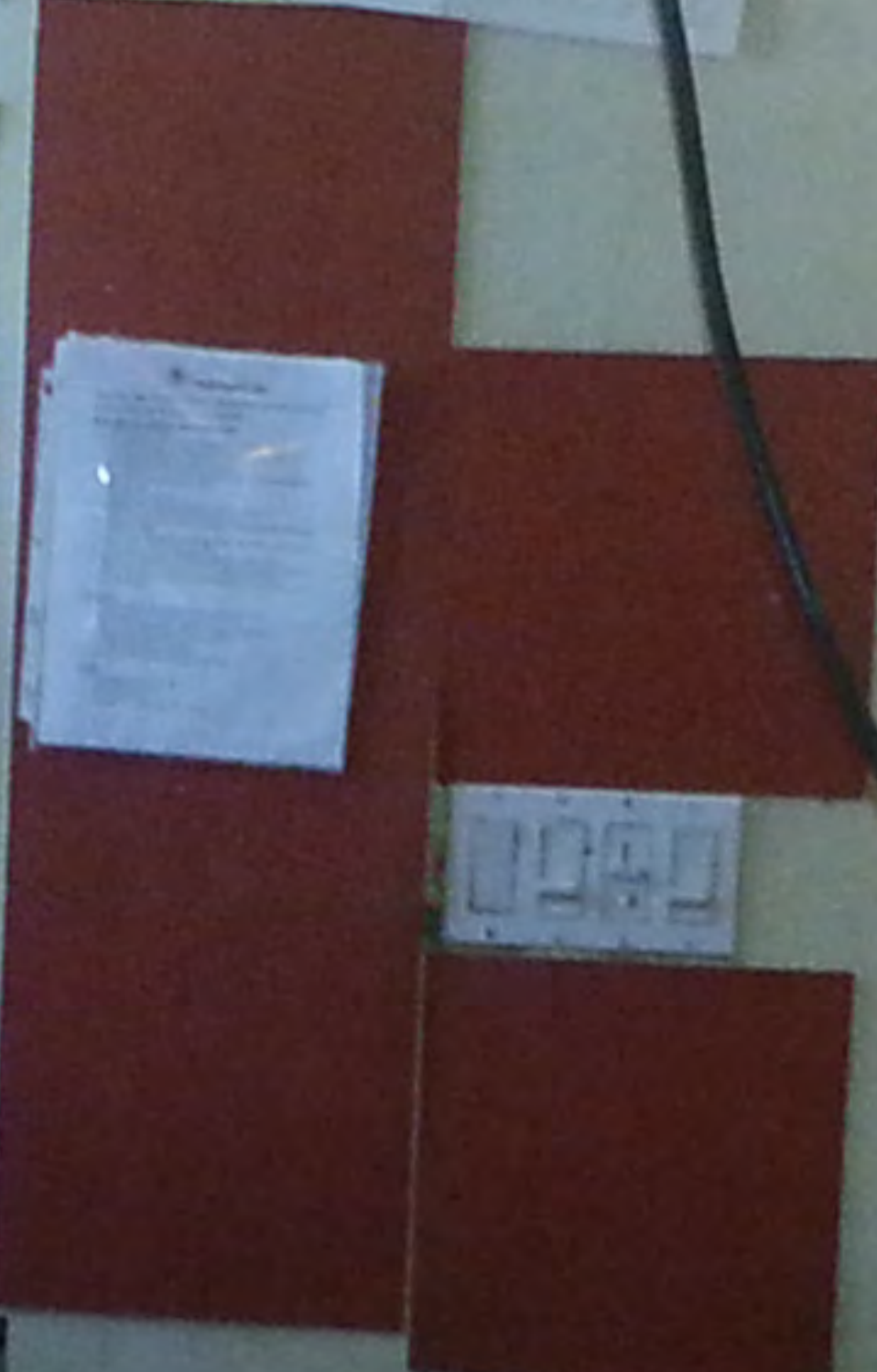
CPR KIT

WARNING

WAR

No Smoking

CHOKING VICTIM





RESTROOM







10-15
10-15

