

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: \$240,000 per year (\$20,000 per month)

Annual Base Rent for

Above-Grade Premises: \$144,000 per year (\$12,000 per month)

Annual Base Rent for

Below-Grade and \$96,000 per year (\$8,000 per month)

Basement Premises:

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

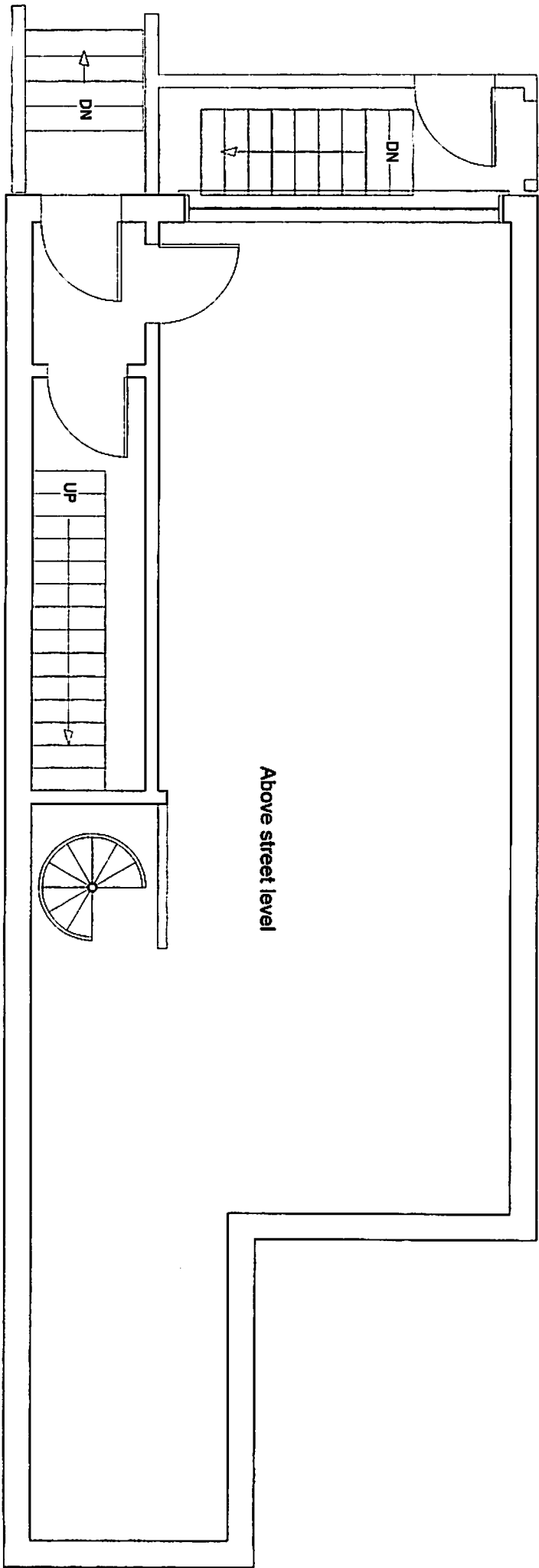
Steven M. Bari, Property Manager

JPB Enterprises Inc.

Office: 718-361-9300*110

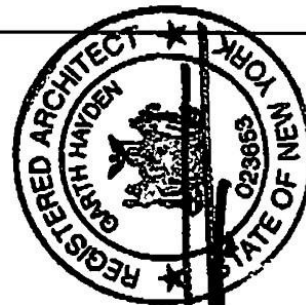
Mobile: 917-682-0092
stevenmbari@gmail.com

164 E 56 St

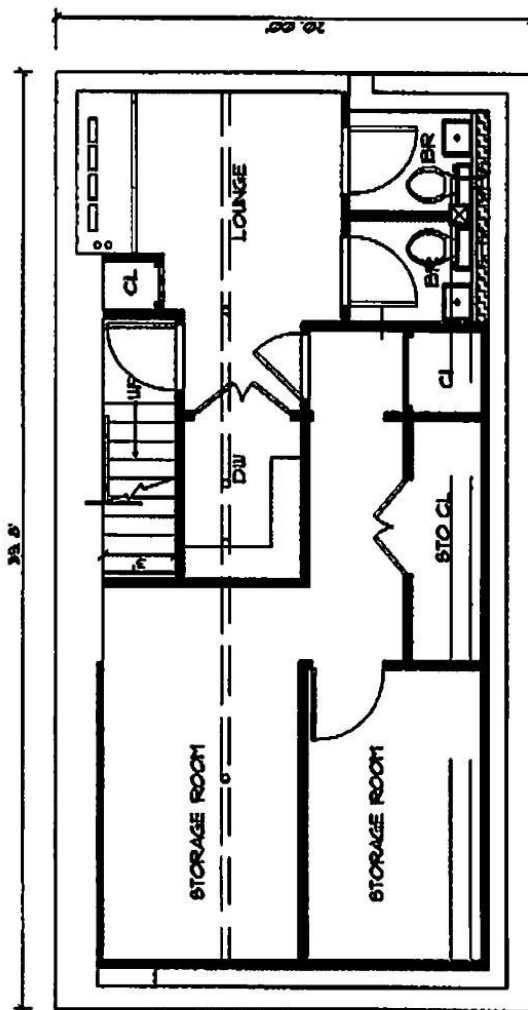


TUTUMA RESTAURANT
164 EAST 56 STREET

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



1/7/09

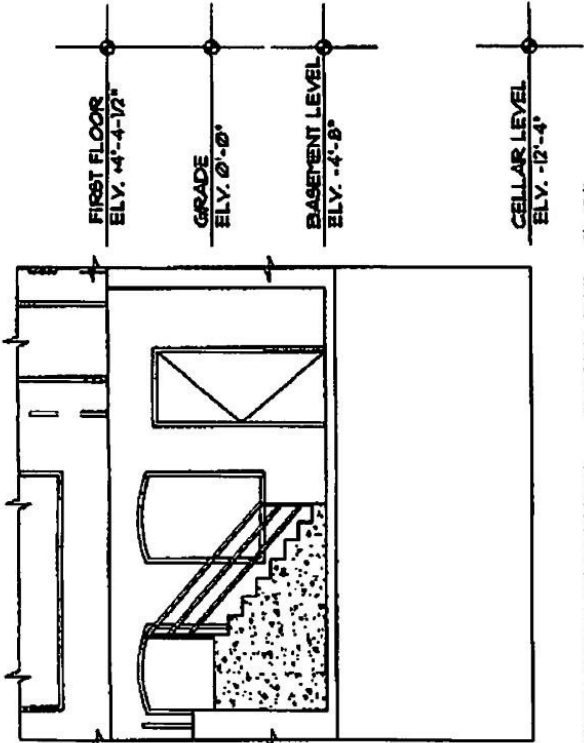
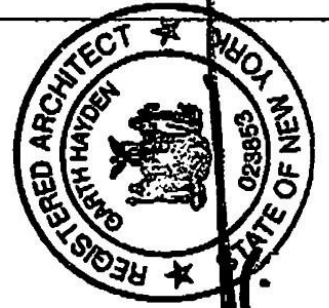


CELLAR
836 SQ. FT. / 200 SQ. FT. = 3 PERSONS

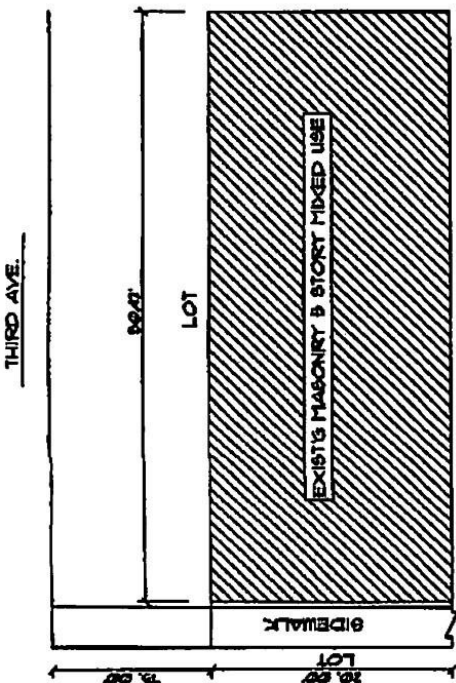
CELLAR PLAN SCALE 1/8" = 1'-0"

TUTUWA RESTAURANT
164 EAST 86 STREET

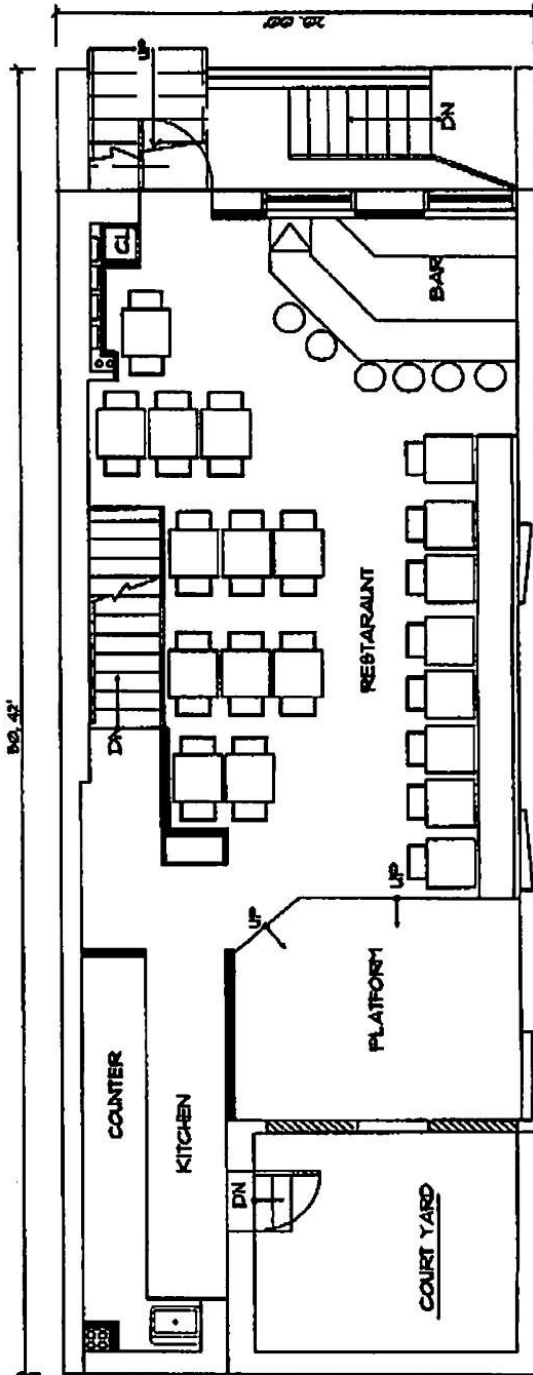
Garth Hayden Architect
120 West 57th Street, New York, N.Y. 10107, 212/957-9570



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

OPEN

STORE HOURS
 10:00am - 6:00pm
 10:00am - 7:30pm
 10:30am - 7:00pm

WAXING	FACIALS	THREADING	EBROW & LASH TREATING
Brazilian \$40	Refreshing Herbal \$45	eyebrows \$8	eyebrows \$8
Deep bikini \$25	Tone Herbal \$45	Upper lip \$5	lash tinting \$5
Full Face \$35	Deep Cleansing \$60	Chin \$5	lash extensions \$10
Full Leg \$20	Pearls Herbal \$60	Forehead \$10	lash extensions \$10
Full Arm \$20	Golden Herbal \$60	Side Face \$10	lash extensions \$10
Under Arms \$10	Diamond Facial \$75	Full Face \$25	lash extensions \$10
Full Body \$125	Seaweed Facial \$75	Men's Eyebrows \$8	lash extensions \$10
	Four layer Facial \$75	Men's Ear Waxing \$10	lash extensions \$10

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

THREADING
 FACIALS
 EYEBROW & LASH TREATING
 HENNA TATTOO
 WAXING
 212.486.7273





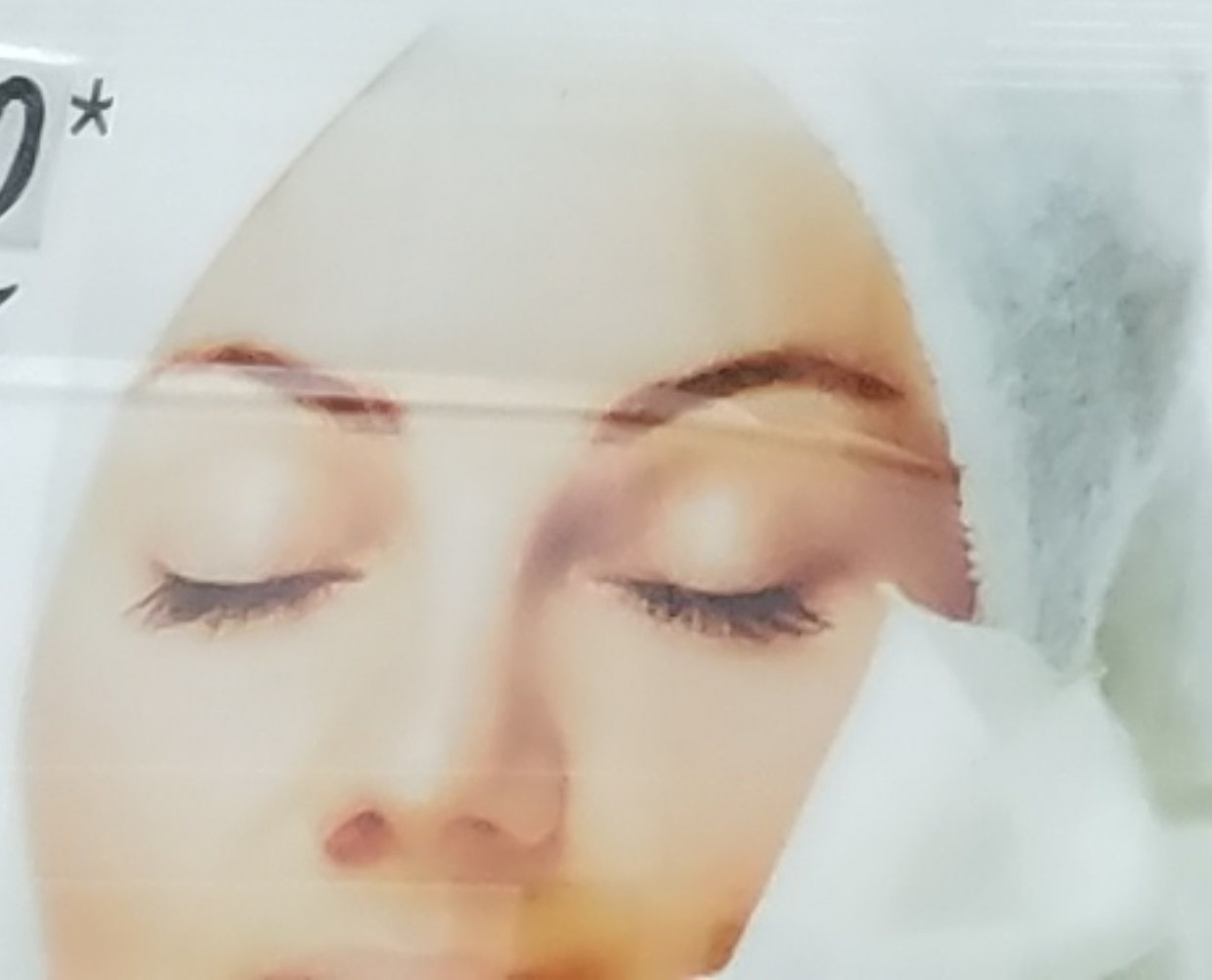
STORE HOURS

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



WAXING

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

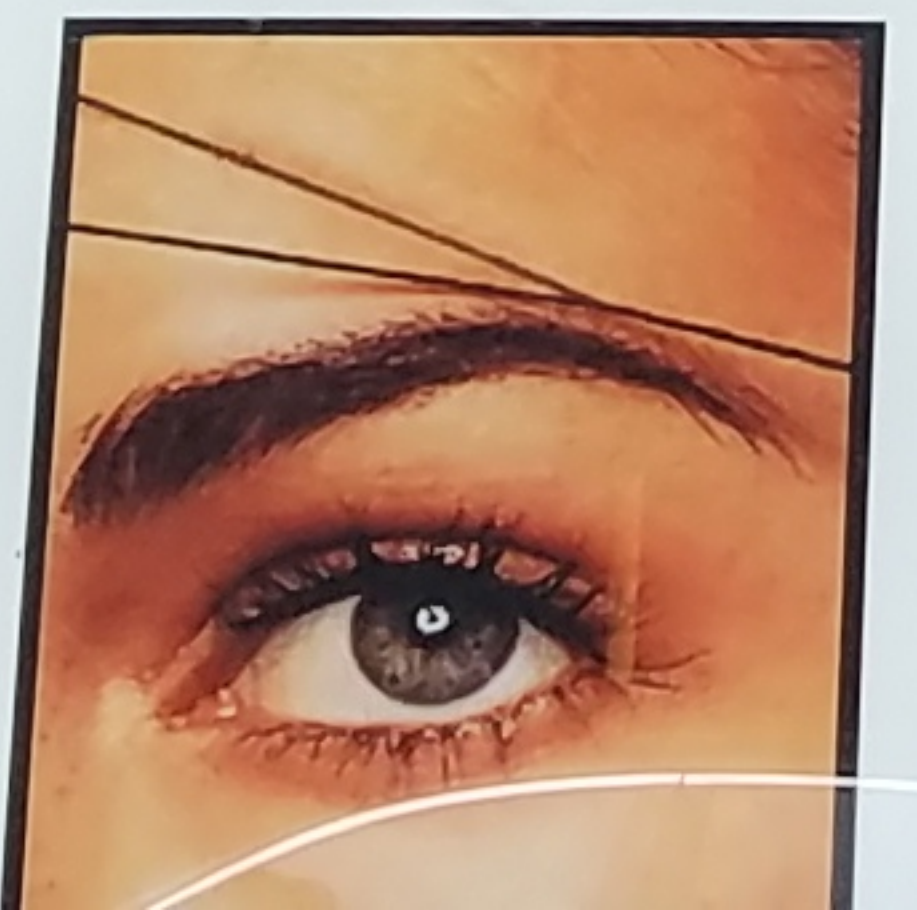


FACIALS

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

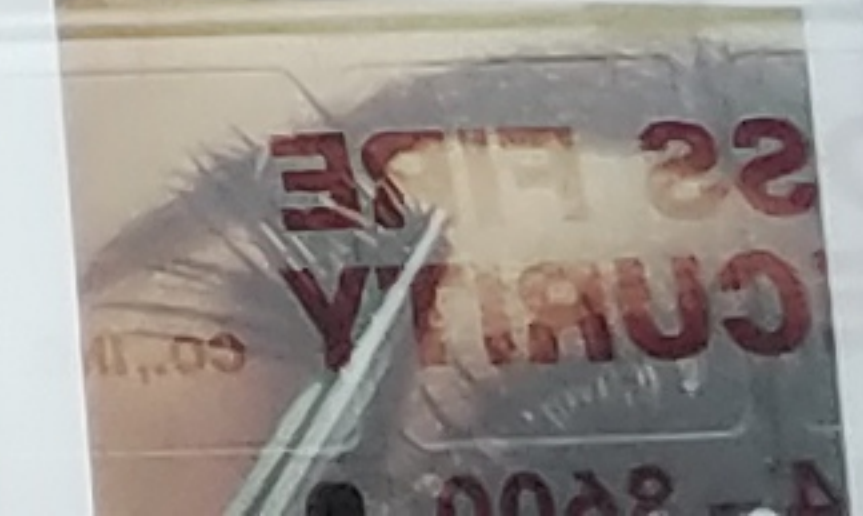
THREADING

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



EYEBROW & LASH TINTING

EYELASH EXTENSIONS



Specialize
body wax
brazilian
herbal fa
thread
full fac
henna
Open





No Smoking

WARNING

WAR

CHOKING VICTIM

How are we doing?

CPR KIT





RESTROOM







10-15
10-15





