

Basic Lease Terms

Landlord:	MB Warehouse, LLC
Address:	2021 22 nd Avenue South (NW corner of Hill Street and 22 nd Ave South)
Premises:	15,500 square feet, combination of interior warehouse and office-warehouse
Commencement:	Target date October 2018 (upon completion of Tenant Improvements)
Terminate:	September 30, 2028
Term:	10 years, plus two 5-year options to extend
Option:	The City will have the right of first offer for the remainder of the building, should the existing tenant vacate.
Rental Rate:	Monthly rent begins at \$13,475.00 and increases annually by 3%.
Tenant Imp.:	The landlord will provide \$140,000 in tenant improvement allowance.