

JPB Enterprises Inc. ~ JPB Realty, Inc.

49-39 Van Dam St. Long Island City, NY 11101

Terms for Commercial Lease

Building: 926 Third Avenue (Inline Space)
New York, NY 10022

Premises: Ground Floor - 1500 s.f. approx.
Basement - 1500 s.f. approx.

Annual Base Rent: \$360,000 per year
(\$30,000 per month)

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

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, President
Mobile: 917-682-0092 ~ stevenmbari@gmail.com



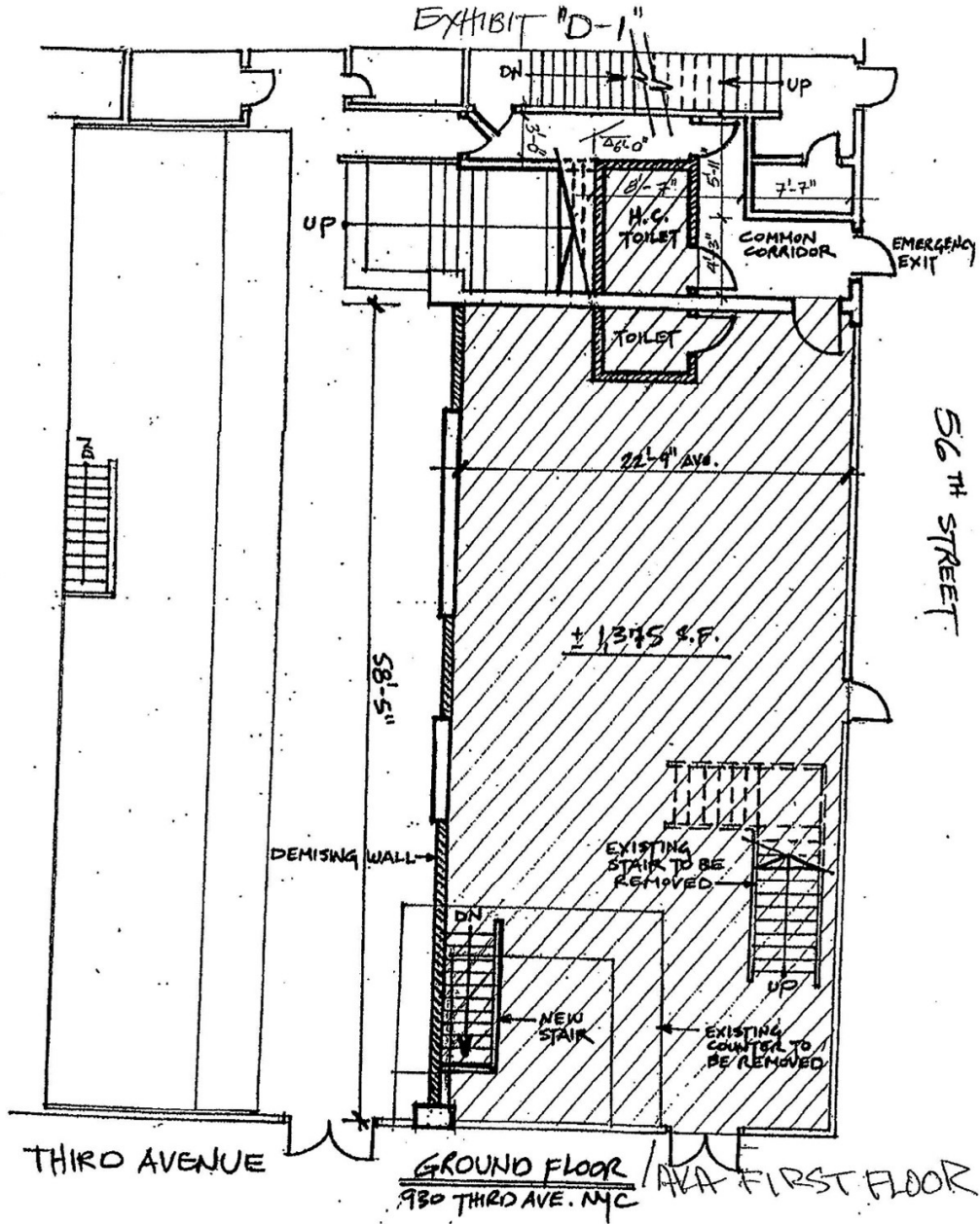
GROUND FLOOR SPACE ALONG 3RD AVE

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FIRST FLOOR INTERIOR – FULLY VENTED PIZZERIA SPACE

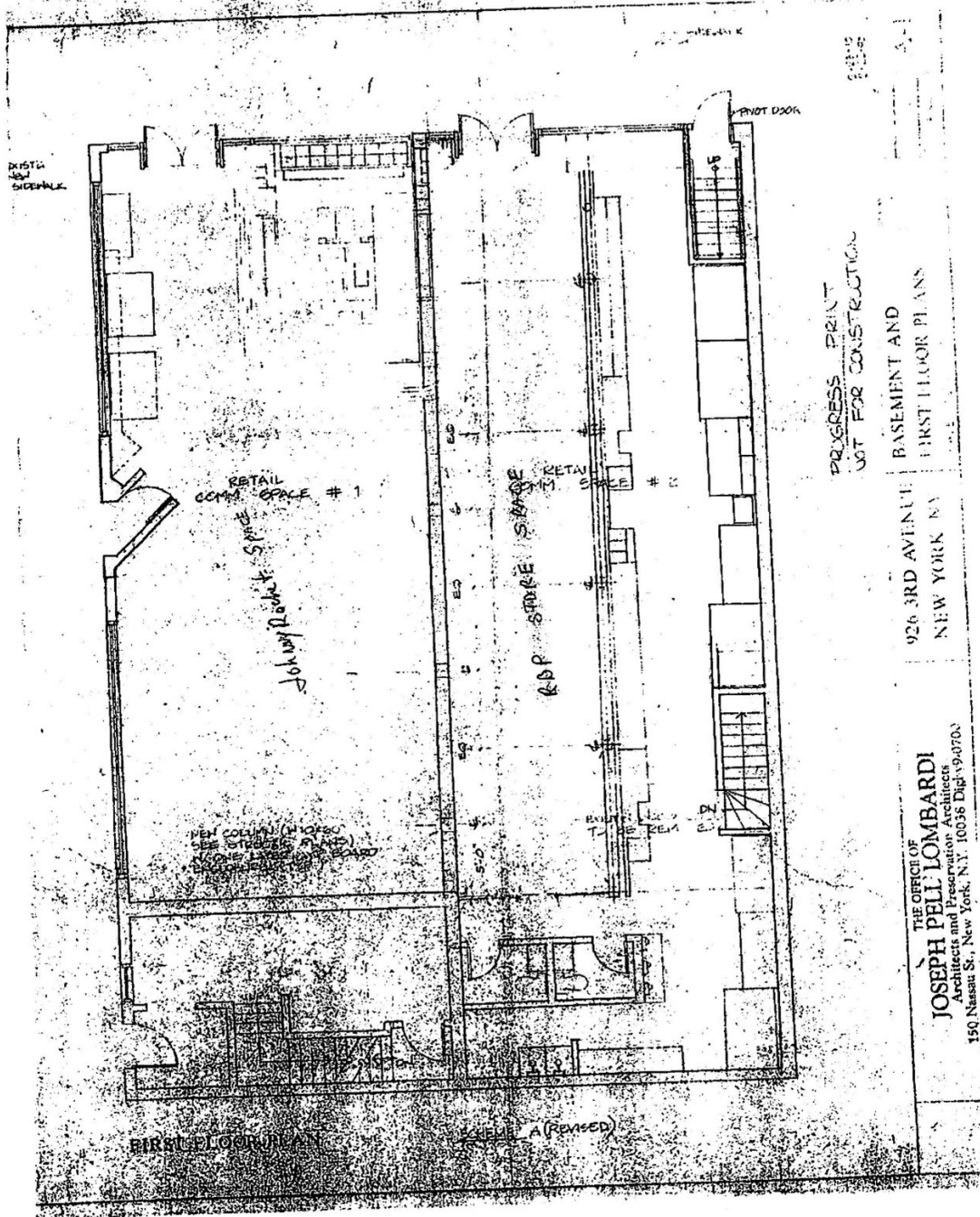
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GROUND LEVEL

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BASEMENT LEVEL

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