

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 (short term leasing options available upon inquiry)

Rent Escalations: 3% every 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 ~ Office: 718-361-9300*110
Mobile: 917-682-0092 ~ stevenmbari@gmail.com**

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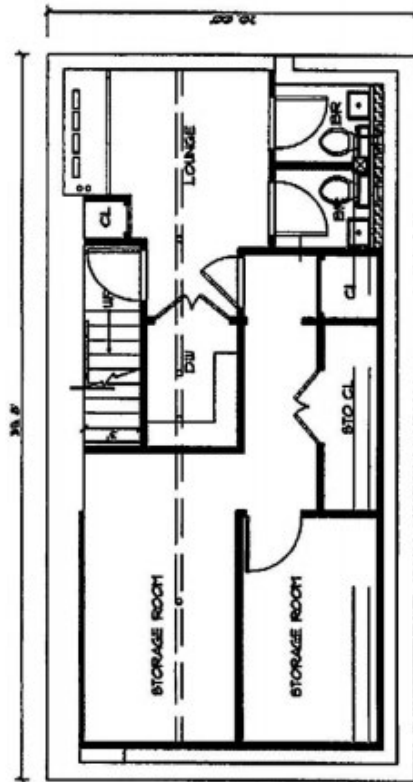
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<u>TUTUJA RESTAURANT</u> <u>164 EAST 56 STREET</u>	<small>Garth Hayden Architect 250 West 57th Street, New York, N.Y. 10107, 212/957-9570</small>
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1/7/09



CELLAR
134 SQ. FT. 008 SQ. FT. = 3 PERSONS

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

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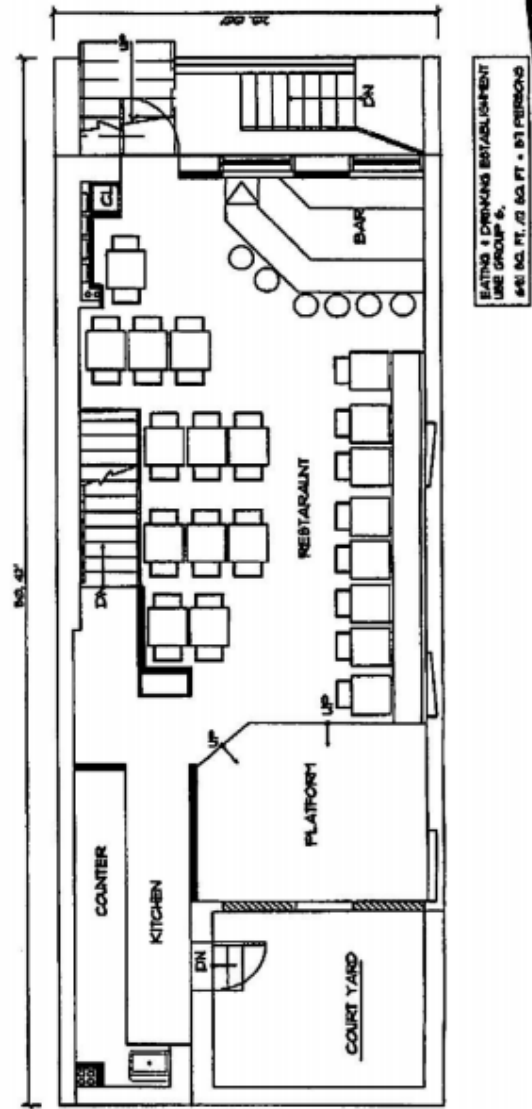
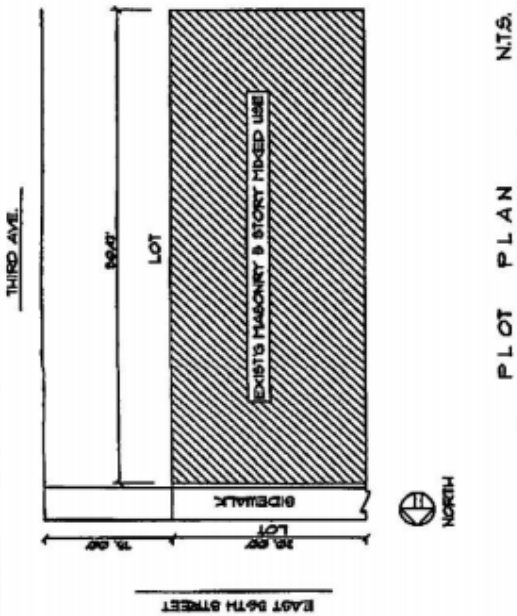
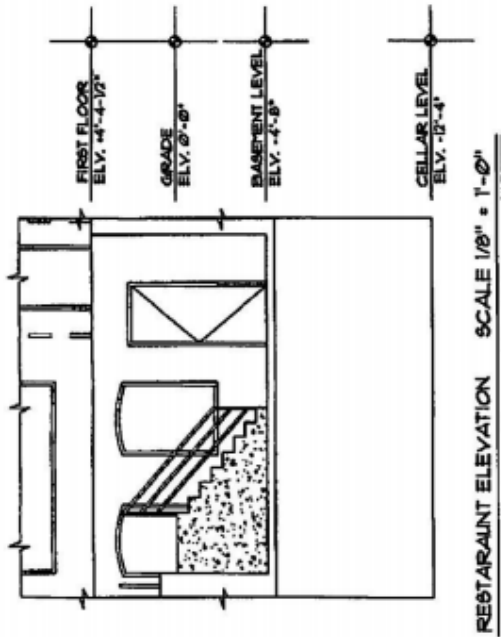
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TUMBA RESTAURANT 164 EAST 56 STREET	Garth Hayden Architect 250 West 57th Street, New York, N.Y. 10107, 212/967-0570 Phone: 212/967-0570 Fax: 212/967-0570
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117/09



EATING & DRINKING ESTABLISHMENT
 USE GROUP 6,
 4-1: 80 FT. / 80 FT. = 81 PERSONS

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