

Exhibit B
Basic Lease Terms
464 12th Avenue Building

Landlord: NearSU, LLC

Premises: Floor 1, approximately 3,914 rentable square feet

Commencement: June 1, 2017

Terminate: May 31, 2027

Term: Initial term and two 5 year options to extend.

Rental Rate: Rate begins at \$30.00 per square foot per year, with 3% annual increases.

Tenant Imp.: \$50.00 per rentable square feet.