

OFFERING SUMMARY

CVA LEASE TERMS



OCCUPIED SQFT

10,070 SQFT

LEASE TERMS:

LEASE TYPE
INITIAL LEASE DATE
CURRENT TERM
RENEWAL TERMS
REMODELED

NNN LEASE
MARCH 1980
PRESENT-MAY 2012
TWO-FIVE YEAR TERMS
NA

RENT TERMS:

MONTHLY
YEARLY
RENEWAL TERMS
PERCENTAGE TERMS

\$5,060
\$60,720
SAME AS STATED
NA

EXPENSES:

INSURANCE
REAL ESTATE TAXES
2008
CAM
BUILDING/HVAC/ROOF

TENANT
TENANT PRO RATA-14.5%
\$7,035-REIMBURSEMENT
TENANT-REIMBURSEMENT
LANDLORD/NEW TENANT

LEASE NOTES:

1. CVS DOES NOT OCCUPY SPACE AT THIS TIME BUT CONTINUES TO PAY RENT
2. CVS OCCUPYS NEW FREE STANDING BUILDING ACROSS STREET
3. CVS HAS EXPRESSED INTEREST IN BUY-OUT

