

DBA

David Brown Associates

Exhibit B

WAREHOUSE N 5,120 SQUARE FEET

121 North Plains Industrial Road, Wallingford, CT

| | | |
|---------------------------------|--|---|
| <u>Office:</u> | 20' x 20', 400 square feet Central Heating & Air Cond. 1 Bathroom | <u>Terms:</u> 3 year lease, Net, Net, Net \$2,875.00/month first year \$2,961.25/month second year \$3,050.09/month third year Two months security deposit |
| <u>Warehouse:</u> | 80' x 59', 4,720 square feet Ceiling height 18' 1 Garage Door 10' x 12' 2 Ceiling Suspended Gas Heaters 1 Bathroom | |
| <u>Heat:</u> | Natural Gas | |
| <u>Air-Conditioning:</u> | Electric | |
| <u>Electricity:</u> | 200 amperes; 208; 120 volts 3 phase neutral assembly | |

| Common Area Maintenance | 2016 Annual | Per Month |
|---|------------------------|----------------------|
| Plowing, sanding, lawn service, cleanup, fertilizing . . | 15,000.00 | \$122.50 |
| Driveway sweeping, cleaning catch basins. | 1,000.00 | \$8.17 |
| Miscellaneous | 2,000.00 | \$16.33 |
| Insurance | 9,400.00 | \$76.77 |
| Electricity (flood lights, etc.) | 600 | \$4.90 |
| Water for irrigation system. | 700 | \$5.72 |
| Taxes | 36,500.00 | \$298.08 |
| TOTAL estimate for year | \$65,200.00 | |
| Your percentage | 9.80% | |
| Your share CAM for year/month | \$6,389.60 | \$532.47 |
| <u>Water:</u> \$50.00 per quarter for each water receptacle utilized by Tenant: Sinks <u>0</u> Bathrooms 2 | | |
| Water per year | \$400.00 | \$33.33 |
| TOTAL CAM charges per year/month | \$6,389.60 | \$565.80 |
| Monthly Rent | | \$2,875.00 |
| Common Area Maintenance | | \$565.80 |
| Total Monthly Payment | | \$3,440.80 |

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