

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

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